

Bldg. Permit # \_\_\_\_\_

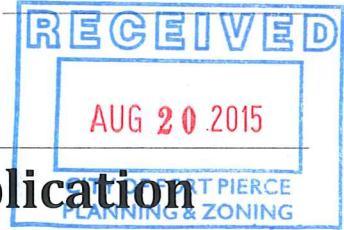
COA# 15-35



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING



### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 901 South Indian River Drive

Parcel ID #: 2415-501-0003-000-9

Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. 09-30

#### Property Owner/ Applicant Information

Property Owner(s)  
 Name(s): St. Lucie County

Mailing Address: 2300 Virginia Ave, Fort Pierce, FL 34982-5632

Phone Number(s): 772-462-2822 Email: \_\_\_\_\_

Applicant  
 Name(s): City of Fort Pierce

Mailing Address: 100 N US Highway 1, Fort Pierce FL 34950

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative  
 Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

**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, Howard N. Tipton as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
 Signature of Owner

8/18/15  
 Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |                                     |                                     |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed             | <input type="checkbox"/> Door(s)    | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input type="checkbox"/> Signage          | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) \_\_\_\_\_

Other (describe) Application of sediment & vegetation for erosion control

**Please provide a detailed description of the proposed work to be performed:** \_\_\_\_\_

Overlay a natural fibre geotextile to existing mound surface, 3-4 inches of natural soil, and plant a series of Helianthus debilis (beach sunflower) sprouts to stabilize the AIS Mound to prevent further erosion or degradation.

**Have other alterations been made to the site within the last 12 months?**  No  Yes, Informational Sign

**Will the proposed work require a Zoning Variance?**  No  Yes, Code Section(s): \_\_\_\_\_

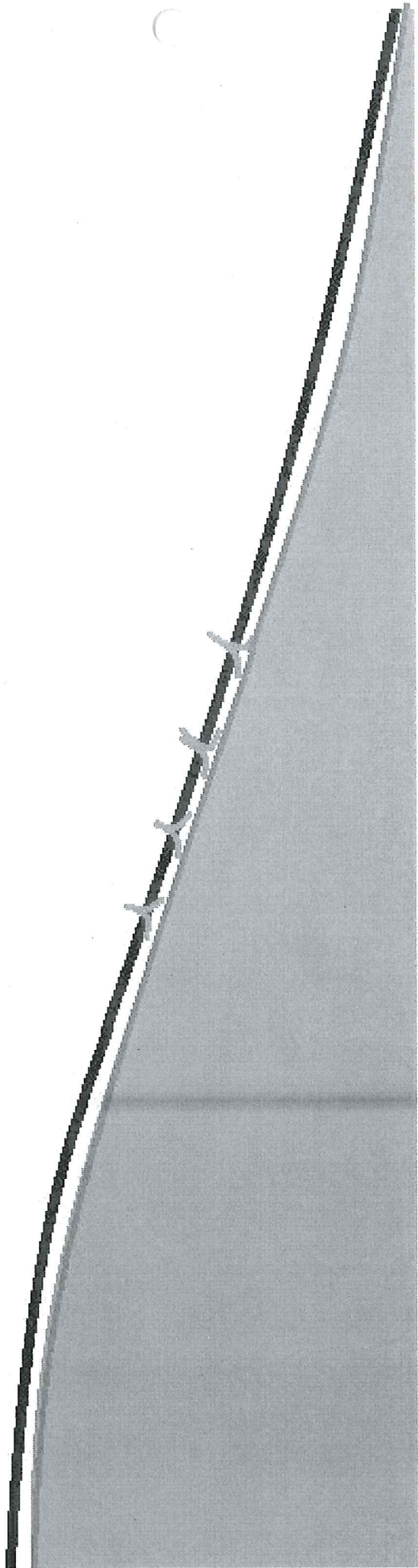
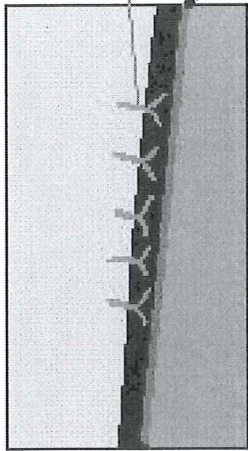
**Application Requirements**

- \$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.

Beach Sunflower Sprouts

3-4" Layer of Soil/Dirt

Natural Fibre Geotextile



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PRODUCTS

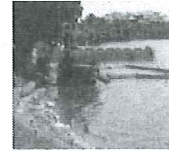
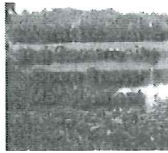
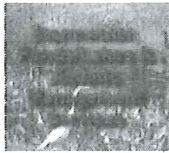
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## Natural Fibers vs. Geotextile Fabrics

Erosion control products consist of both natural fibers and synthetic fabrics. Depending on the materials used and environmental factors, some fibers will last longer than others during the soil erosion control process.

**Natural fibers** are typically made from materials such as coconut coir, straw and wood fibers that naturally biodegrade over a period of time.

**Geotextiles** are constructed from synthetic fibers used to support the soil or other materials underneath roads, rip rap and more. Geotextiles typically feature either a woven or nonwoven construction. Woven fibers are used in separation and stabilization applications, while non-woven fabrics are ideal for areas needing increased filtration.

**Natural coconut fiber products** (such as coir logs, blocks, matting, straw blankets, and wattles) are typically used in areas looking to establish vegetation. They provide temporary stabilization that will biodegrade over a period of time. This time is long enough for plants to take root. They also provide natural protection while vegetation takes root. This helps to colonize and stabilize stream banks, slopes, wetlands, and hillside soils for long term erosion control. Natural fiber products are an excellent erosion control option for **soil erosion prevention, restoration and reinforcement** applications.

**Geotextiles** are used in various applications including: **drainage, filtration, reinforcement, cushioning, waterproofing, stabilization and separation**. They are often placed under rip rap, sea walls and other locations needing a firm and reliable foundation. Equipped to handle different areas, the woven and non-woven geotextile can vary in weight, thickness, and opening size to meet different requirements and applications.

**Geotextile fabric** comes in three main forms: *Synthetic Non-Woven Geotextiles & Woven Geotextiles* and *Natural Coir Geotextiles*. Each material has its own unique properties that are ideally suited for the application where it is used.

*Benefits include:*

- *Nonwoven geotextiles* are ideal for filtration applications requiring drainage, stabilization or other water filtering requirements.
- *Woven geotextiles* are best used for road construction, with rip rap, heavy erosion, embankments, and steep slopes.
- *Coir* is a natural product made from coconut fiber. Coir is commonly used for sediment control and soil bio-engineering. It is 100% natural, therefore it is also biodegradable. They support growth and development of vegetation and can be made and used for short term, temporary, or semi-permanent applications.

**Geotextiles Work in the Following Ways:**

- **Filtration:** Provides a permanent mechanical and hydraulic filter stability as it retains fine particles when water passes from fine-grained to coarse-grained soil.
- **Drainage:** Provides water drainage and gas venting in the plane of the fabric geotextile.
- **Reinforcement:** Increases soil shear strength by providing a bonding mechanism of the geotextile-soil system to improve the soil quality and structural stability.
- **Cushion/Protection:** Allows permanent protection of synthetic sealing systems (geomembranes) against mechanical damage during installation and after completion of construction.
- **Waterproofing:** Acts as a support material for impregnations with bitumen or plastic-modified sealing materials.
- **Separation:** Permanently prevents the mixing of two materials.

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Envirotech Environmental Consulting, Inc.  
26412 Broadkill Road, Milton, DE 19968 | Tel: 302.684.5201 | Fax: 302.684.5204 | [info@envirotechcinc.com](mailto:info@envirotechcinc.com)

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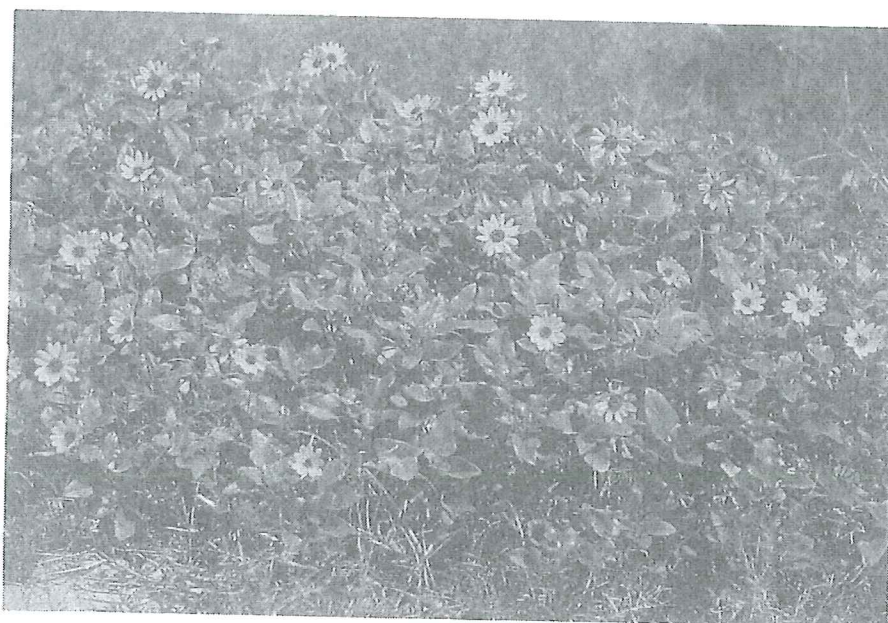
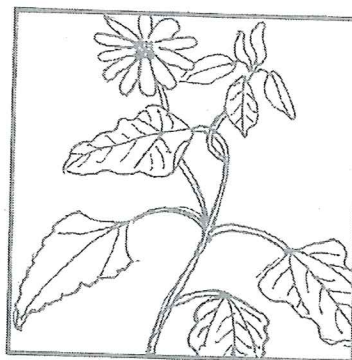
GROUND COVER

**Helianthus debilis**

BEACH SUNFLOWER

*Helianthus*: pertaining to sunflowers

*debilis*: weak, referring to trailing habit



- Size:** 3 feet x 5 feet or more spread in irregular circles.
- Form:** Low growing and robust spreader
- Texture:** Medium
- Leaf:** 2-4 inches long alternate deltoid, irregularly dentate rough surface. Medium green,
- Flower:** Pale yellow 10-20 rays, disc ½-1 inch in diameter spring & summer. Disc is dark maroon in color.
- Fruit:** Seed is viable and reseeds easily.
- Geographic Location:** Dunes area. Also waste lands, inland; all Florida.
- Dormant:** Evergreen
- Culture:** Any soil, moisture from occasional rains, well drained sunny exposure. When collecting, use seedlings or small plants on 2½ feet centers. Reseeds itself readily, biennial.
- Use:** Popular as a ground cover in near-beach locations where it can reseed itself. Its relocation can surprise one, since it will leave its designated area and show up 50 feet away, so resist the temptation to use big beds. Super salt resistant.

**- Chapter 23 -**  
**Preservation of Historic and Archaeological Sites, Structures, & Districts**  
**Article V. - Certificate of Appropriateness**

**Section 23-41. Required.**

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

**Section 23-44. Pre-application conference.**

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

**Section 23-45. Guidelines for review and issuance.**

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

**Section 23-49. Demolition.**

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

- (1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified

expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

- (2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- (3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.
  - a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure?
  - b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
  - c. Is the structure one of the last remaining examples of its kind in the city, county or region?
  - d. Does the structure contribute significantly to the historic character of a designated district?
  - e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
  - f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

**Section 23-50. Moving existing structures.**

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

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**Variances**

**Section 23-61. Variances.**

The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in article VIII of chapter 22 of this Code of ordinances.

## standards for rehabilitation

- 1)** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2)** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3)** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4)** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5)** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6)** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7)** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8)** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, 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.



Planning and Development  
Services Department  
Planning Division

MEMORANDUM

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**TO:** Howard N. Tipton, County Administrator

**THROUGH:** Mark Satterlee, AICP, Deputy County Administrator *MS*

**FROM:** Leslie Olson, AICP, Director *LO*

**DATE:** August 17, 2015

**SUBJECT:** County owned parcel: City of Fort Pierce Old Fort Park  
Application Authorization

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St. Lucie County is the owner of the Old Fort Park, a City of Fort Pierce-maintained park facility. The City of Fort Pierce is seeking authorization of the property owner to process a Certificate of Appropriateness application to perform stabilization of the Ais Indian Burial Mound, located on the site.

**Background**

Old Fort Park is listed on the National Register of Historic Places and on the City of Fort Pierce Register of Historic Places as the location of two significant archeological sites. It is the location of a Seminole War-era military Fort, and the location of a 10,000 year old Ais burial mound.

The burial mound has been denuded of vegetation as a result of concerns regarding criminal activities taking place in the past. This action, while well intended, has caused the mound to erode as no root system remains to hold the sandy soil in place.

The City of Fort Pierce has partnered with the Department of State to create a stabilization strategy for the mound. As this is a locally-designated historic site, a City of Fort Pierce Certificate of Appropriateness is required to perform any work, and requires the property owner's signature. Heather Young, Assistant County Attorney, has determined that as no County funds are required, if the County's Historic Preservation Officer is in favor, no BOCC action is required in order to sign the application. The County Administrator may sign the attached application.

The Planning and Development Services Director currently acts as the County's Historic Preservation Officer. I have reviewed the proposed stabilization plan and find it to create no adverse impacts to the archeological site or to St. Lucie County's interest in the site.

**Recommendation**

Acting as the St. Lucie County Historic Preservation Officer, the Planning and Development Services Director recommends the County Administrator sign the Certificate of Appropriateness Application to stabilize the archeological site.

Attachments

Cc: Heather Young, Assistant County Attorney



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING MANAGER*  
*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW*  
*HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

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June 29, 2015

Leslie Olson, AICP  
Interim Director  
Planning and Development Services  
2300 Virginia Avenue  
Fort Pierce, FL 34982

The City of Fort Pierce Historic Preservation Division is coordinating with the Department of State – Historic Resource Division to review and authorize a stabilization strategy for the AIS Indian Mound at Old Fort Park. The site is a significant historic resource, threatened by natural and human activities such as past vegetation removal, excavation, unauthorized access, and erosion. The current stabilization strategy is focused on the application of sediment & vegetation to mitigate and prevent further degradation to this sensitive site. The stabilization plan encompasses a monitored effort to overlay a natural fibre geotextile to existing mound surface, application of 3-4 inches of natural soil, as well as the planting of *Helianthus debilis* (beach sunflower) sprouts to steady the AIS Mound. The request and presented activities will be presented to our Historic Preservation Board and State Historic Preservation Officer (SHPO) for review, guidance, and hopeful approval to ensure actions are taken to preserve this resource.

St. Lucie County is the owner of the park; however the City of Fort Pierce maintains this facility, based upon an established inter-local agreement. Authorization of an application for a Certificate of Appropriateness is required in order to file the requested activities. It is our intentions to permit, fund, and implement the stabilization program as presented, or amended by the SHPO. The requested application is attached for your review and consideration. If you, or a member of the St. Lucie County team, have any inquiries, or concerns, please let me know. Thank you for your coordination. Have a great day.

Best,

Kori Benton  
Senior Planner  
Historic Preservation Officer