

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, February 22, 2016 - 6:00 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the January 11, 2016 meeting.
6. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 15-63 - New Construction of Retail Space, Office Space and Residential Units - 401 & 411 S. Indian River Drive
  - b. Certificate of Appropriateness 16-01 - Exterior Art Display - 111 Orange Avenue
  - c. Certificate of Appropriateness 16-02 - Early Learning Center - 317 S. 2nd Street
  - d. Certificate of Appropriateness 16-03 - Install a Wall - 729 S. Indian River Drive
  - e. Certificate of Appropriateness 15-40 - Install Chain Link Fence - 512 S.10th Street
7. **NEW BUSINESS**
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.

**Historic Preservation Board**

**5. a.**

Meeting Date: 02/22/2016

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Information

REQUESTED ACTION

Minutes from the January 11, 2016 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 1.11.16

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 01/14/2016 11:23 AM

Final Approval Date: 01/20/2016

# 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, JANUARY 11, 2016, 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: **Charlie Hayek; Holly Theuns; Michael Broderick; Brad Culverhouse; Chairman Paul Sampson**

Absent: **Peggy Harris; Suzanne Boardman; Sonja M. Gates; Patrick Small**

Staff Present: **Karen Emerson, Assistant City Attorney  
Kori Benton, Senior Planner  
Maria Lewicka, Historic Preservation Planner  
Clarissa Davis, Planner  
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Broderick was made an active member for the meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the November 23, 2015 meeting

**Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve the minutes from the November 23, 2015 meeting.**

**AYE: Michael Broderick, Charlie Hayek, Brad Culverhouse, Holly Theuns, Chairman Paul Sampson**

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 15-62 - New Construction of 23 Multi-Family Units - 401 S. Indian River Drive**

Mr. Culverhouse disclosed he represents a LLC, which has nothing to do with this matter or with any matter related to the city, for one of the persons who has part ownership of the Indian River Villas and Indian River Commerce project.

Ms. Davis gave an overview of the application. Hal Lambert, Architect, provided additional information and answered questions from the Board.

**Motion was made by Charlie Hayek, and seconded by Brad Culverhouse to approve COA 15-62 for the new construction of 23 multi-family units with a condition that the Abandonment is approved by the City Commission.**

**AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson**

Passed

b. **Certificate of Appropriateness 15-63 - Retail, Office Space and Residential Units - 401 and 411 S. Indian River Drive**

This COA was presented before COA 15-62. Ms. Davis gave an overview of the application and answered questions from the Board.

Joe Foglia, Contractor for Foglia Contracting Corporation & Foglia Custom Homes, made himself available for questions from the Board. Thomas Hoos, Architect for Hoos Architecture, provided additional information on the style of the building.

Chairman Sampson stated the Board is looking for a more complete rendering before moving forward.

**Motion was made by Brad Culverhouse, and seconded by Holly Theuns to continue COA 15-63 to the next meeting.**

**AYE: Brad Culverhouse, Michael Broderick, Holly Theuns, Charlie Hayek, Chairman Paul Sampson**

Passed

c. **Certificate of Appropriateness 15-44 - Demolition - 436 N. 9th Street**

Ms. Lewicka explained this COA request was denied by the Historic Preservation Board at the October 26, 2015 meeting. Ms. Lewicka gave an overview of the COA and answered questions from the Board.

Mr. Benton explained the subject request for demolition of the structure is on a separate parcel from the Bible Soul Saving Station on Avenue D.

Chairman Sampson stated the site plan is confusing the Board members because it includes both parcels.

Reverend Mills answered questions from the Board and explained the enhancements to the area being demolished will make it more user friendly for the children, add parking for staff and create

more accessibility for parents picking up their kids.

Hoyt Murphy spoke in favor of the application.

**Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to approve COA 15-44 based upon the staff report, public testimony, the city of Fort Pierce condemning the property and the building being a hazard to the children.**

**AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Charlie Hayek, Chairman Paul Sampson**

Passed

**d. Certificate of Appropriateness 15-53 - Exterior Wall Sign - 302 S. 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Mr. Benton answered a question from Mr. Culverhouse regarding the Anytime Fitness sign.

Steve Hoskins from the law firm, Hoskins, Turco, Lloyd and Lloyd, provided additional information on the signage of the building and answered questions from the Board. Mr. Hoskins explained the only reason they are replacing the current sign is because they have a sign leftover from another building. Mr. Hoskins stated he does not want to go to the additional expense to make the sign any smaller.

Ms. Lewicka stated the sign on the front of the building is grandfathered in and no records of approval were found for the existing sign on the side of the building.

Misty Lundeen from Brister Signs, explained the sign on the side of the building was permitted in 2008 for re-lettering the face of the sign. Ms. Lundeen stated the 4 x 8 lit box sign is already manufactured and it cannot be made into a smaller sign.

Mr. Benton stated the signs at 111 Orange Avenue and Taylor Creek Optical met city code requirements.

**Motion was made by Mr. Culverhouse to approve COA 15-53, for the sign requested by the applicant, based upon the testimony at the public hearing, the staff report and the sign replacing what is already there** The motion did not have a second, so the motion died.

**Motion was made by Mr. Hayek to disapprove the sign for COA 15-53 unless it complies with existing city codes.**

Mr. Hoskins withdrew his application.

Chairman Sampson agreed with Mr. Hayek's motion and stated the code is the code.

**e. Certificate of Appropriateness 15-58 - Memorial Wall, Brick Courtyard and Landscaping - Southwest Corner of Avenue D and Means Court**

Ms. Lewicka gave an overview of the application.

David Cleveland, Applicant Representative, stated he was asked by the Lincoln Park Ministerial Association to design a wall of remembrance to identify all the innocent members of the community that lost their lives to violence in the community. Mr. Cleveland provided details on

the design of the Wall of Remembrance.

Mr. Hayek complimented the project.

**Motion was made by Holly Theuns, to approve COA 15-58 for the construction of the Memorial Garden and Prayer of Hope.**

**AYE: Brad Culverhouse, Charlie Hayek, Holly Theuns, Michael Broderick, Chairman Paul Sampson**

Passed

f. **Certificate of Appropriateness 15-60 - Demolition - 521 US Hwy 1**

Ms. Lewicka gave an overview of the application.

Clay Yates, Property Owner, provided additional information on the building and answered questions from the Board. Mr. Yates stated he is unable to keep the homeless people from breaking in the building and it seems that the most appropriate thing to do is tear down the building and hope the US 1 corridor improves.

**Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to approve COA 15-60 for the demolition of the structure at 521 US Hwy 1, without staff's additional recommendation to remove and re-sodd the existing driveway area, based upon testimony at the public hearing and based upon the criteria that the application meets for demolition of a structure, within a designated historic district.**

**AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson**

Passed

g. **Certificate of Appropriateness 15-61 - Outside Dog Run Enclosed by Wooden Fence - 225 Orange Avenue**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Ms. Lewicka explained the Historic Preservation Board denied the COA application for the installation of artificial turf and a fence at the October 26, 2015 meeting.

Hoyt Murphy, Owner of the Property, stated dog owners currently walk their dog in the parking lot and he has had no complaints. Mr. Murphy also stated that what Ms. Birdsall is proposing to do is critical for her business to expand.

Janet Birdsall, Owner of My Yuppy Puppy, explained she changed the aesthetics of the fence due to the comments from the Board at the October meeting. Ms. Birdsall stated from a legal standpoint she cannot take the dogs out on a leash.

Mr. Hayek asked where the water is going to drain. Ms. Birdsall explained the water is going into the ground and the solids are picked up. Ms. Birdsall also stated the dogs will never be unattended.

**Motion was made by Brad Culverhouse, and seconded by Holly Theuns to approve COA 15-61 based upon testimony at the public hearing and based upon facts contained in the staff report, but not incorporating staff recommendations, and with the condition that this approval is limited to My Yuppy Puppy, LLC being located at 325 Orange Avenue.**

**AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson**

**NAY: Charlie Hayek**

Passed

**7. NEW BUSINESS**

**8. CONSIDERATION OF ABSENCES**

**Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to excuse the absences of Ms. Gates, Ms. Boardman, Ms. Harris and Mr. Small.**

**AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Charlie Hayek, Chairman Paul Sampson**

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**6. a.**

Meeting Date: 02/22/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-63 - New Construction of Retail Space, Office Space and Residential Units - 401 & 411 S. Indian River Drive

LOCATION

401 & 411 S. Indian River Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Historic Preservation **approve** the new construction application

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Attachments

Staff Report

Application

Site Plan, Landscape, etc.

Elevations

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**Form Review**

Form Started By: Clarissa Davis  
Final Approval Date: 02/11/2016

Started On: 02/11/2016 10:35 AM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Members of the Historic Preservation Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Clarissa Davis, Planner  
**SUBJECT:** Certificate of Appropriateness 15-63 – Indian River Commerce – New Construction  
**DATE:** February 11<sup>th</sup>, 2016

### STAFF REPORT

**Owner:** TMH, LLC  
2277 North Circle Drive, Palatine, IL 60067  
  
TA1 (IRD) LLC  
266 Park Drive, Palatine, IL, 60067

**Applicant/Representative:** Foglia Contracting Corp.  
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

**Requested Action:** Approval of a new construction application for retail space, office space and residential units

**Location:** 401 & 411 S. Indian River Drive

**Parcel IDs:** 2410-808-0017-000-7; 2410-808-0019-000-1

**Current Zoning:** C-1, Office Commercial

**Proposed Zoning:** PD, Planned Development

**Current Future Land Use:** CBD, Central Business District

**Surrounding Zoning:**

North	East	South	West
C-1	n/a	C-1	C-1

**Parcel(s) Size:** 1.87 acres

## Staff Report

The applicant, Foglia Contracting, LLC, is proposing new construction for the western half of 401 & 411 S. Indian River Drive in the River's Edge Historic District. This property is currently zoned C-1, Office Commercial, however, if approved, it will have a zoning of PD, Planned Development. The future land use of the site is CBD, Central Business District.

The project proposed is a multi-use facility comprising of over 7,000 sq. ft. of retail space, almost 13,000 sq. ft. in office space, and 11 residential units. The maximum height of the structure is 61'-11". The building will cover approximately 41 percent of the lot. A total of 82 parking spaces are provided. Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along all property lines. A number of Montgomery Palms, Foxtail Palms, Christmas Tree Palms, and Pitch Apple trees will be provided.

The architectural aesthetic will be a Florida Vernacular like style with a standing seam metal roof. Balconies are provided for the office space and the residents. Spatial relationships are shown in the way of depth on the east and west side of the building. The elevations have been updated with architectural embellishments, as shutters have been added to various windows. The color scheme has also been changed to better correlate with the proposed structure to the east and surrounding neighborhood.

The River's Edge Historic District was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number of years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is assured that the proposed style of architecture would be an appropriate addition to the area.

## TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

## Staff Comments:

Staff recommends that the Historic Preservation **approve** the new construction application.

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

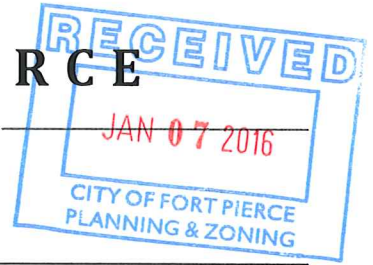
COA# \_\_\_\_\_



# 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: 401 & 411 S. Indian River Drive

Parcel ID #: 2410-808-0017-000-7 / 2410-808-0019-000-1

Type of Designation:  Contributing  Non-contributing Site within the Rivers Edge Historic District

Individually Designated Site, City Commission Resolution No. N/A

#### Property Owner / Applicant Information

Property Owner(s)  
Name(s): TA1 (IRD) & TMH, LLC

Mailing Address: 266 Park Drive, IL 60067-0000

Phone Number(s): 846-337-1756 Email: mabinanti@comcast.net

Applicant  
Name(s): Foglia Contracting Corp.

Mailing Address: 1555 Indian River Blvd, Unit B141

Phone Number(s): 954-444-6125 Email: jf33067@aol.com

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, TA1 (IRD) & TMH, LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

1/7/15  
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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) See Site Plan and Architecturals

Other (describe) \_\_\_\_\_

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

New Construction

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**Application Requirements**

- \$10.00 Application fee
  - Site Plan with dimensions.
  - Architectural Drawings:
    - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
    - Drawings should indicate materials to be used.
  - Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
  - Material(s) specifications and/or sample(s)
  - Color samples.
- 
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.

## - 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.**

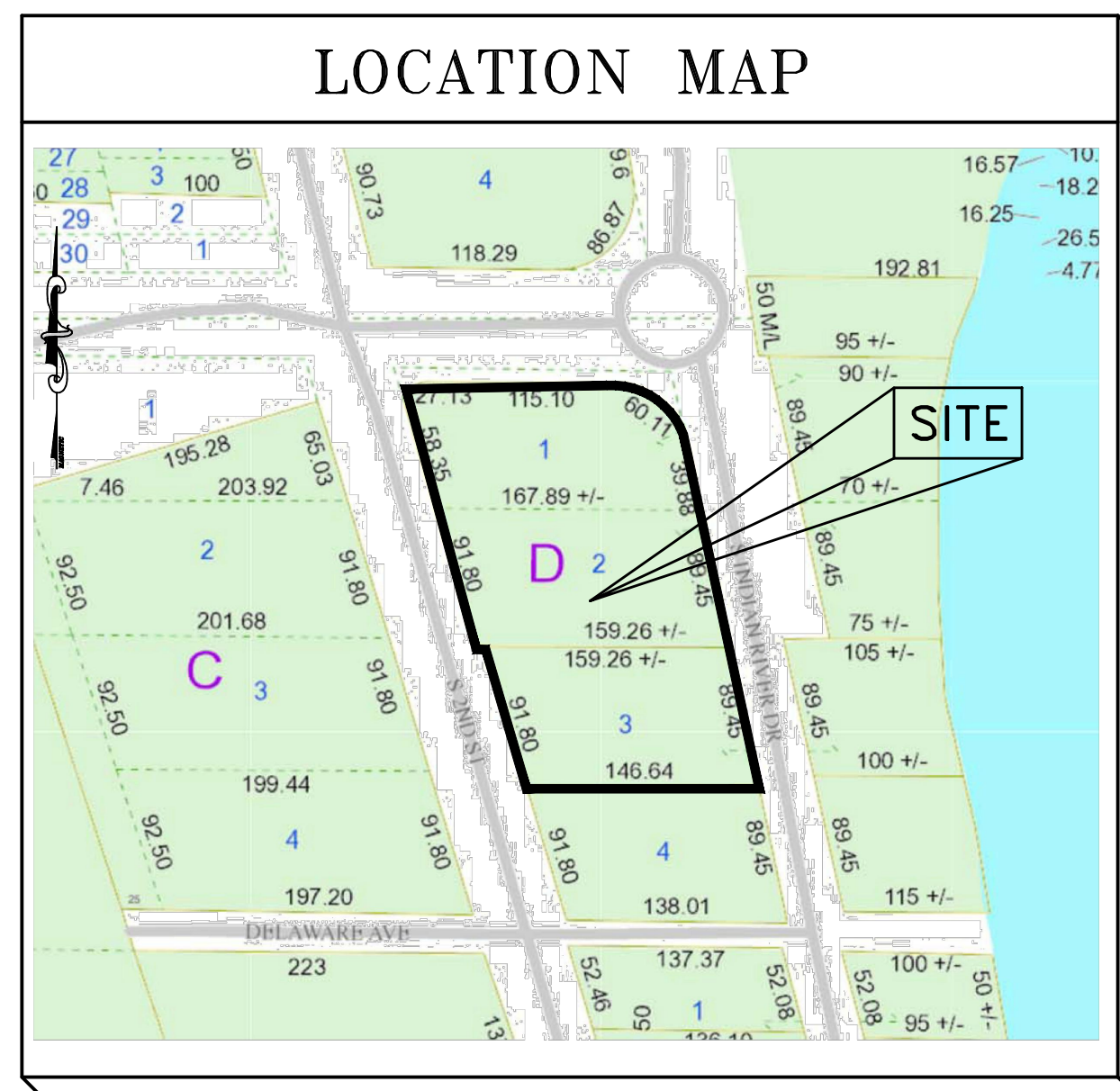
The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual 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.

# PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E  
CITY OF FT. PIERCE, FLORIDA



DRAWING INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5-6	SITE PLAN
7-8	PAVING, GRADING AND UTILITY PLAN
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	CROSS SECTIONS
12-14	MISCELLANEOUS DETAILS
15	AERIAL
ATTACHED	SURVEY

**LEGAL DESCRIPTION**

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 81.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45" EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA		
OWNER	TAI (RD), LLC & TMH, LLC 268 PARK DRIVE PALATKA, IL 60067-0000	GENERAL NOTES
DEVELOPER	FDJLA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960	1. PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622	2. PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY
SURVEYOR	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213	3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
EXISTING USE	UNDEVELOPED	4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C & VE-8 PER FLOOD INSURANCE RATE MAP #1211C0179 J, DATED FEBRUARY 16TH, 2012.
PROPOSED USE	PLANNED DEVELOPMENT	5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE 401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1	6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL	7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT. PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1	8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
EXISTING LAND USE	CB0 (CENTRAL BUSINESS DISTRICT)	9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)	10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS	11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
DEVELOPMENT PARAMETERS - C-1 ZONING	EXISTING 10,000 SF MINIMUM LOT SIZE: 70 FT MINIMUM LOT WIDTH: 90 FT MINIMUM LOT DEPTH: 90 FT MIN. YARD SETBACKS: FRONT (EAST) 25' FRONT (NORTH) 25' SIDE (SOUTH) 15' REAR (WEST) 15' MAX. LOT COVERAGE BY BLDGS: 60% MIN. OPEN SPACE: 25% MAX. IMPERVIOUS AREA: 75% MAXIMUM DENSITY: 30 UNITS/ACRE MAX. BLDG. HEIGHT: 65'	12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
PROPOSED DEVELOPMENT	39,998 SF 257 FT 143 FT 10.0' 10.0' 15.0' 15.0' 41.6% *3RD FLOOR AREA W/BALCONIES 25.1% 74.9% 12 UNITS/ACRE 65'	13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
AREA CALCULATIONS:		14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
SITE AREAS:		15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
EXISTING TOTAL AREA:	39,361 SF 0.904 AC	16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: - ALL POLES MUST BE BLACK OR BRONZE - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
PLUS R-O-W ABANDONMENT AREA:	637 SF 0.014 AC	17. ALL STOP SIGNS (R1-1) SHALL BE 30"
DEVELOPABLE AREA:	39,998 SF 0.918 AC 100.0%	18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.
IMPERVIOUS AREA:	29,970 SF 0.688 AC 74.9%	19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
BUILDING AREA (FIRST FLOOR):	8,713 SF 0.200 AC 21.8%	20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
PAVEMENT AREA:	16,798 SF 0.386 AC 42.0%	21. ALL SOLID NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS. THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
CONCRETE/SIDEWALK AREA:	4,459 SF 0.102 AC 11.1%	22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
PERVIOUS AREA:	10,028 SF 0.230 AC 25.1%	23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT 'J 123', ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NAVD29 IS BY ADDING 1.499 FT.
GREEN SPACE:	10,028 SF 0.230 AC 25.1%	24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING	25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SPWMD REGULATIONS.
PARKING CALCULATIONS:		26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
REQUIRED: RESIDENTIAL:	1.5 SPACE PER UNIT 11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES	27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 12546, 2014 EDITION.
OFFICE:	1 SPACE PER 300 SF 12,996 X 1 SPACES / 300 SF = 43.3 SPACES	28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY
RETAIL:	1 SPACE PER 200 SF 7,354 X 1 SPACES / 200 SF = 36.7 SPACES	29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
TOTAL REQUIRED:	96.5 OR 97 SPACES	30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
PROVIDED:	82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES)	31. PROPANE TANKS TO BE UNDERGROUND.
CONSTRUCTION SCHEDULE:		
DATE OF COMMENCEMENT:	4/16	
DATE OF COMPLETION:	4/17	

## SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:  
 □ JOSEPH W. SCHULKE, P.E. REG. NO. 47048  
 □ JODAH B. BITTLE, P.E. REG. NO. 57396  
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. NO. 57605







INDIAN RIVER COMMERCE

FT. PIERCE FL

FEBRUARY 9TH, 2016

CITRUS & S. INDIAN RIVER DR.

HOOS ARCHITECTURE  
SCHULKE, BITTLE, & STODDARD

 Foglia Contracting Corp., d.b.a.  
**FOGLIA CUSTOM HOMES**  
954-444-6125  
State License #CGC038434



INDIAN RIVER COMMERCE

FT. PIERCE FL

FEBRUARY 9TH, 2016

S. INDIAN RIVER DR. FAÇADE

HOOS ARCHITECTURE  
SCHULKE, BITTLE, & STODDARD

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INDIAN RIVER COMMERCE

FT. PIERCE FL  
FEBRUARY 9TH, 2016  
S. 2ND ST. FAÇADE

HOOS ARCHITECTURE  
SCHULKE, BITTLE, & STODDARD

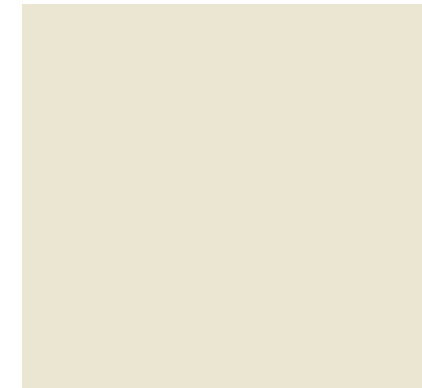
IR COMMERCE COLOR PALETTE



BM: JAMESTOWN BLUE  
HC - 148



BM: SHAKER BEIGE  
HC - 45



BM: MONETERY WHITE  
HC - 45

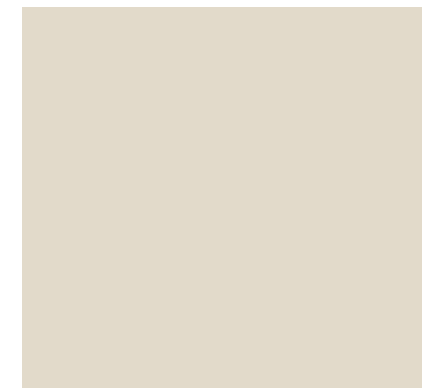
INDIAN RIVER VILLAS COLOR PALETTE



SW: ST. BARTS  
7614



SW: URBAN PUTTY  
7532



SW: NUETRAL GOUND  
7568

INDIAN RIVER COMMERCE

FT. PIERCE FL  
FEBRUARY 9TH, 2016

**Historic Preservation Board**

**6. b.**

Meeting Date: 02/22/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 16-01 - Exterior Art Display - 111 Orange Avenue

LOCATION

111 Orange Avenue (Parcel ID: 2410-509-0002-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Application  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/12/2016

Started On: 02/12/2016 01:25 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

FEBRUARY 22, 2016

COA 16-01

### Owner

One Eleven Orange, LLC

### Applicant

Steven Tarr

### Location

111 Orange Ave

### Parcel

2410-509-0002-000-1

### Historic Status

Non-contributing in Downtown Historic District

### Requested Action

Placement of an art display on the exterior wall of the building.

### Recommendation

Approval

### Staff

Kori Benton  
Senior Planner

Maria Lewicka  
Historic Preservation Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



### HISTORY

- 1960's Estimated construction date based on design.
- 2001 Downtown Historic District adopted by the City Commission
- October 2009 "Anytime Fitness" sign approved
- November 2009 "Art Mundo" sign approved
- June 2015 "111 Orange" signs and shatters approved

### Existing Conditions:

This three-story commercial building is a non-contributing structure in the Downtown Historic District. The design is commercial modern, and is expressed by a flat roof, gray marble wall fabric in a vertical running bond pattern. There is no Florida Master Site File for this structure, and the Property Appraiser's Record Card does not reflect an accurate construction date for this structure. Staff would estimate its construction date in the 1960's based on design.

## Staff Analysis

### Request:

Applicant is requesting approval to install posts on the façade of the structure for exterior art displays on the north and east sides of the building, as well as the painting of two murals on an existing accessory structure present in the parking area (applicant letter attached).

### Applicable Standards/Criteria:

#### Section 23-3. Purpose

*“It is the purpose of this chapter to strengthen the economy of the city by stabilizing and improving property values in historic areas, combat urban decay through rehabilitation and revitalization, and to encourage quality new construction and developments that are harmonious with neighboring historic structures”.*

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

*“In adopting these guidelines, it is the intent of this chapter to promote...compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes”.*



Orange Avenue



Existing Building - Orange Avenue View



Existing Parking Accessory Structure - S Indian River Drive View



Proposed Display — S Indian River Drive Facade



Proposed Display — Orange Avenue Facade



Proposed Display — Orange Avenue Facade



Proposed Display — S Indian River Drive View

**Staff Recommendation:**

The future revitalization and preservation of a historic district is a primary goal of the Historic Preservation program. It is vital to the economic success of our historic downtown that the options in the downtown attract a wide range of people and keep them there with a wide range of services including art.

The proposed display including murals will promote the non-profit Art Mundo organization with 40 studio artists which will draw people to the exhibits inside the building and attract them to Downtown historic district.

Furthermore, this is one of the more appropriate downtown locations for a placement of such display. These buildings are of modern design. The display design issue would be more controversial on a historic, contributing buildings of the specific style.

In conclusion, since the request for a placement of an art display presents no conflict with Section 23-3 and Section 23-54 of the City Code, staff recommends the approval of the proposed application.



February 3, 2016

Maria Lewicka  
City of Fort Pierce  
Planning Department  
100 North US 1  
Fort Pierce, FL 34950

Re: Condition of Appropriateness for 111 Orange Ave.

Dear Ms. Lewicka,

As a major property owner in the City of Fort Pierce, Florida, we believe that the rehabilitation of the area is enhanced by a strong art presence. We recently purchased The OneEleven Building which is home to the non-profit Art Mundo organization and 40 studio artists. In less than a year, we have made great strides in improving the building as an art destination place. The main drawback we see is that the building remains looking like an office building. To remedy this, we would like to display art on the exterior of the building. This will serve two main purposes. First, it will act like 'art in public places' which is now popular in many cities. And, more importantly, it will attract the eye to the building as an 'art facility' to those passing by on foot or by car.

We are currently working with a local artist to get this started but have not selected the art to be displayed yet. Any art displayed:

1. Will be created by local artists.
2. Will contain content that relates to Fort Pierce history (i.e. citrus, fishing, etc.).
3. Will not contain any profanity, nudity, etc.
4. Will be changed periodically to create continued interest.
5. Will be easily removed in the event of a pending storm.

Please feel free to contact me by phone at (561) 622-3386 if you have any questions.

Sincerely,

*Steven Tarr*

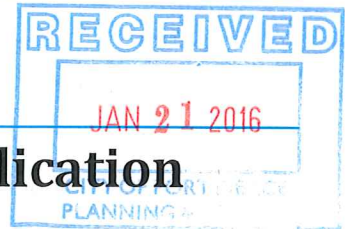
Steven Tarr  
Managing Partner



# 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: 111 ORANGE AVE

Parcel ID #: 2410-509-0002-000-1

Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District

Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner / Applicant Information

##### Property Owner(s)

Name(s): ONE ELEVEN ORANGE, LLC

Mailing Address: 4521 PGA BLVD, #201 PBO, FL 33418

Phone Number(s): 561-622-3386 Email: hovenre@gmail.com

##### Applicant

Name(s): STEVEN TARR

Mailing Address: SAME

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

##### Representative

Name(s): N/A

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, STEVEN TARR, ONE ELEVEN ORANGE, LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

1-21-16  
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) ART ON EXTERIOR OF BLDG

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

ART WILL BE DISPLAYED FROM POSTS ON THE BUILDING ON 3-4 FACES TO INDICATE THE ART LOCATED IN THE BUILDING.

Have other alterations been made to the site within the last 12 months?  No  Yes, AWNINGS, SIGNS

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.



February 3, 2016

Maria Lewicka  
City of Fort Pierce  
Planning Department  
100 North US 1  
Fort Pierce, FL 34950

Re: Condition of Appropriateness for 111 Orange Ave.

Dear Ms. Lewicka,

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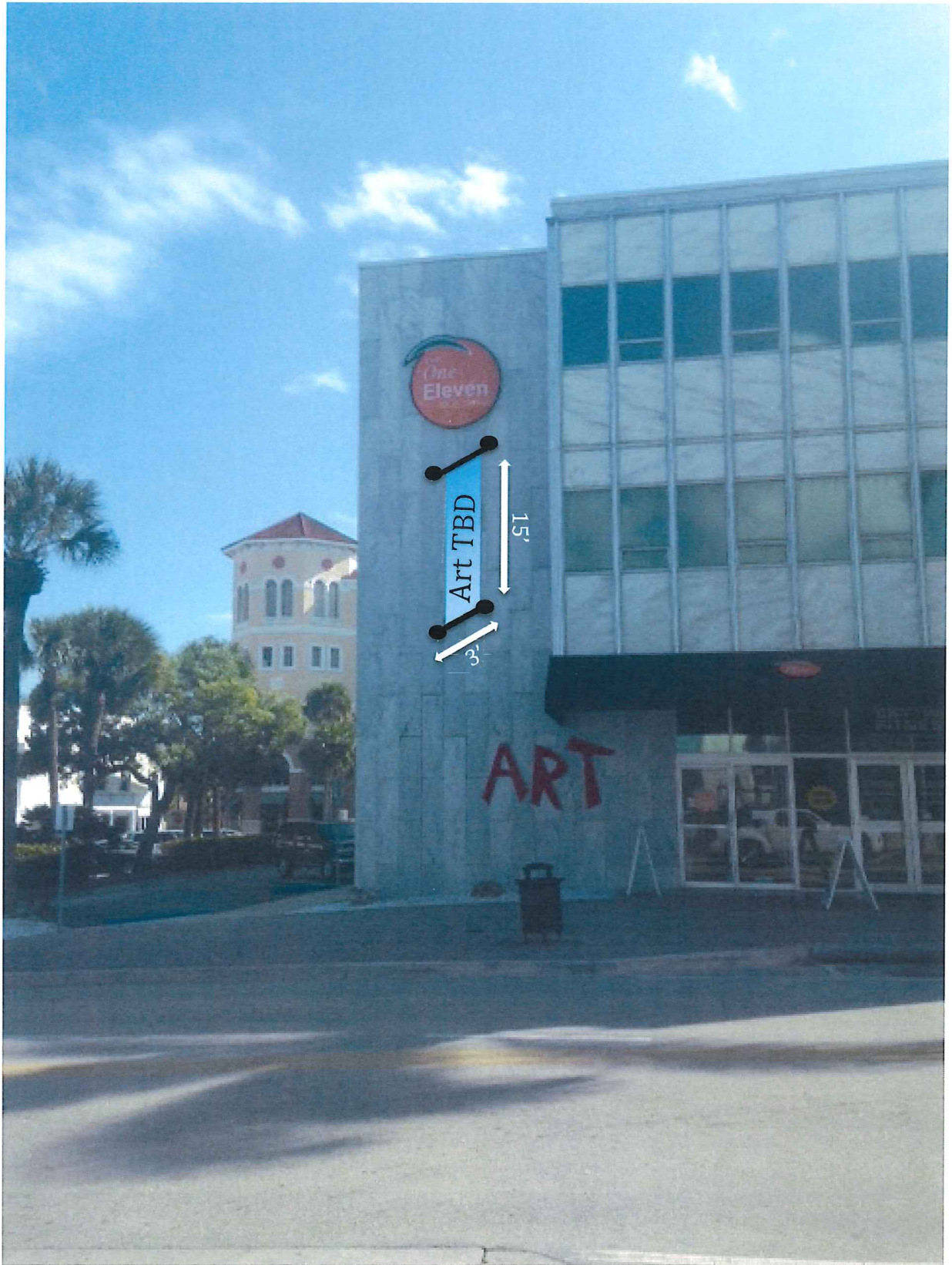
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4. Will be changed periodically to create continued interest.
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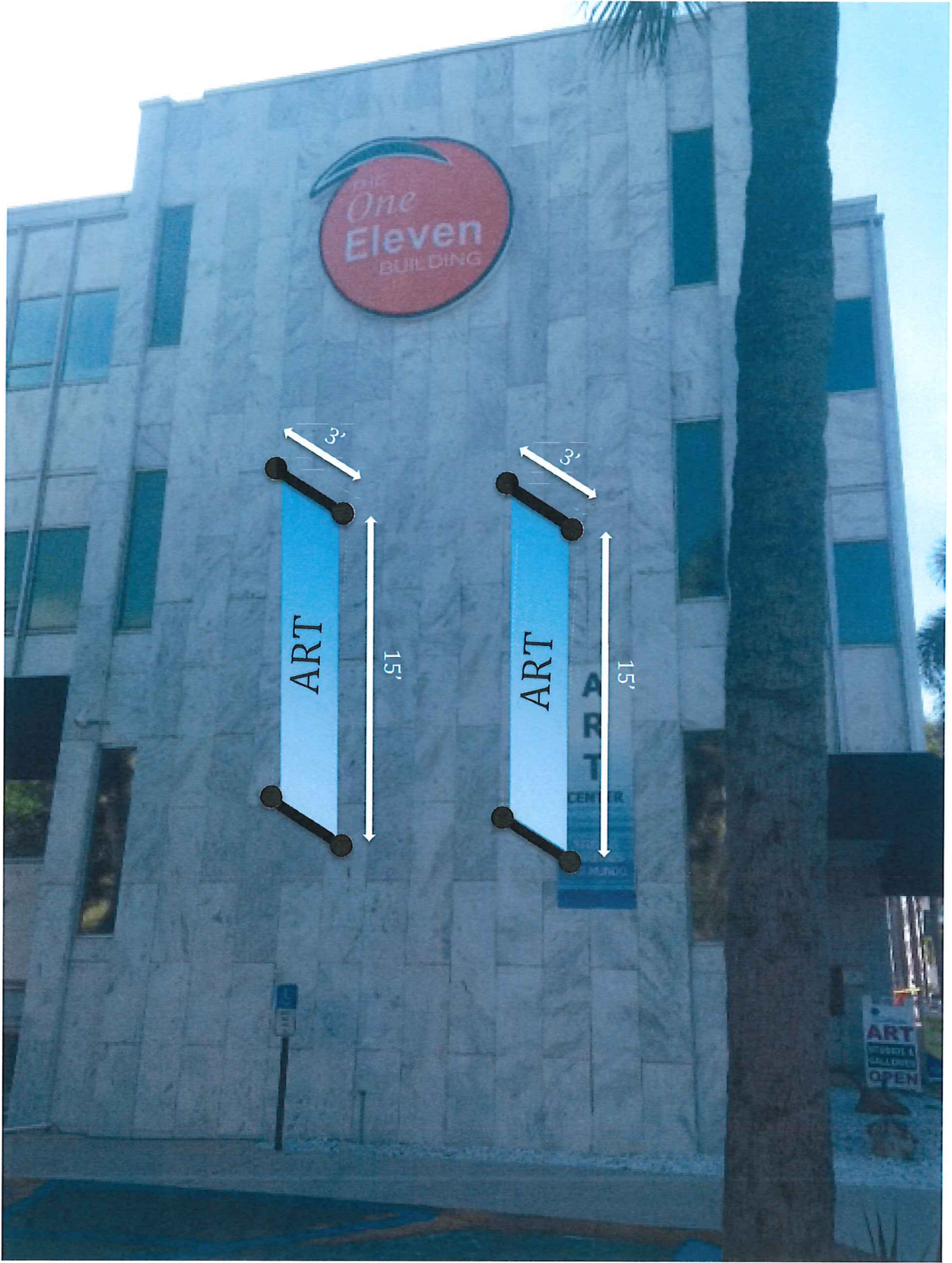
Sincerely,

*Steven Tarr*

Steven Tarr  
Managing Partner









Mural  
Art

Mural  
Art

**Property Identification**

Site Address: 111 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10N  
 Zoning: C4

Parcel ID: 2410-509-0002-000-1  
 Account #: 23132  
 Use Type: 1800  
 Jurisdiction: Fort Pierce

**Ownership**

One Eleven Orange LLC  
 4521 Pga BLVD Ste 201  
 Palm Beach Gardens, FL 33418

**Legal Description**

MCMULLEN'S PLAT BLK 1 BEG 56 FT S OF NW COR OF BLK 1, TH E 95 FT, TH N 28 FT, TH E 10 FT, TH S 68 FT, TH W 105 FT, TH N 40 FT TO POB AND LOT 4- LESS W 6 FT OF N 28 FT- AND ALL OF LOTS 5, 6, 7, 8 AND 9 AND E 157.87 FT OF W 282.87 FT OF LOT 1 OF AARON LEE'S MAP OF FORT PIERCE BLK K (0.69 AC - 30,128 SF) (MAP 24/10N) (OR 3735-2813)

**Current Values**

Just/Market Value: \$1,105,500  
 Assessed Value: \$1,105,500  
 Exemptions: \$0  
 Taxable Value: \$1,105,500  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF): 34,627  
 Gross Area (SF): 35,503  
 Land Size (acres): 691.64  
 Land Size (SF): 30,128,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 27, 2015	3735 / 2813	0205	WD	Eviva Group Florida Inc	\$800,000
Feb 10, 2012	3367 / 0340	0205	WD	Spurrier Investments Inc,	\$1,250,000
Jun 26, 2009	3104 / 0566	0205	WD	Boca Ven Land of Ft Pierce Inc,	\$1,398,300
Jun 23, 2005	2284 / 1119	02	WD	Boca Ven Land Inc,	\$100
Nov 2, 2004	2099 / 0727	02	SP	Suntrust Bank Trea Coast Na,	\$2,500,000
Jan 1, 1900					\$0

**Building Information (1 of 2)**

Finished Area: 34,451 SF

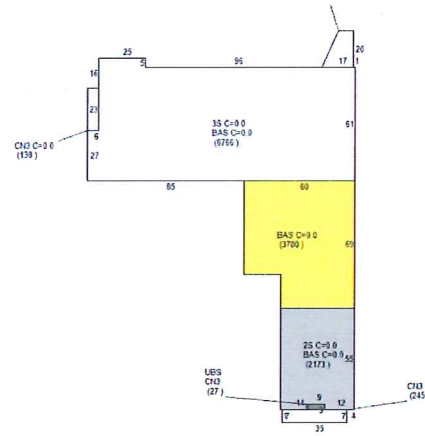
Gross Total Area: 35,111 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: HROF	Year Built: 1919	Frame:
Grade: Y_C	Effective Year: 1939	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 5	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	2173	2173	196
3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	8766	17532	422
BAS	BASE AREA	14719	14719	876
CN2	CANOPY	250	0	67
CN3	CANOPY	410	0	166
UBS	UPPER BASE AREA/+1	27	27	24

**Building Information (2 of 2)**

Finished Area: 176 SF

Gross Total Area: 392 SF

Exterior Data

View:  
 Building Type: UT4  
 Grade: Y\_B  
 Story Height: 1 Story

Roof Cover:  
 Year Built: 1939  
 Effective Year: 1939  
 No. Units: 1

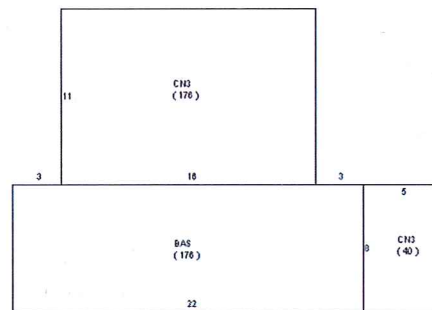
Roof Structure:  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



**Sketch Area Legend**

CN3	CANOPY	216	0	80
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**Special Features and Yard Items**


Type	Qty	Units	Year Blt
ASPI HIGH	1	4485	1976

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$789,600					
Land:	\$315,900					
Just/Market:	\$1,105,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$1,105,500					
Exemption(s):	\$0					
Taxable:	\$1,105,500					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.3	Fort Pierce Stormwater Charge	\$70.20
1999	0041	1.9	Fort Pierce Stormwater Charge	\$102.60
1999	0041	9.4	Fort Pierce Stormwater Charge	\$507.60

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$1,105,500	\$1,105,500	\$0	\$1,105,500
2014	\$1,104,500	\$1,104,500	\$0	\$1,104,500
2013	\$1,089,400	\$1,089,400	\$0	\$1,089,400
2012	\$1,031,100	\$1,031,100	\$0	\$1,031,100

**Permits**

Number	Date	Description	Amount	Fee
BP		Roof	\$55,000	\$550
F89000189B	Mar 1, 1989	Additions to existing construction	\$19,000	\$19,000
F89000189E	Mar 1, 1989	Additions to existing construction	\$100	\$100
F89000189M	Mar 1, 1989	Additions to existing construction	\$100	\$100
F93-001037	Jul 30, 1993	Alterations/Remodeling	\$15,000	\$15,000
F93-01037A	Jul 30, 1993	Demolition	\$100	\$100
F93-001090	Aug 3, 1993	Roof	\$2,465	\$2,465
F93-001290	Sep 30, 1993	Demolition	\$2,000	\$2,000
F93-001292	Sep 30, 1993	Alterations/Remodeling	\$18,000	\$18,000
F93-001390	Oct 18, 1993	Demolition	\$22,000	\$22,000
F93-001391	Nov 5, 1993	Alterations/Remodeling	\$55,000	\$55,000
F94-000009	Jan 4, 1994	Heat and Air Conditioning	\$8,000	\$8,000
F94-000077	Jan 7, 1994	Alterations/Remodeling	\$20,000	\$20,000
F94-000318	Mar 10, 1994	Demolition	\$5,000	\$5,000
F98-000571	May 5, 1998	Roof	\$12,500	\$12,500
F98-000572	May 5, 1998	Roof	\$11,000	\$11,000
MC2004257	Dec 14, 2004	Air Conditioning	\$0	\$75

BP09-2122	Sep 3, 2010	Alterations/Remodeling	\$0	\$20
BP09-2427	Sep 7, 2010	Alterations/Remodeling	\$300	\$150
BP09-1440	Sep 8, 2010	Alterations/Remodeling	\$5,000	\$263
BP09-2093	Oct 13, 2010	Alterations/Remodeling	\$500	\$150
BP12-1507	Sep 11, 2012	Electric	\$1,500	\$155
BP10-1803	Feb 26, 2013	Air Conditioning Only	\$600	\$0
BP13-1547	May 7, 2013	Electric	\$600	\$155
BP14-0167	Mar 4, 2014	Air Conditioning Only	\$22,800	\$312
BP14-0149	Mar 13, 2014	Demolition	\$2,000	\$268
BP15-1084	Jun 5, 2015	Alterations/Remodeling	\$1,200	\$80
BP15-1191	Aug 24, 2015	Demolition	\$1,500	\$568
BP15-1184	Sep 1, 2015	Awning/Shutters	\$10,500	\$110
BP15-2090	Sep 10, 2015	Alterations/Remodeling	\$35,000	\$382
BP15-2182	Oct 7, 2015	Alterations/Remodeling	\$700	\$80

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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**Historic Preservation Board**

**6. c.**

Meeting Date: 02/22/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 16-02 - Early Learning Center - 317 S. 2nd Street

LOCATION

317 S 2nd Street (Parcel ID: 2410-808-0005-000-0)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Application  
Drawings  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/12/2016

Started On: 02/12/2016 02:43 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

FEBRUARY 22, 2016

COA 16-02

### Owner

St. Andrews Episcopal Academy

### Applicant

Allan McGregor

### Location

317 S. 2nd Street

### Parcel

2410-808-0005-000-0

### Historic Status

Contributing Structures in the Downtown Historic District

### Requested Action

Approval of a Certificate of Appropriateness for the conversion of the existing building to Early Learning Center and construction of a variety of exterior site improvements including ADA ramp, driveway, parking spaces, landscaping and playground.

### Recommendation

Approval

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## STAFF ANALYSIS

### Architectural Significance

This Frame Vernacular, one and one-half story building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Architectural evidence based on the comparisons with buildings of similar size and design, indicate that this building was constructed about 1935. Notable architectural features include a cross-gable roof, gable extension, six gable dormers, an offset entrance and an entrance porch. The porch is contained under the main roof and supported by wooden posts. Fenestration consist of 4/4 and 6/6 double-hung sash windows. The exterior wall fabric is weatherboard. The building retains some of its original architectural integrity.

## HISTORY

- 1935 Single Family Frame Vernacular residence constructed (Florida Master Site File). Present use Commercial.
- 2001 Downtown Historic District adopted by the City Commission
- 2005 New roof completed

---

## Request

The applicant is requesting approval for the conversion of the existing commercial building (originally single family residence) to the Early Learning Center classified as a conditional use in C1 Zoning District. The proposed changes include construction of a variety of exterior site improvements :

- Enclosure and expansion of the rear porch for Science Center
- ADA accessible route and ramp
- New driveway and parking spaces
- Addition of a raised deck to rear of structure for Outdoor Garden center
- New playground
- New monument sign to match existing structure
- Removal and replacement of damaged siding, shutters, windows and doors.

## Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alternations, 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.

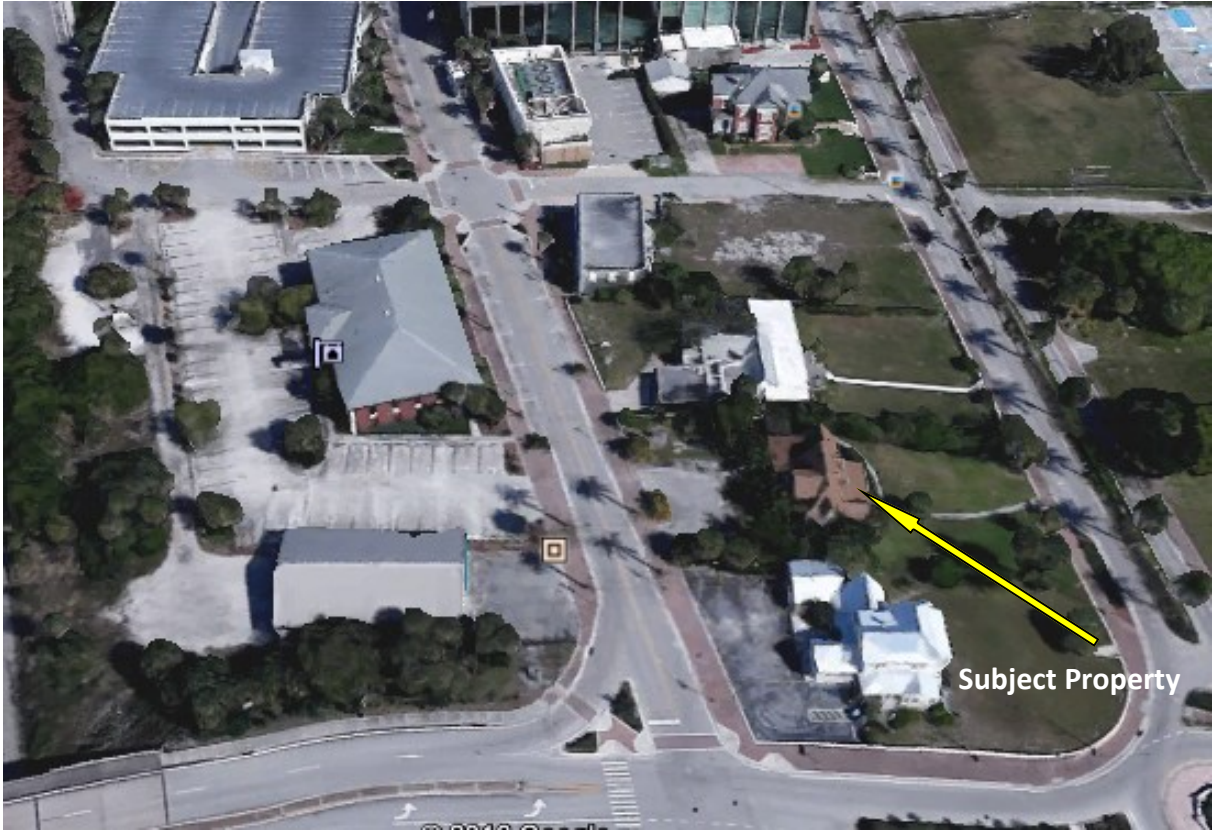
## Staff Analysis

The proposed enhancements improve significantly the visual esthetics of the property, as well as the accessibility of walking and parking areas. The proposed material for porch enclosure, ramp, playground, new sign, and deck provide a design, color, and texture that assimilates with the overall site. Furthermore, the proposed additional landscaping and butterfly garden comprehensively improve the site grounds.

The Conditional use approval is a subject to separate review criteria and will be presented to the Planning Board and City Commission for consideration and approval.

## Staff Recommendation

The request for the construction of a variety of exterior site and building improvements presents no conflicts with Secretary of Interior Standards. Therefore, staff recommends that the Board approve this application for Certificate of Appropriateness .



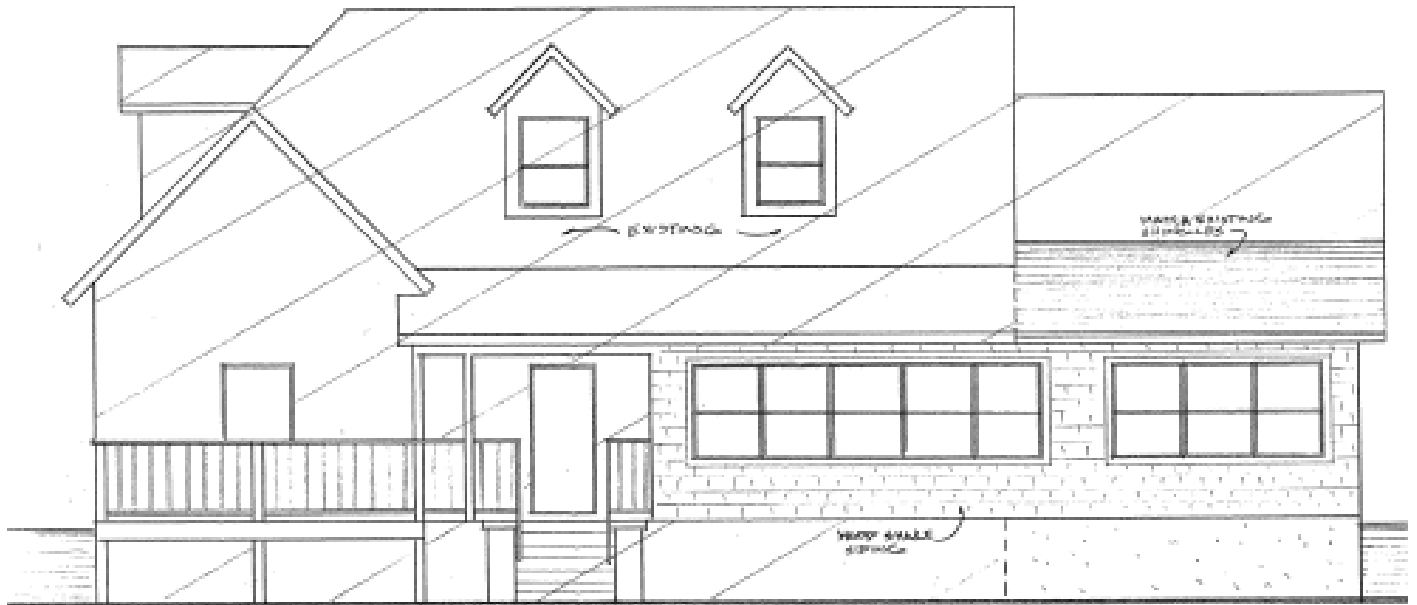
S 2nd Street Elevation from 1992



**S Indian River Drive View**



**S 2nd Street View**



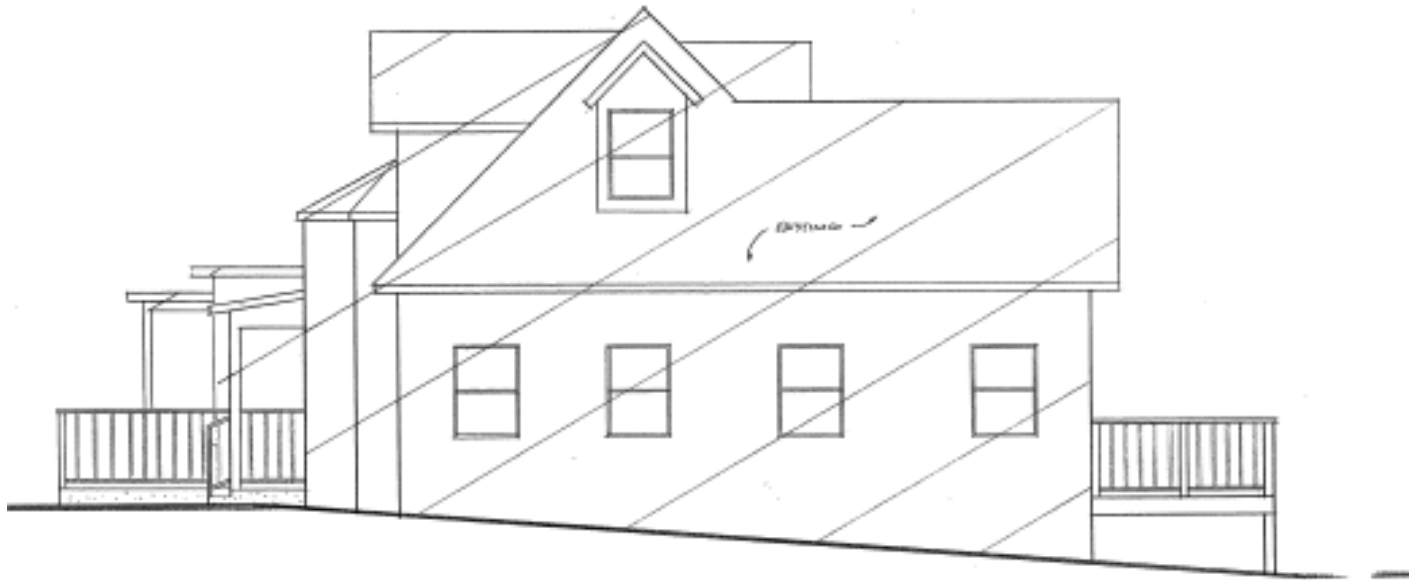
REAR ELEVATION

1/4"



FRONT ELEVATION

1/4"

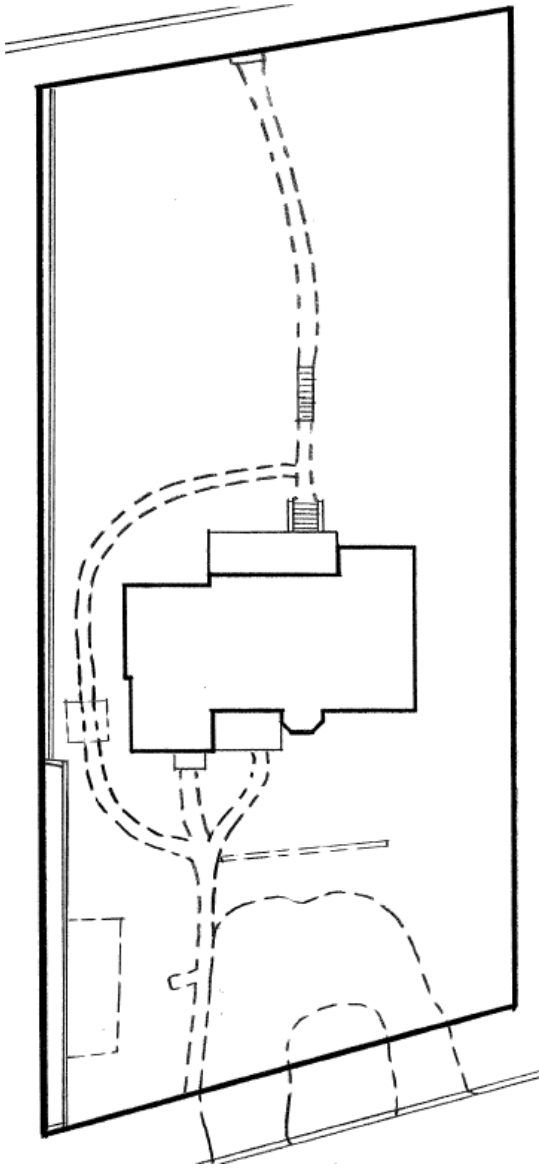


RIGHT SIDE ELEVATION



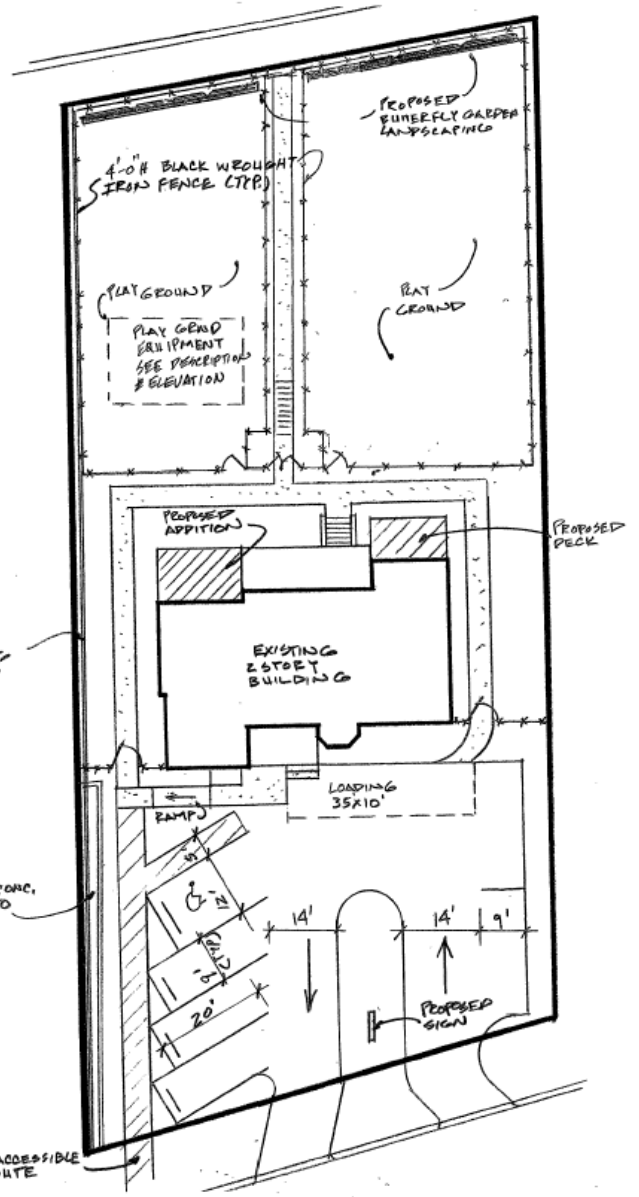
LEFT SIDE ELEVATION

1/4"

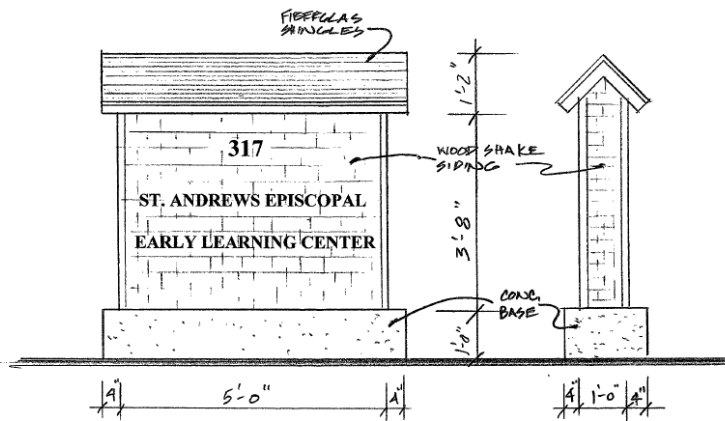


As-Built Site Plan

PLOT PLAN ← N  
1/20



Proposed Site Plan



SIGN ELEVATIONS

1/2"

**SITE NOTES:**

4'-0" HIGH WROUGHT IRON BLACK FENCE TO MATCH ST. ANDREWS EPISCOPAL CHURCH FENCE ALONG INDIAN RIVER DRIVE AND BE IN LINE WITH ADJACENT DECORATIVE BLOCK WALL.

LANDSCAPING TO BE REMOVED AT DRIVEWAY AND PARKING ONLY ALL OTHER LANDSCAPING TO REMAIN AND TRIMMED.

ADDITIONAL LANDSCAPING TO BE ADDED ALONG INDIAN RIVER DR. FENCE TO CREATE A BUTTERFLY GARDEN.

SITE LIGHTING TO BE ADDED TO MEET CITY CODE ENGINEERING BY FT. PIERCE ENGINEERING AT TIME OF PERMIT APPLICATION.

PLAYGROUND EQUIPMENT SHALL BE SMALL PASSIVE EQUIPMENT IN EARTH TONE, NEUTRAL COLORS.

REMOVE AND REPLACE EXISTING ASPHALT TO PROVIDE NEW PARKING LOT.

INSTALL NEW MONUMENT GROUND SIGN.

## PLAYGROUND OPTIONS



**Natural Playground**

**Model:** With Roofs  
**Mount:** In-Ground Mount

**Model Number:** FC12-712

**Brand:** PlayDesigns

**Weight:** 2,082.00 LBS

**Age Range:** 2-5 years

**Safety Zone:** 29' 5" x 36' 10"

**Unit Size:** 17' 5" x 24' 10"



### Product Description

This Fun Center Design # 7 Play System by PlayDesigns is designed with three large leaf roofs. It stands on 3-inch square upright posts. This playing equipment includes in-ground stakes or available as a surface mount. The in-ground model play system is constructed to accommodate 12 inches of safety surfacing such as wood fiber for safety. The Fun Center Design # 7 Play System comes with multiple decks to support elevated play. The roofs in this playing equipment are designed in unique shape and protect the kids from the sun and rain. This play system designed by PlayDesigns includes several panels like a fine motor panel and a peek a boo panel in different colors. This fun play system includes a curved slide and two straight slides. Request this Fun Center Design # 7 Play System now and enjoy!

# PROPOSED COLORS



SPRAYER & EQUIPMENT CENTERS, INC.

1730 S.W. Bayshore Blvd.  
Port St. Lucie, FL 34984  
Port St. Lucie (772) 878-4259  
FL WATTS 1-800-526-7740  
FAX (772) 878-4296

## ST. ANDREWS ACADEMY

\* UPPER WALL AT UPPER SCHOOL

PRODUCT RICHARDS SIGNATURE SERIES #401



PER GAL FORMULA

- B-7
- C-447
- I-16
- L-420
- T-1

\* GREEN TRIM UPPER, LOWER + CHURCH

PRODUCT SIGNATURE SERIES #402

\* WHITE BANDS BOTH SCHOOLS + CHURCH

PRODUCT SIGNATURE SERIES #400

PER GAL

- B-2
- C-1
- L-4

- PER GAL
- B-14
- C-20
- D-416
- L-424
- KX-3444



\* EXT. BREEZEWAY CEILINGS

PRODUCT SIGNATURE SERIES #400

PER GAL

- AX-8
- C-14
- L-8



\* LOWER WALLS UPPER, LOWER + CHURCH WALLS

PRODUCT SIGNATURE SERIES #402

PER GAL

- B-4
- C-424
- I-20
- L-3416
- KX-34



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

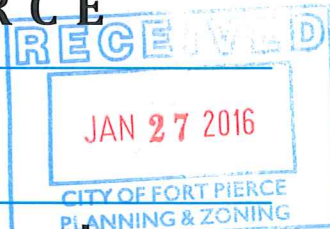
COA# 16-02



# 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: 317 2nd St  
Parcel ID #: 2410808 00050000  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): St. Andrews Episcopal Academy  
Mailing Address: 210 South Indian River Dr  
Phone Number(s): 772-332-2742 Email: alan@camgroup11c.com

Applicant  
Name(s): Alan McGregon  
Mailing Address: 3920 N AIA #1201 Fort Pierce  
Phone Number(s): 772-332-2742 Email: alan@camgroup11c.com

MIKE MENARD 460 7751  
EMAIL COOKMENARD@TAHOOC.COM

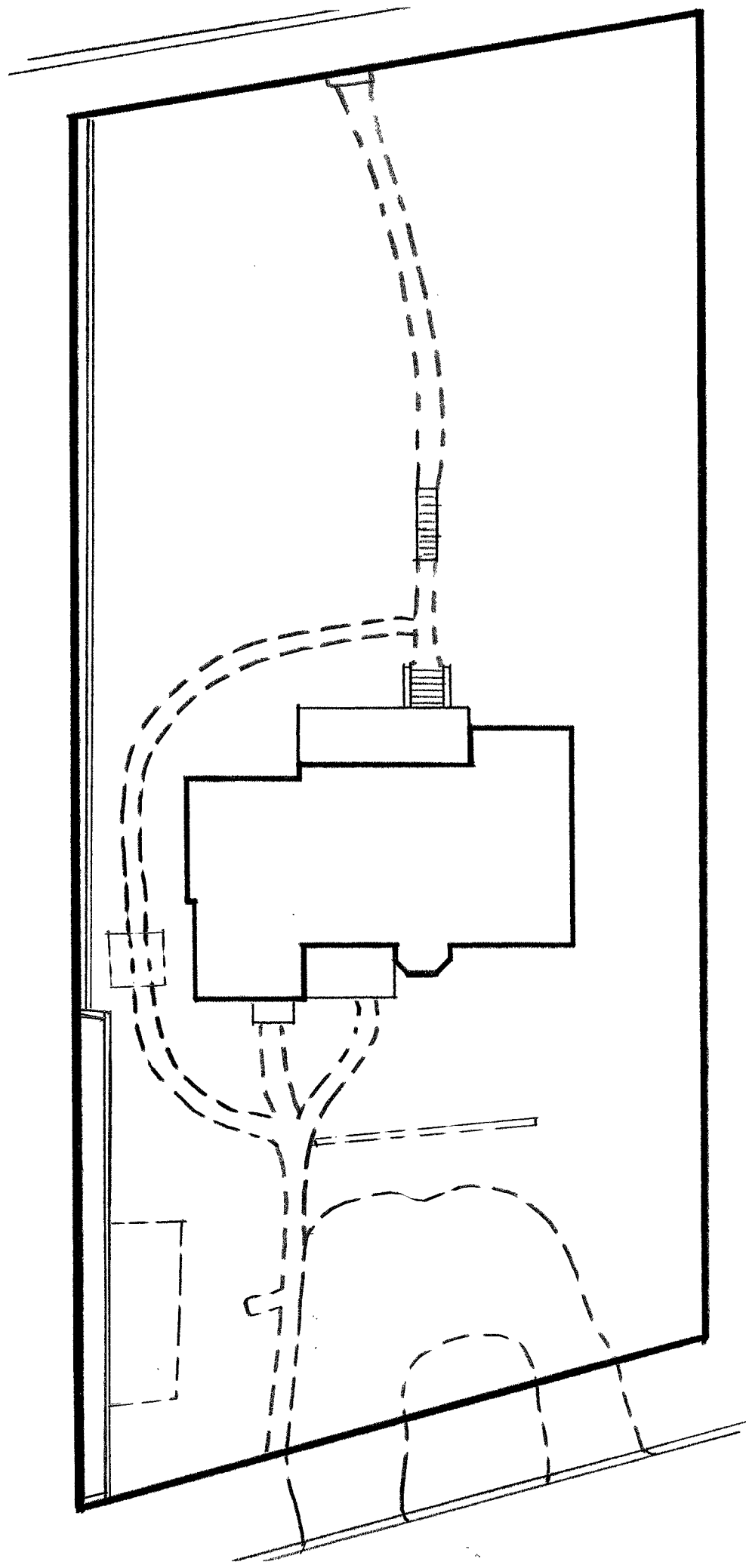
Representative  
Name(s): Trina Angelone  
Mailing Address: 210 S Indian River Dr  
Phone Number(s): \_\_\_\_\_ Email: headofschools@staacademy.org

**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.

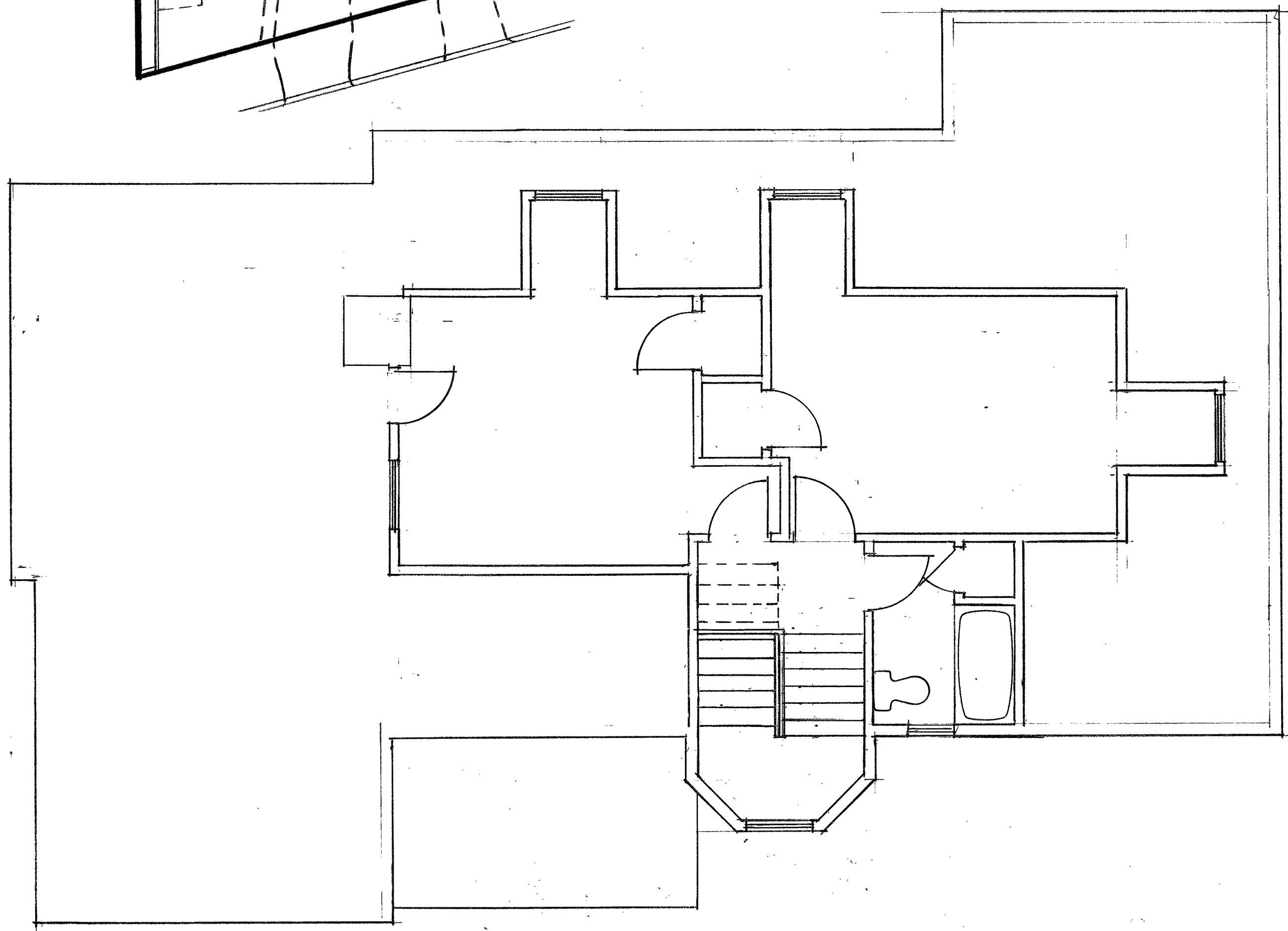
I / We, St. Andrews Episcopal Academy as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

C.S. 321  
Signature of Owner

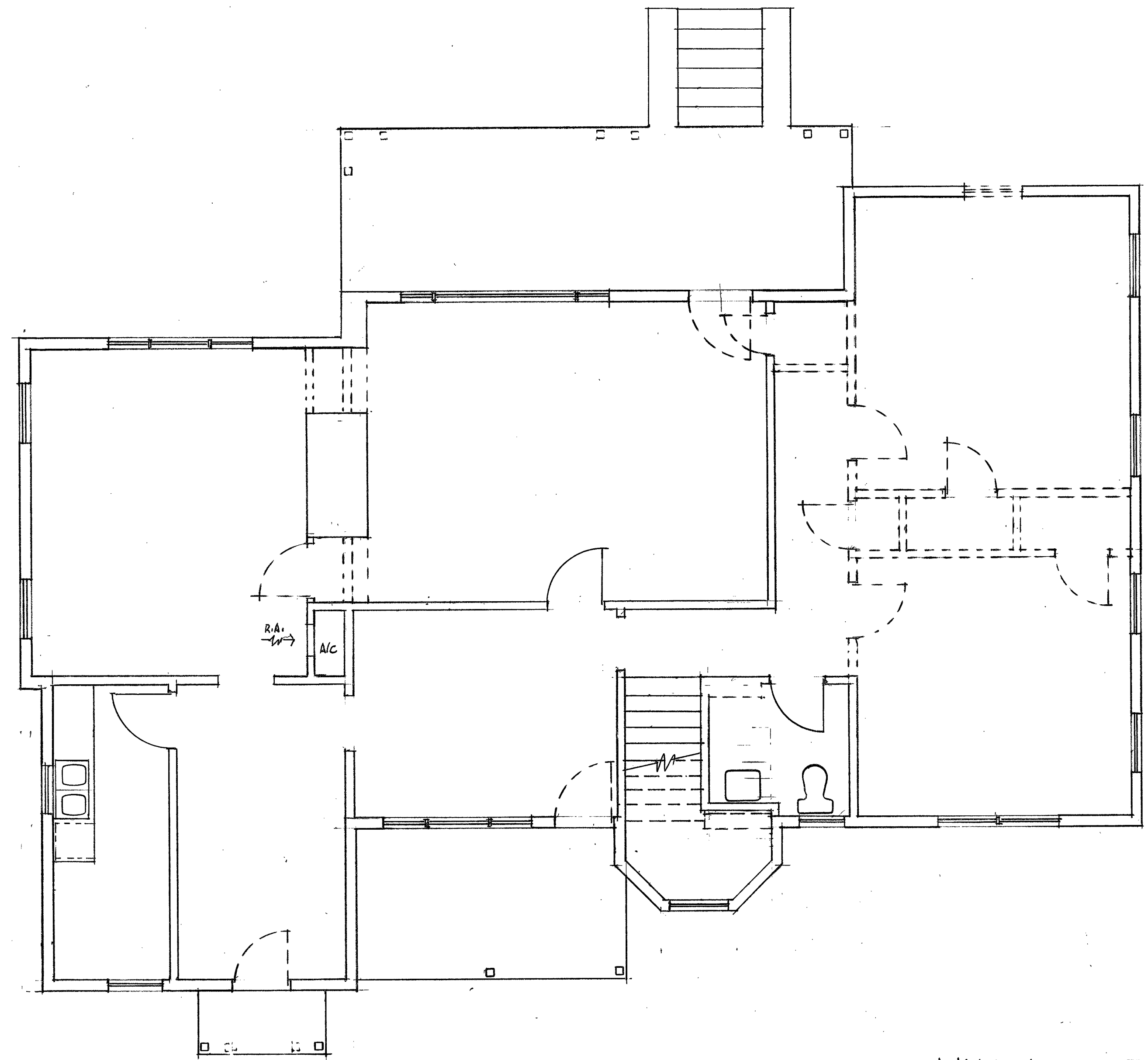
1/27/16  
Date



SITE PLAN 1/2" = 1'-0"  
AS-BUILT / DEMOLITION



SECOND FLOOR PLAN 1/4" = 1'-0"  
AS-BUILT / DEMOLITION



FIRST FLOOR PLAN 1/4" = 1'-0"  
AS-BUILT / DEMOLITION

WALL LEGEND

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED

1/22/16  
PETER B. COOK

ST. ANDREWS EPISCOPAL  
EARLY LEARNING CENTER  
FLORIDA  
FT. PIERCE,

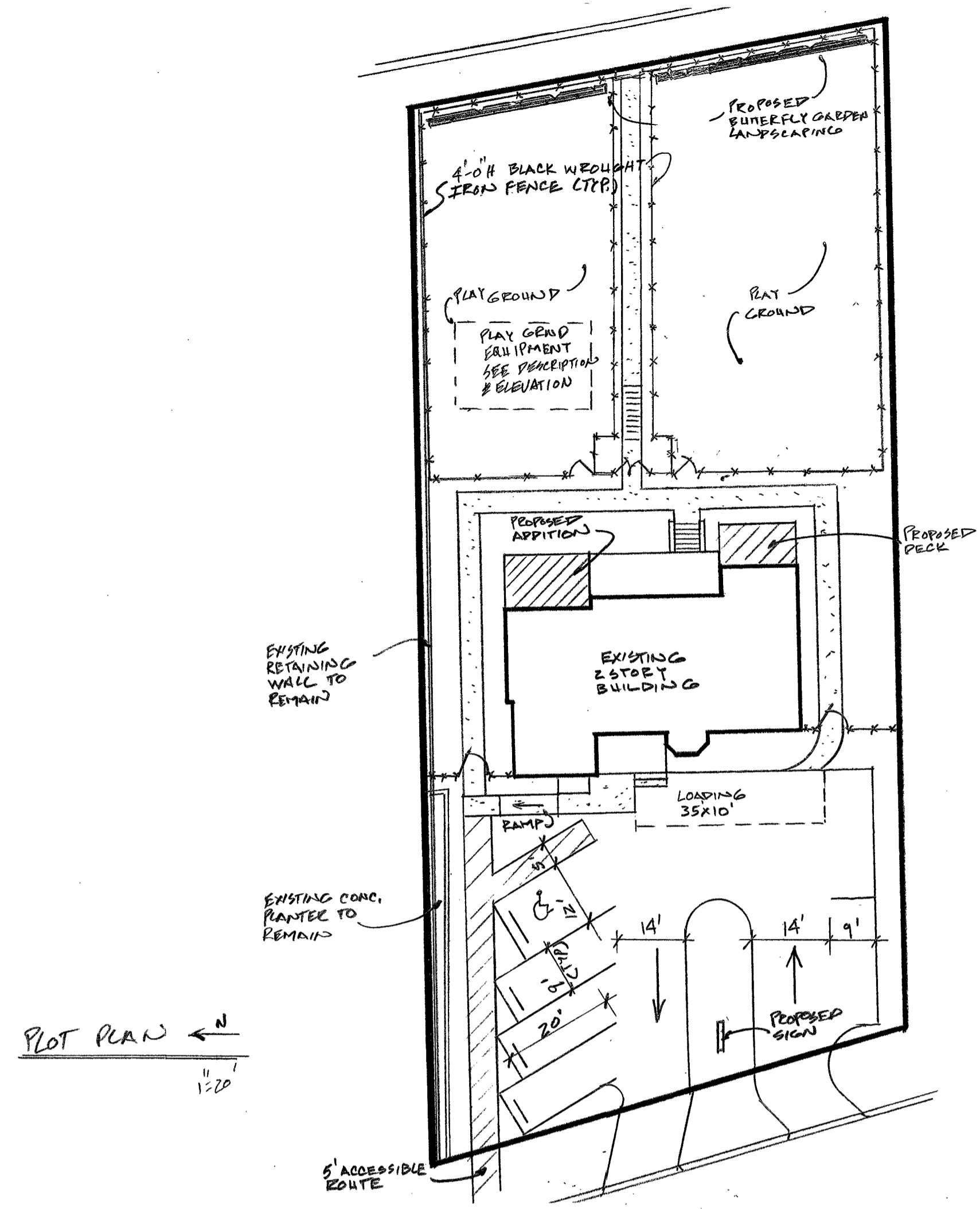
PETER B. COOK

**COOK & MENARD**  
ARCHITECTURE INC.

STATE OF FLORIDA REGISTRATION NO. A.A.0003494  
806 DELAWARE AVE.  
FT. PIERCE, FLORIDA 34950  
PHONE: (773) 460-7751  
FAX: (773) 460-4244

SHEET

OF  
ST. ANDREWS  
EARLY LEARNING



**SITE NOTES:**

4'-0" HIGH WROUGHT IRON BLACK FENCE TO MATCH ST. ANDREWS EPISCOPAL CHURCH FENCE ALONG INDIAN RIVER DRIVE AND BE IN LINE WITH ADJACENT DECORATIVE BLOCK WALL.

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SITE LIGHTING TO BE ADDED TO MEET CITY CODE ENGINEERING BY FT. PIERCE ENGINEERING AT TIME OF PERMIT APPLICATION.

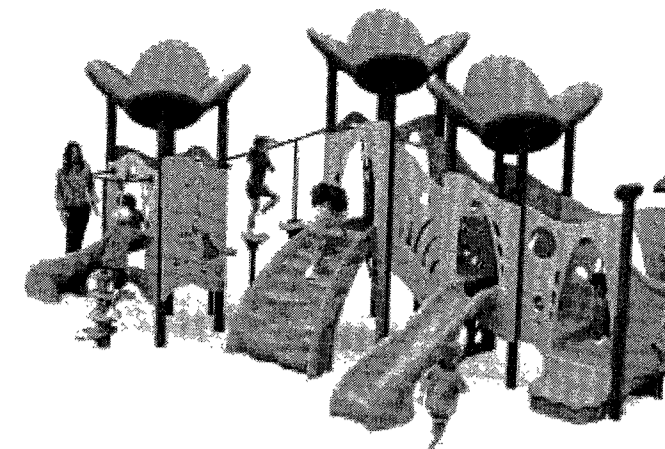
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REMOVE AND REPLACE EXISTING ASPHALT TO PROVIDE NEW PARKING LOT.

INSTALL NEW MONUMENT GROUND SIGN.

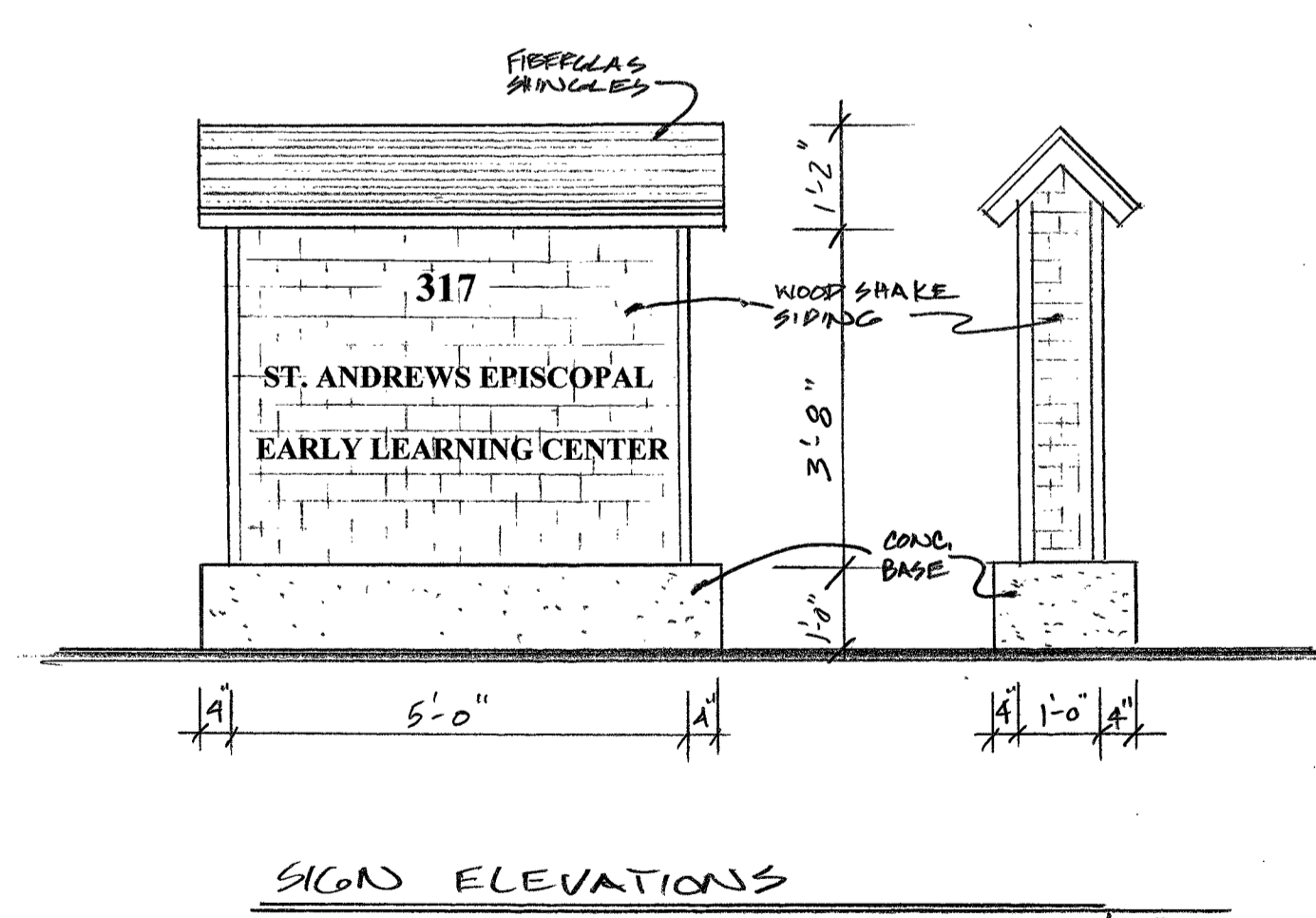
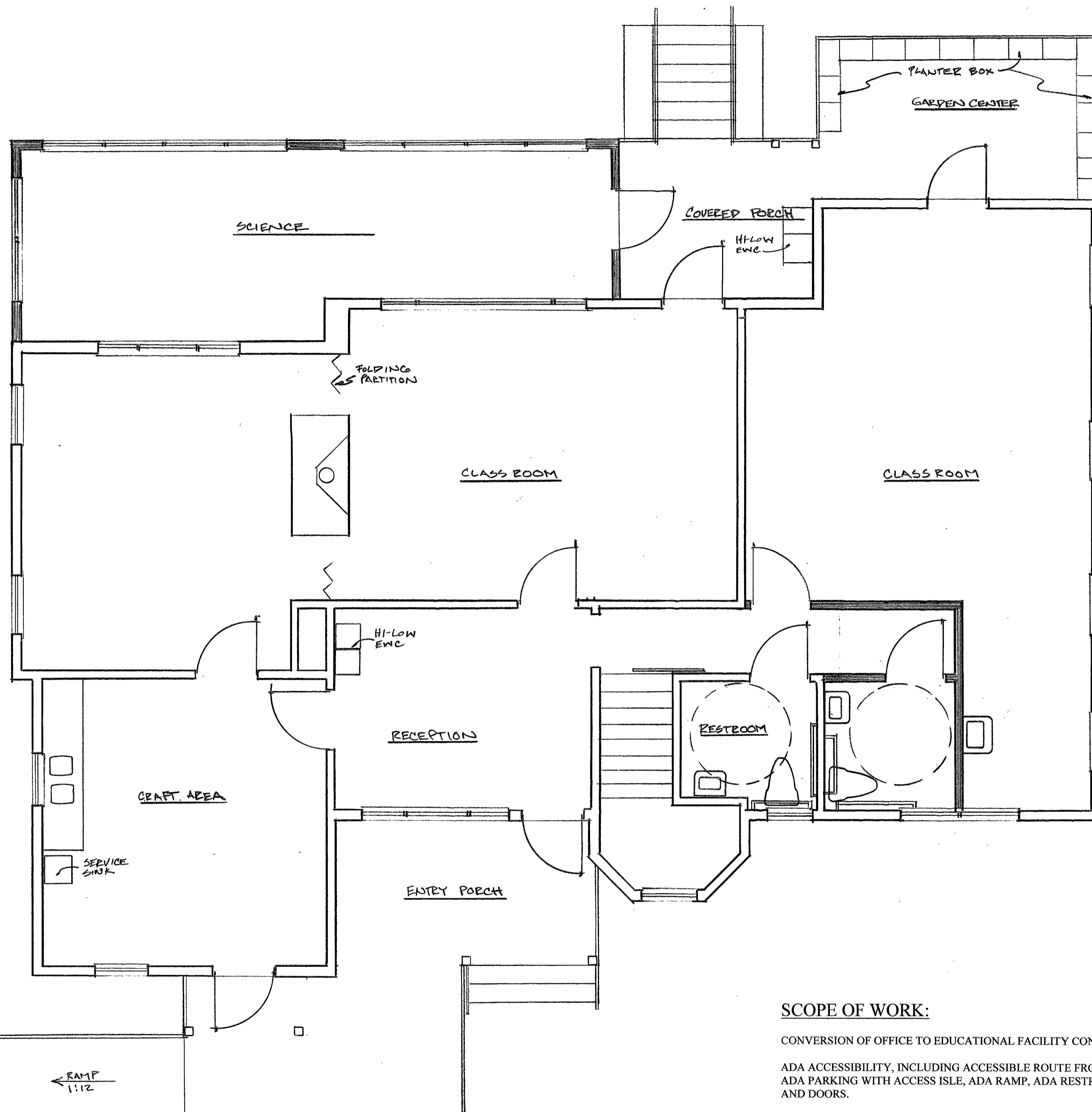
Model: With Roofs  
 Mount: In-Ground Mount

Model Number: FC12-712  
 Brand: PlayDesigns  
 Weight: 2,082.00 LBS  
 Age Range: 2-5 years  
 Safety Zone: 29' 5" x 36' 10"  
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**Product Description**

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**SCOPE OF WORK:**

- CONVERSION OF OFFICE TO EDUCATIONAL FACILITY CONSISTING OF THE FOLLOWING:
- ADA ACCESSIBILITY, INCLUDING ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY, ADA PARKING WITH ACCESS ISLE, ADA RAMP, ADA RESTROOMS, DRINKING FOUNTAINS AND DOORS.
- ADD A RAISED DECK TO REAR OF STRUCTURE FOR OUT SIDE GARDEN CENTER.
- EXTEND EXISTING COVERED PORCH AND ENCLOSURE FOR SCIENCE CENTER.
- UPGRADE ELECTRICAL, PLUMBING AND AIR CONDITIONING AS REQUIRED.
- REMOVE AND REPLACE DAMAGED SIDING, SHUTTERS, WINDOWS AND DOORS.
- PRESSURE CLEAN AND STAIN ENTIRE STRUCTURE PER SELECTED COLOR CHIPS.
- BUILD NEW MONUMENT GROUND SIGN TO MATCH EXISTING STRUCTURE.

**RENOVATION FLOOR PLAN**

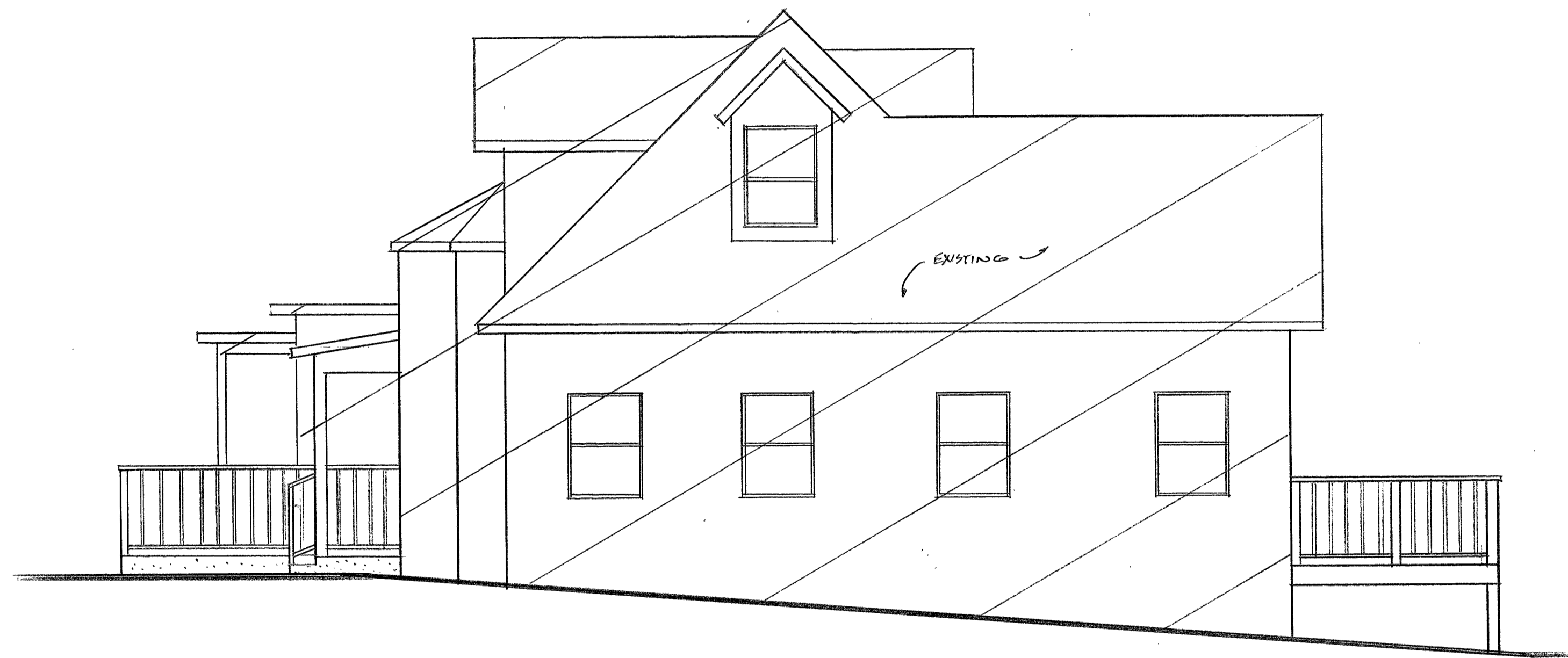
1/22/16 HISTORICAL

ST. ANDREWS EPISCOPAL  
 EARLY LEARNING CENTER  
 FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD  
 ARCHITECTURE INC.  
 STATE OF FLORIDA REGISTRATION NO. AA0005494  
 FT. PIERCE, FLORIDA 34950  
 886 DELAWARE AVE.  
 FT. PIERCE, FLORIDA 34950  
 PHONE: (772) 460-7751  
 FAX: (772) 460-4344

SHEET  
 2  
 OF  
 ST. ANDREWS  
 EARLY LEARNING

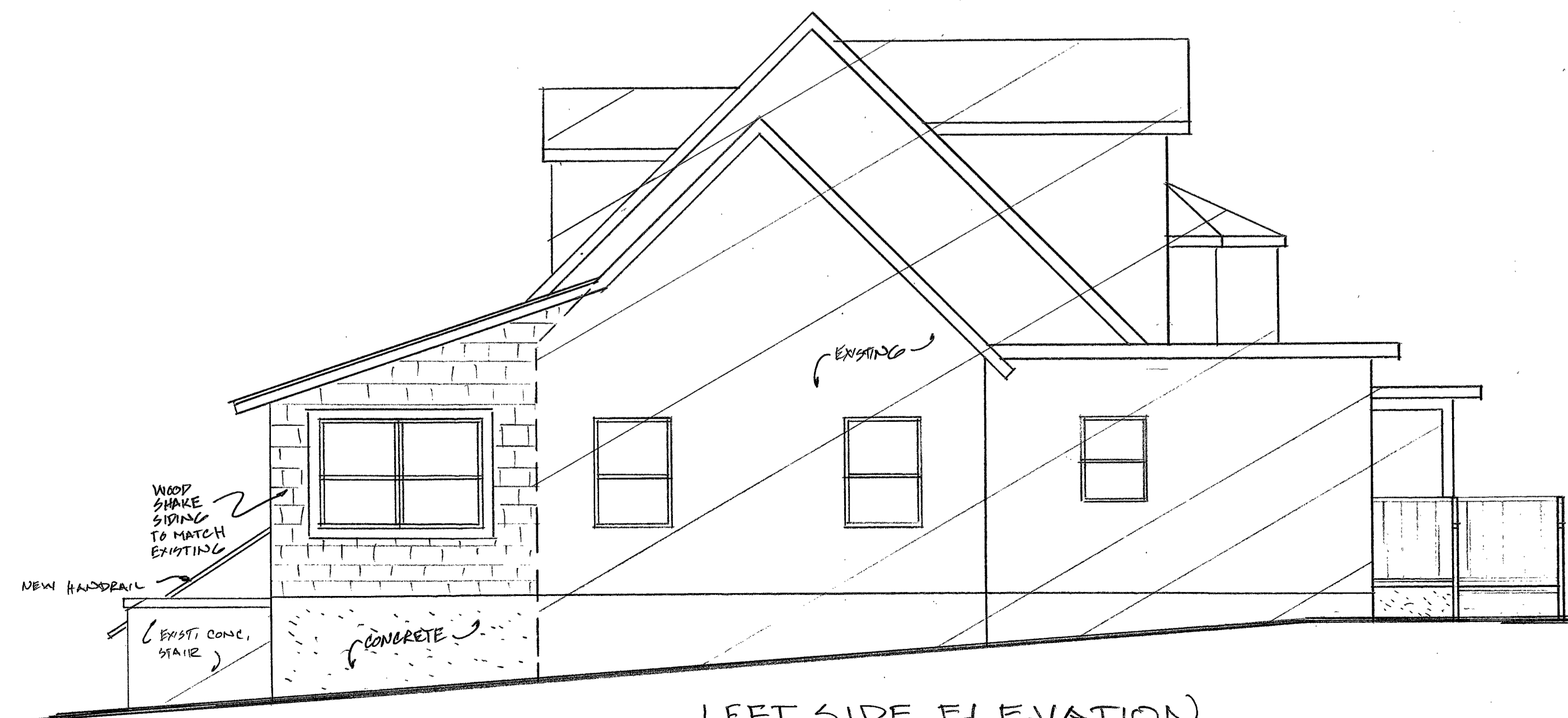


RIGHT SIDE ELEVATION



REAR ELEVATION

1/4"



LEFT SIDE ELEVATION

1/4"



FRONT ELEVATION

1/4"

1/22/16  
HYDROCAL

ST. ANDREWS EPISCOPAL  
EARLY LEARNING CENTER  
FT. PIERCE, FLORIDA

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806 DELAWARE AVE.  
PHONE: (772) 460-7151  
FAX: (772) 460-4244

SHEET

3

OF

ST. ANDREWS  
EARLY LEARNING

### Property Identification

Site Address: 317 S 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10G  
 Zoning: C1

Parcel ID: 2410-808-0005-000-0  
 Account #: 23887  
 Use Type: 1700  
 Jurisdiction: Fort Pierce

### Ownership

St Andrews Episcopal Academy Inc  
 210 S Indian River DR  
 Fort Pierce, FL 34950

### Legal Description

MARY ANN S/D FROM SW COR OF S/D RUN ELY 136.98 FT FOR POB, TH CONT E 247.35 FT TO SE COR OF S/D, TH NLY ON E LI S/D 100 FT M/L, TH WLY 237.75 FT TO ELY R/W LI OF HARMAN PROP, TH SLY 22.05 FT, TH W 5.3 FT, TH SWLY 41 FT, TH SLY 38.6 FT TO S LI OF S/D, TH ELY 11.8 FT TO POB AND THAT PART OF N 1/2 OF VACATED BOSTON AVE AS IN OR 3669-280 AND ANDREWS AND RICHARDS S/D BLK A THAT PART OF LOT 1 LYG E OF S IND RIV DR AS DESC IN DBK 215-39 WITH ALL RIP RTS AND ALL LIT RTS AND THE S 1/2 OF VACATED BOSTON AVE AS IN OR 3669-280, THAT PART OF LOT 2 LYG E OF S IND RIV DR WITH RIP RTS, LOT 3-LESS AS IN DB 76-231 AND LESS RD R/W, LOT 4 LYG E OF IND RIV DR WITH RIP RTS (2.88 AC - 125,799 SF) (OR 3626-2190 : 3635-948 : 3636-2747)



### Current Values

Just/Market Value: \$2,448,800  
 Assessed Value: \$2,448,800  
 Exemptions: \$2,448,800  
 Taxable Value: \$0

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)

### Total Areas

Finished/Under Air (SF): 10,460  
 Gross Area (SF): 9,504  
 Land Size (acres): 2.93  
 Land Size (SF): 127,841

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 28, 2014	3636 / 2747	0117	WD	317 LLC,	\$1,650,000
May 20, 2014	3636 / 2738	0111	SP	317 LLC,	\$100
Dec 27, 2007	2931 / 1323	01	WD	Richeson,J David	\$100
Sep 30, 2003	1810 / 0585	01	DE	Richeson,J David	\$100
Dec 21, 2000	1352 / 0428	04	WD	Richeson,J David	\$100
Dec 1, 1983	0420 / 1242	01	CV		\$60,000
Dec 1, 1983	0420 / 1241	01	CV		\$90,000

### Building Information (1 of 2)

Finished Area: 2,728 SF

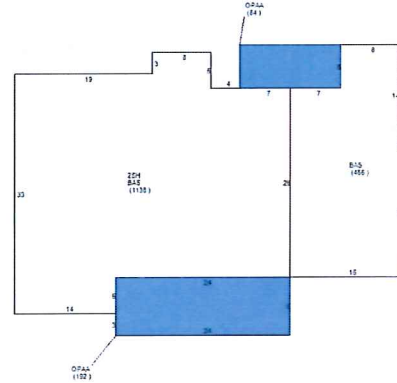
Gross Total Area: 3,004 SF

#### Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable
Building Type: LROF	Year Built: 1926	Frame: Framing-Avg
Grade: Y_D	Effective Year: 1960	Primary Wall: Wd Shingle
Story Height: 2 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2SH	1 1/2 STORY HIGH	1136	1136	148
BAS	BASE AREA	1592	1592	244
OPAA	Open Porch Attached Average	276	0	104

**Building Information (2 of 2)**

Finished Area: 7,732 SF

Gross Total Area: 6,500 SF

**Exterior Data**

View:  
 Building Type: SCHL  
 Grade: Y\_D  
 Story Height: 3 Story

Roof Cover: Enam Metal  
 Year Built: 1983  
 Effective Year: 1983  
 No. Units: 1

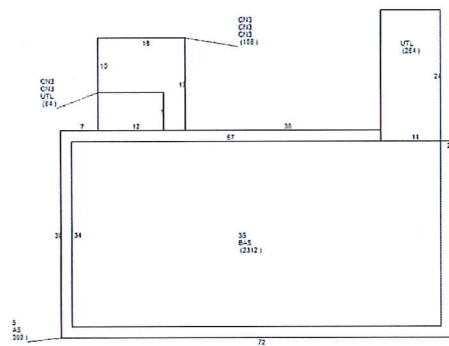
Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Carpet  
 Sprinkled %: 100%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

	FLOORS)			
3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	2312	4624	204
BAS	BASE AREA	2710	2710	606
CN3	CANOPY	732	0	274
UTL	UTILITY ROOM	348	0	108

### Special Features and Yard Items


Type	Qty	Units	Year Blt
CONCRET HIGH ELEVATOR	1	8837	1983
SEAWALL CONC	1	2410	1983
CONCRET HIGH	1	187	2007
CONCRETE LOW	1	1400	2007
VINYLFENCE6'	1	300	2014
SINGLE LIGHT	1	58	2014
CHAINLINK 6'	1	4	2014
		1015	2015

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$595,100					
Land:	\$1,853,700	2015	2015	3000	Education	\$2,448,800
Just/Market:	\$2,448,800					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$2,448,800					
Exemption(s):	\$2,448,800					
Taxable:	\$0					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
------------	------------	-------	-------------	--------

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$2,448,800	\$2,448,800	\$2,448,800	\$0
2014	\$626,800	\$626,800	\$0	\$626,800
2013	\$623,900	\$623,900	\$0	\$623,900
2012	\$624,100	\$624,100	\$0	\$624,100

### Permits

Number	Date	Description	Amount	Fee
MC2004222	Nov 19, 2004	Air Conditioning Only	\$6,900	\$194
RF2005723	May 5, 2005	Roof	\$10,800	\$233
0700000619	Aug 28, 2007	Air Conditioning Only	\$2,900	\$75
BP14-1451	Jun 4, 2014	Demolition	\$10,000	\$258
BP14-1692	Sep 10, 2014	Electric	\$237,000	\$2,443
BP14-1984	Sep 11, 2014	Electric	\$13,000	\$211
BP14-2858	Mar 18, 2015	Fence	\$64,855	\$794
BP14-2736	Apr 23, 2015	Alterations/Remodeling	\$35,000	\$374

Notice: This does not necessarily represent all the permits for this property.



**Historic Preservation Board**

**6. d.**

Meeting Date: 02/22/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 16-03 - Install a Wall - 729 S. Indian River Drive

LOCATION

729 S. Indian River Drive (Parcel ID: 2410-805-0014-060-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Application  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/12/2016

Started On: 02/12/2016 03:08 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

FEBRUARY 22, 2016

COA 16-03

### Owner

Christine L. Kesi

### Applicant

Sun Moon Sea  
Development, LLC

### Location

729 S Indian River Drive

### Parcel

2410-805-0014-060-5

### Historic Status

Contributing Structures in the  
River's Edge Historic District

### Requested Action

Approval of a Certificate of  
Appropriateness for the con-  
struction of a wall.

### Recommendation

Approval

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 1901 - 1905 Single Family Frame Vernacular residence constructed.
- 1960 -1961 Four additional residential/rental buildings constructed.
- 2/17/2003 City Commission adopts the River's Edge Historic District via Resolution No. 03-10. Structures are listed as contributing.
- 4/12/2004 Major alternations/remodeling completed.
- 8/24/2015 Historic Preservation Board approves COA for the construction of a variety of exterior site improvements.

### STAFF ANALYSIS

#### Architectural Significance

The Frame Vernacular, two-story residence built in 1901-1905 is the oldest structure located at this property. It is also the only structure facing Indian River Drive. Its Frame Vernacular style is expressed by rectangular plan, gable roof with dormer windows, hip-roofed front porch with plain posts, and horizontal siding.

Alterations from recent rehabilitation efforts appear to include new roofing materials, windows, and exterior doors, in addition to interior renovations.



## Staff Analysis

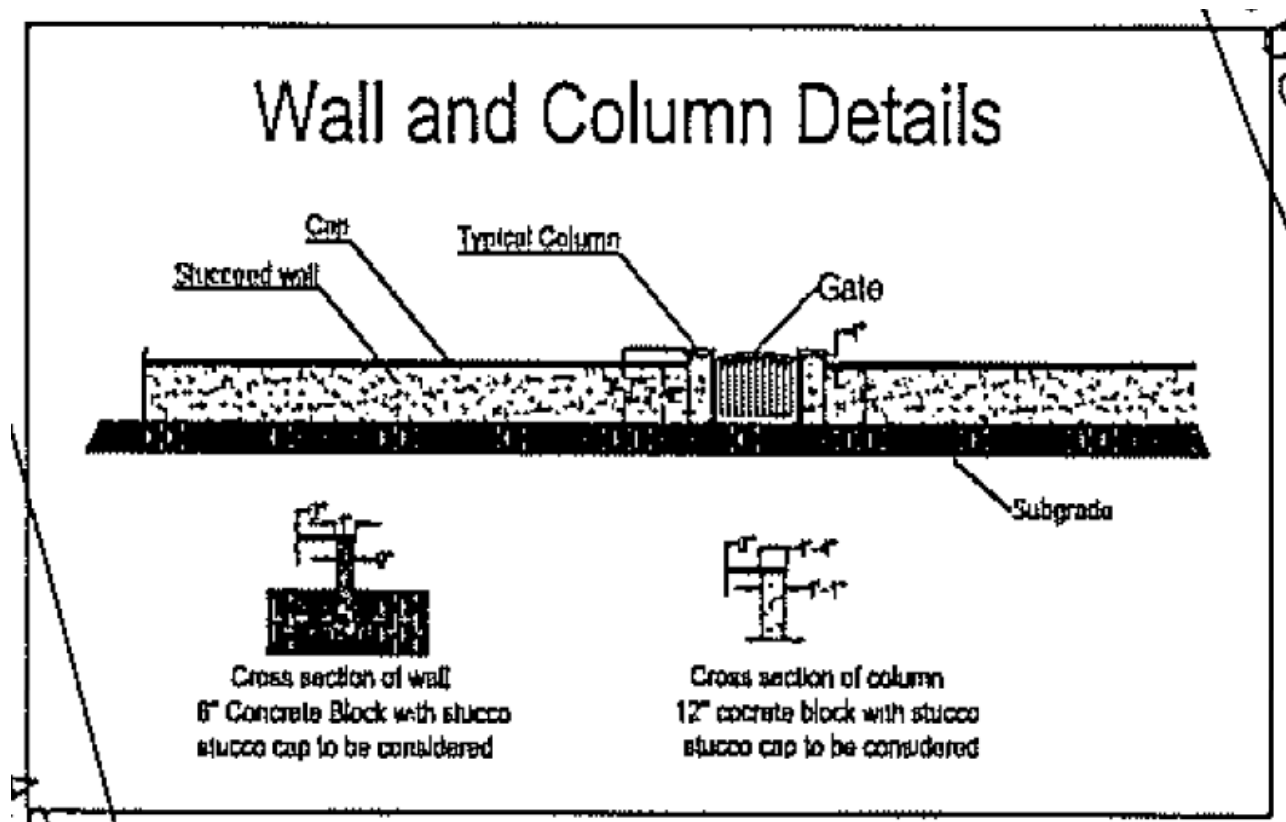
### Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

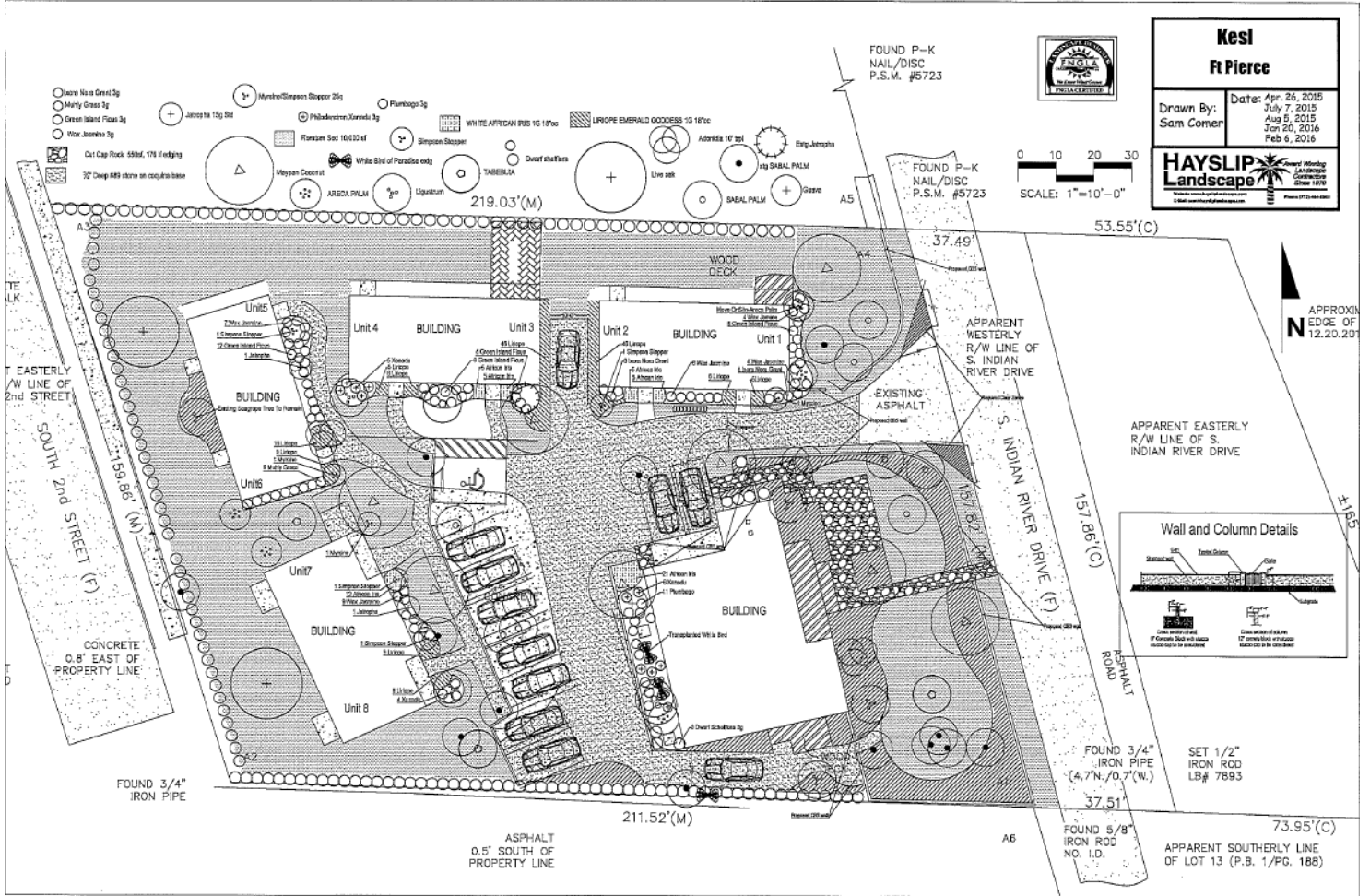
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

### Staff Recommendation

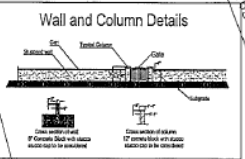
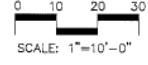
The material and color of the proposed wall assimilates with the overall site. The request for the construction of a wall presents no conflicts with Secretary of Interior Standards, therefore staff recommends that the Board approve this application for Certificate of Appropriateness.



### Site Plan of the subject property



<b>Kesi Ft Pierce</b>	
Drawn By: Sam Comer	Date: Apr. 26, 2015 July 7, 2015 Aug 9, 2015 Jan 20, 2016 Feb 6, 2016
<b>HAYSLIP Landscape</b>	



Hayslip Fax #s 772  
489 5463  
COA#  
16-03

Bldg. Permt # \_\_\_\_\_



# 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: 729 S. Indian River Drive, Fort Pierce, FL 34950  
Parcel ID #: \_\_\_\_\_  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner / Applicant Information

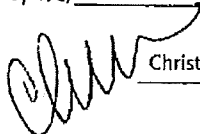
Property Owner(s)  
Name(s): Christine L. Kesl  
Mailing Address: 600 NE 56th Street, Miami, FL 33137  
Phone Number(s): 305 776 2424 Email: chriskeslmiami@yahoo.com

Applicant  
Name(s): Sun Moon Sea Development, LLC  
Mailing Address: 600 NE 56th Street, Miami, FL 33137  
Phone Number(s): 305 758 9123 Email: chris@poweredwithpeople.com

Representative  
Name(s): Samuel Comer, Hayslip Landscape  
Mailing Address: 6153 South US Highway 1, Ft Pierce, FL 34982  
Phone Number(s): 772-464-8508 Email: sam@haysliplandscape.com

*Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, Christine L. Kesl as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

  
Christine L. Kesl  
Signature of Owner

27 Jan 2016  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- Fence
- Window(s)
- Shed
- Signage
- Door(s)
- Shutter(s)
- Roof
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

- Site Improvements (describe) site wall
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: we are proposing to construct a 3' high CBS wall around the front yard.

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

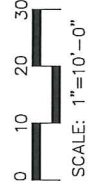
**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

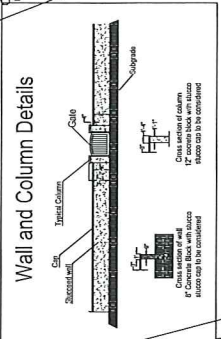
**Kesi Ft Pierce**

Date: Apr. 26, 2015  
 Drawn By: July 7, 2015  
 Sam Comer Aug 5, 2015  
 Jan 20, 2016  
 Feb 6, 2016

**HAYSLIP Landscape**  
 Award Winning  
 Landscape Architecture  
 Since 1970  
 Phone: (888) 444-4444



APPROXIMATE  
 EDGE OF  
 N  
 12.20.201



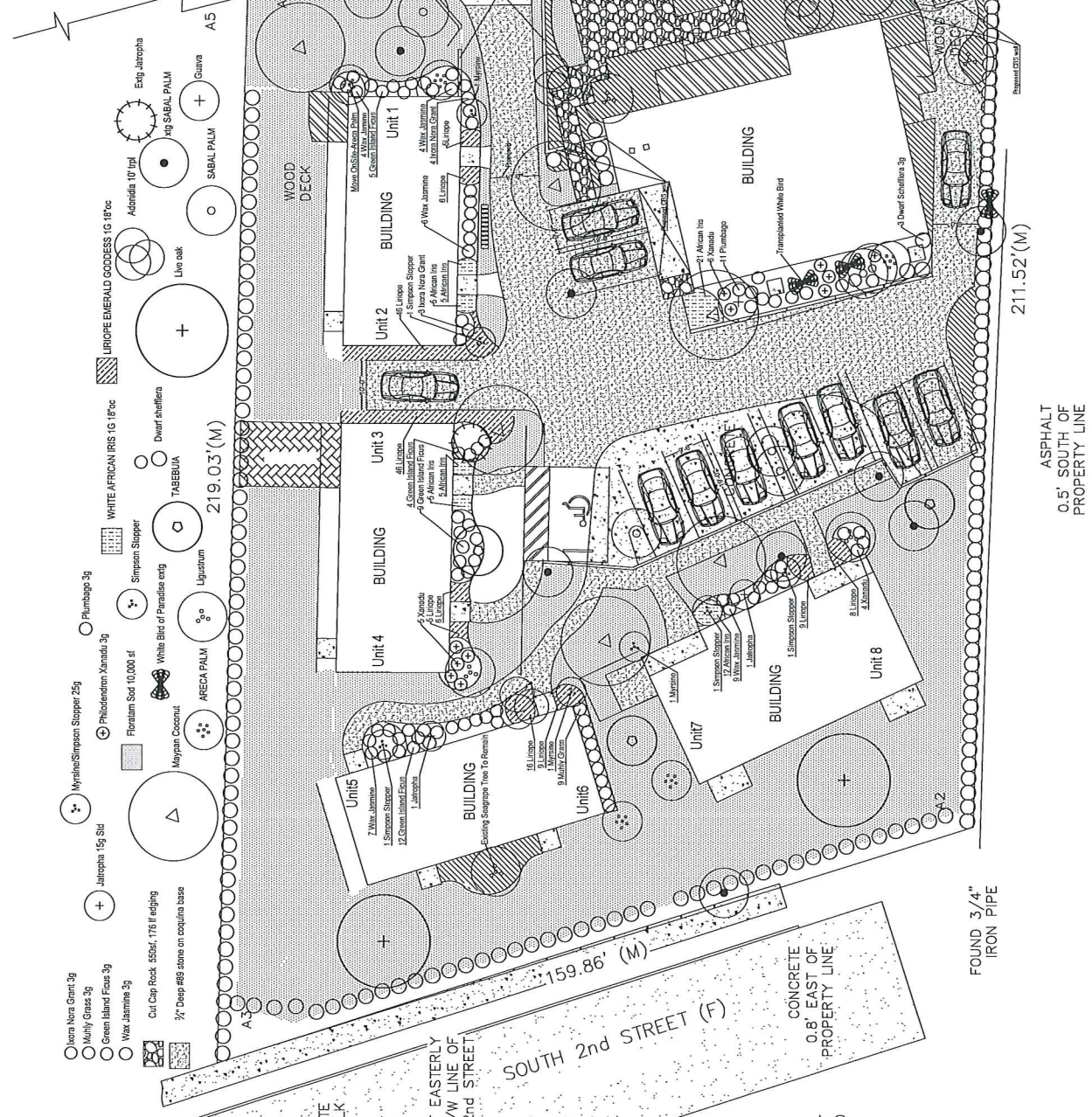
APPARENT EASTERLY  
 R/W LINE OF S.  
 INDIAN RIVER DRIVE

SET 1/2"  
 IRON ROD  
 LB# 7893

73.95'(C)  
 APPARENT SOUTHERLY LINE  
 OF LOT 13 (P.B. 1/PG. 188)

FOUND P-K  
 NAIL/DISC  
 P.S.M. #5723

FOUND P-K  
 NAIL/DISC  
 P.S.M. #5723



- 1 Ocean Nara Grant 3g
- 1 Manly Grass 3g
- 1 Green Island Firac 3g
- 1 Wax Jasmine 3g
- 1 Myrsine/Simpson Stopper 25g
- 1 Phibodendron Yamudu 3g
- 1 Floratum Sod 10,000 sf
- 1 White Bird of Paradise entg
- 1 Maypan Coconut
- 1 Jatropha 15g Sht
- 1 Cut Cap Rock 550sf, 178 lf edging
- 1 7/8" Deep #88 stone on coccinea base
- 1 EUROPE EMERALD GODDESS 1G 18"cc
- 1 WHITE AFRICAN IRIS 1G 18"cc
- 1 Simpson Stopper
- 1 ARECA PALM
- 1 Myrsine/Simpson Stopper 25g
- 1 Jatropha 15g Sht
- 1 Cut Cap Rock 550sf, 178 lf edging
- 1 7/8" Deep #88 stone on coccinea base
- 1 EUROPE EMERALD GODDESS 1G 18"cc
- 1 WHITE AFRICAN IRIS 1G 18"cc
- 1 Simpson Stopper
- 1 ARECA PALM
- 1 Myrsine/Simpson Stopper 25g
- 1 Jatropha 15g Sht
- 1 Cut Cap Rock 550sf, 178 lf edging
- 1 7/8" Deep #88 stone on coccinea base

ASPHALT  
 0.5' SOUTH OF  
 PROPERTY LINE

EASTERLY  
 W LINE OF  
 2nd STREET

CONCRETE  
 0.8' EAST OF  
 PROPERTY LINE

FOUND 3/4"  
 IRON PIPE

**Property Identification**

Site Address: 729 S INDIAN RIVER DR  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10H  
 Zoning: R4

Parcel ID: 2410-805-0014-060-5  
 Account #: 23870  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

Sun Moon Sea Development LLC  
 600 NE 56th St  
 Miami, FL 33137

**Legal Description**

TYLERS SD OF GOVT LOT 4 S 150 FTOF LOT 13 LYG E OF S 2 ST  
 (OR 3598-2160)

**Current Values**

Just/Market Value: \$370,600  
 Assessed Value: \$370,600  
 Exemptions: \$0  
 Taxable Value: \$370,600  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 7,554  
 Gross Area (SF): 8,274  
 Land Size (acres): 1.09  
 Land Size (SF): 47,493

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 24, 2014	3598 / 2160	0001	WD	Zriny,Ronald J	\$422,000
Dec 11, 2002	1630 / 0751	04	WD	Island View Development LLC,	\$199,000
Dec 11, 2002	1630 / 0749	04	WD	Island View Development LLC,	\$199,000
Jul 29, 2002	1559 / 2827	00	SP	Hatfield,James E	\$375,000
Jul 1, 1979	0312 / 1298	00	CV		\$194,000
Aug 1, 1977	0273 / 1716	02	CV		\$101,500

**Building Information (1 of 5)**

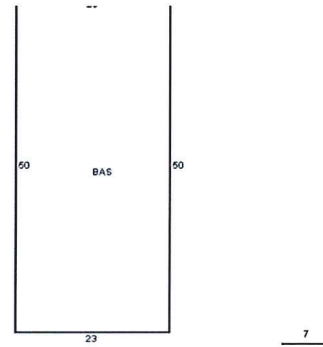
Finished Area: 1,150 SF  
 Gross Total Area: 1,150 SF

**Exterior Data**

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: MFH	Year Built: 1960	Frame:
Grade: MFAQ	Effective Year: 1970	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 4	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Terrazo
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1150	1150	146

**Building Information (2 of 5)**

Finished Area: 1,150 SF

Gross Total Area: 1,150 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1960  
 Effective Year: 1960  
 No. Units: 4

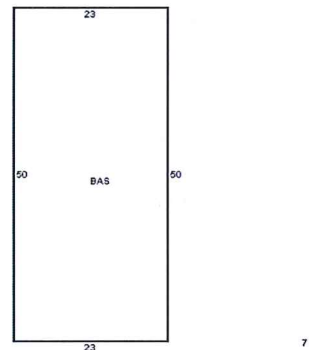
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Terrazo  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1150	1150	146

**Building Information (3 of 5)**

Finished Area: 1,150 SF

Gross Total Area: 1,150 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ

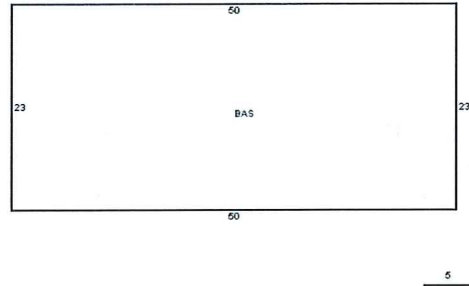
Roof Cover: Dim Shingle  
 Year Built: 1960  
 Effective Year: 1960

Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Terrazo  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1150	1150	146

**Building Information (4 of 5)**

Finished Area: 2,808 SF  
 Gross Total Area: 3,424 SF

View:  
 Building Type: MFH  
 Grade: MFEQ  
 Story Height: 2 Story

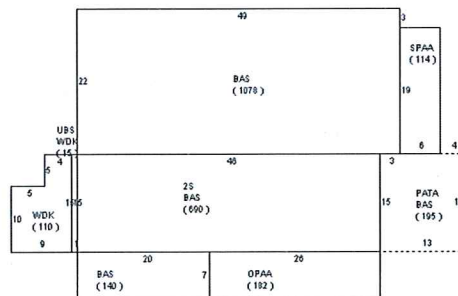
Exterior Data  
 Roof Cover: Metal  
 Year Built: 1901  
 Effective Year: 2000  
 No. Units: 4

Roof Structure: Gable  
 Frame:  
 Primary Wall: Hardi Plank  
 Secondary Wall:

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 2  
 A/C %: 100%

Interior Data  
 Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	690	690	122
BAS	BASE AREA	2102	2102	274

PATA	Patio Average (Plain Slab)	195	0	56
SPAA	Screen Porch Attached Average	114	0	50
UBS	UPPER BASE AREA/+1	15	15	32
WDK	WOOD DECK	125	0	80

**Building Information (5 of 5)**

Finished Area: 1,296 SF

Gross Total Area: 1,400 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1961  
 Effective Year: 1961  
 No. Units: 4

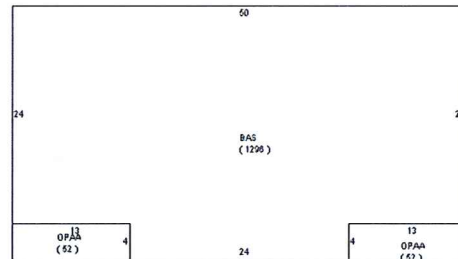
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Terrazo  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1296	1296	156
OPAA	Open Porch Attached Average	104	0	68

**Special Features and Yard Items**


Type	Qty	Units	Year Blt
------	-----	-------	----------

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$175,400					
Land:	\$195,200					
Just/Market:	\$370,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$370,600					
Exemption(s):	\$0					

## Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	6.6	Fort Pierce Stormwater Charge	\$356.40

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$370,600	\$370,600	\$0	\$370,600
2014	\$385,900	\$342,980	\$0	\$342,980
2013	\$311,800	\$311,800	\$0	\$311,800
2012	\$313,300	\$313,300	\$0	\$313,300

## Permits

Number	Date	Description	Amount	Fee
F94-000140	Jan 21, 1994	Roof	\$1,800	\$1,800
DM2003-10	Mar 21, 2003	Demolition	\$2,000	\$125
RR2003206	Apr 12, 2004	Alterations/Remodeling	\$165,000	\$1,775
SHTR2006108	Mar 8, 2007	Storm Shutters	\$2,326	\$100
RF20042164	Apr 9, 2007	Roof	\$3,900	\$164
BP12-0032	Apr 11, 2012	Roof	\$7,985	\$169
BP12-2222	Feb 7, 2013	Roof	\$7,180	\$154
BP03-5172	Jan 15, 2014	Alterations/Remodeling	\$165	\$1,751
BP07-26567	Jan 16, 2014	Electric	\$0	\$154
BP15-2841	Jan 19, 2016	Site Work	\$5,000	\$155

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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**Historic Preservation Board**

**6. e.**

Meeting Date: 02/22/2016

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Information

REQUESTED ACTION

Certificate of Appropriateness 15-40 - Install Chain Link Fence - 512 S.10th Street

LOCATION

512 S 10th Street (Parcel ID: 2410-709-0025-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Denial/Approval with Conditions

---

Attachments

Staff Report  
Application  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/12/2016

Started On: 02/12/2016 03:21 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

FEBRUARY 22ND, 2016

COA 15-40

### Owner/Applicant

Wynn Burns

### Location

512 S. 10th Street

### Parcel

2410-709-0025-000-2

### Historic Status

Contributing structure located in the Oakland Park Historic District

### Requested Action

Installation of a chain link fence with four gates, combined with variance request.

### Recommendation

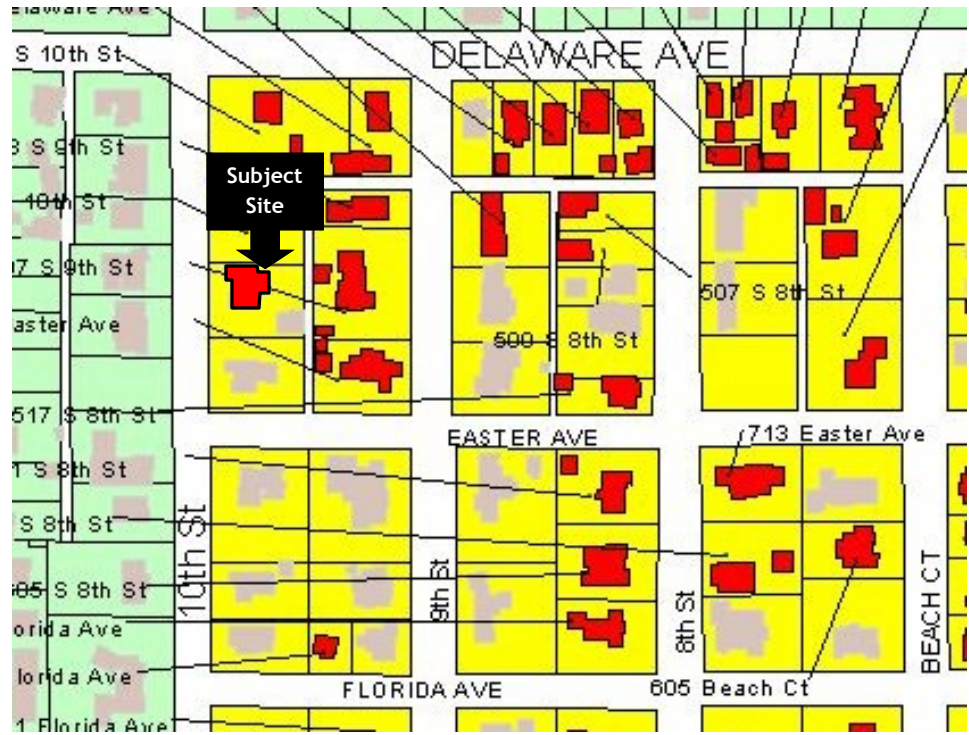
Denial/Approval with Conditions.

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map      Contributing      Non-Contributing      Subject Site

### HISTORY

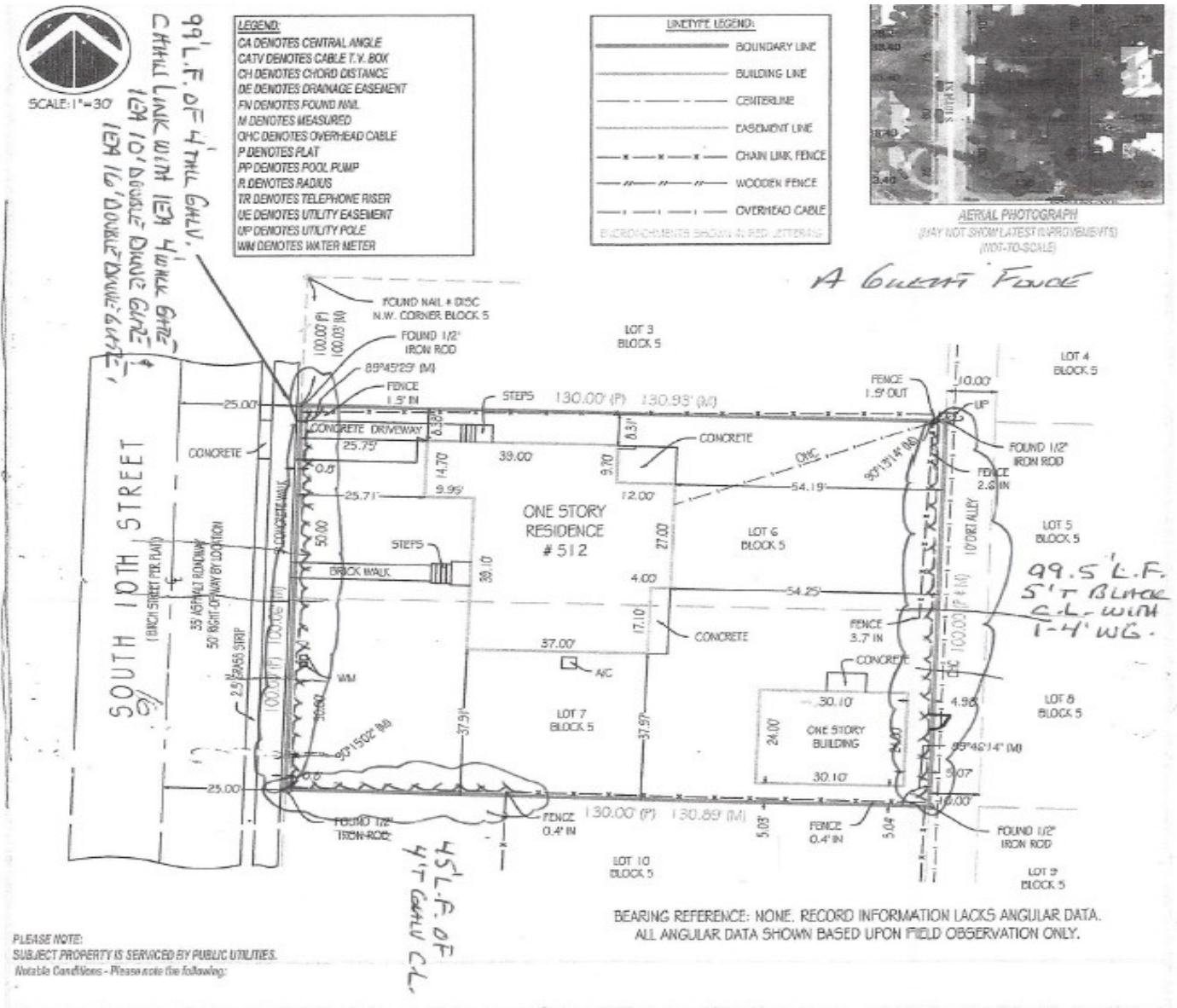
- 1950 Structure was built.
- 2002 City Commission Adopts Resolution 02-103, creating the Oakland Park Historic District

### Architectural Significance

This building is associated with the Post World War II Period (1946-1960) in Fort Pierce history and is classified as a contributing structure in the Oakland Park Historic District. The style is Masonry Vernacular and is expressed by concrete block walls and foundation, gable composition shingles roof, casement windows and main entrance, and front porch with gable roof. Ornamentation includes metal filigree posts and brick panels.

### Request

The applicant is requesting approval of a COA for the installation of a 4 ft. tall used galvanized chain link fence on the front (west) and side (south) of the property and 5 ft. tall black chain link fence on the back (east) of the property. The back fence contains one 4 foot wide gate. The front fence contains three: 4 foot, 10 foot and 16 foot gates. The requested fence requires approval of variance from City Code Section 22-67(d) regulations, based upon the fence type and location.



Survey with location of the proposed fence



Street views from 10th Street



**S 10th Street Perspective View**



**Corner of S 10th Street and Delaware Avenue—White Picket Fence**

## STAFF ANALYSIS

### Secretary of Interior Standards for Consideration

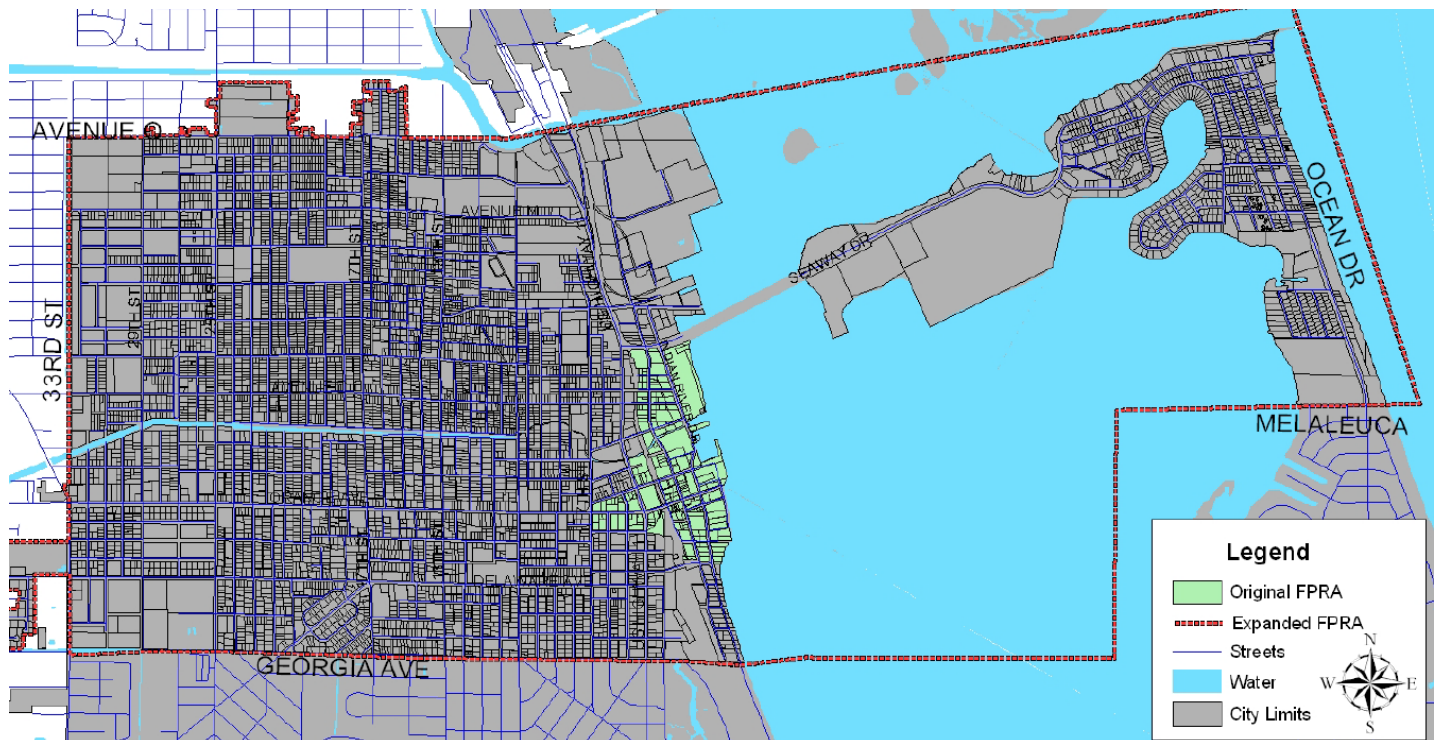
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction 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.

Furthermore,

### City Code Section 22-67(d) Special requirements.

(5)Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment, chain link fences are permitted only if located no closer than twenty-five (25) feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one (1) tree for each fifty (50) linear feet.



City of Fort Pierce Redevelopment Area

**Staff Recommendation**

The current proposal seeks to install fencing material that is incompatible with the materials and architectural features appropriate to protect the historic integrity of the property and its environment. The use of wood picket fencing is encouraged based upon the proposed location of the fence and its visibility from and proximity to the right-of-way .

Furthermore, placing the proposed fence 2-3 inches from the front property line does not meet requirements of the City Code Section 22-67(d).

Staff recommends that the Board deny the request as submitted based upon Secretary of Interior Standards 2 & 9 and City Code Section 22-67(d), or approve the request with conditions that the applicant will use alternative fence materials which do not detract from the character of the historic structures within the Oakland Park Historic District or will place the proposed fence 25 feet from the front property line, paint or coat it, and screen it from the public right-of-way with shrubs and no less than one (1) tree for each fifty (50) linear feet.

Bldg. Permit # 15-1947

COA# \_\_\_\_\_



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

2/22/16  
NEXT  
MEETING

K BOWEN @  
CITY - FT PIERCE  
.COM

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 512 S 10<sup>th</sup> St  
Parcel ID #: 2410-709-0025-000-2  
Type of Designation:  Contributing  Non-contributing Site within the Dakland Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Wynn Burns  
Mailing Address: 512 S 10<sup>th</sup> St  
Phone Number(s): 772-209-2845 Email: info@agreatfence.com

Applicant  
Name(s): Wynn Burns / A Great Fence  
Mailing Address: 512 S 10<sup>th</sup> St  
Phone Number(s): 772-812-0223 Email: info@agreatfence.com

Representative  
Name(s): Darrick Baitey  
Mailing Address: 515 NW Enterprise Dr  
Phone Number(s): 772-209-2845 Email: info@agreatfence.com

*Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, [Signature] as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

9/10/15  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch

---

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) Fencing in property

Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: Install 104' L.F. of 5' tall chainlink w/ 1-4'wg. Install 145' L.F. of 4' tall used chainlink w/ 1-10' DDG / 1-4'wg + 1-16' dddg

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions. SEE ATTACHED SURVEY

N/A

- 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. GOOGLE EARTH PHOTOS OF FRONT SIDE OF PROPERTY.

Material(s) specifications and/or sample(s) JUST STANDARD 4' TALL GALV. CHAIN LINK WITH 3 GATES.

Color samples. GALVANIZED

N/A

Demolition - Plans for what will be taking the demolished structure's place should be submitted.

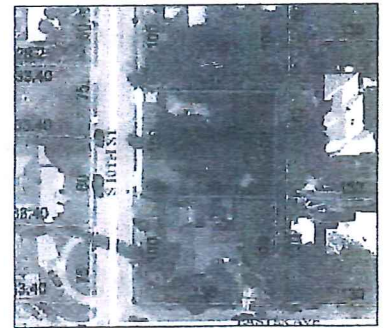


SCALE: 1"=30'

99' L.F. OF 4" TRAIL GRV.  
 CHAIN LINK WITH 1 1/4" HUNG GATE  
 124' 10" DOUBLE DRIVE GATE  
 124' 16" DOUBLE DRIVE GATE

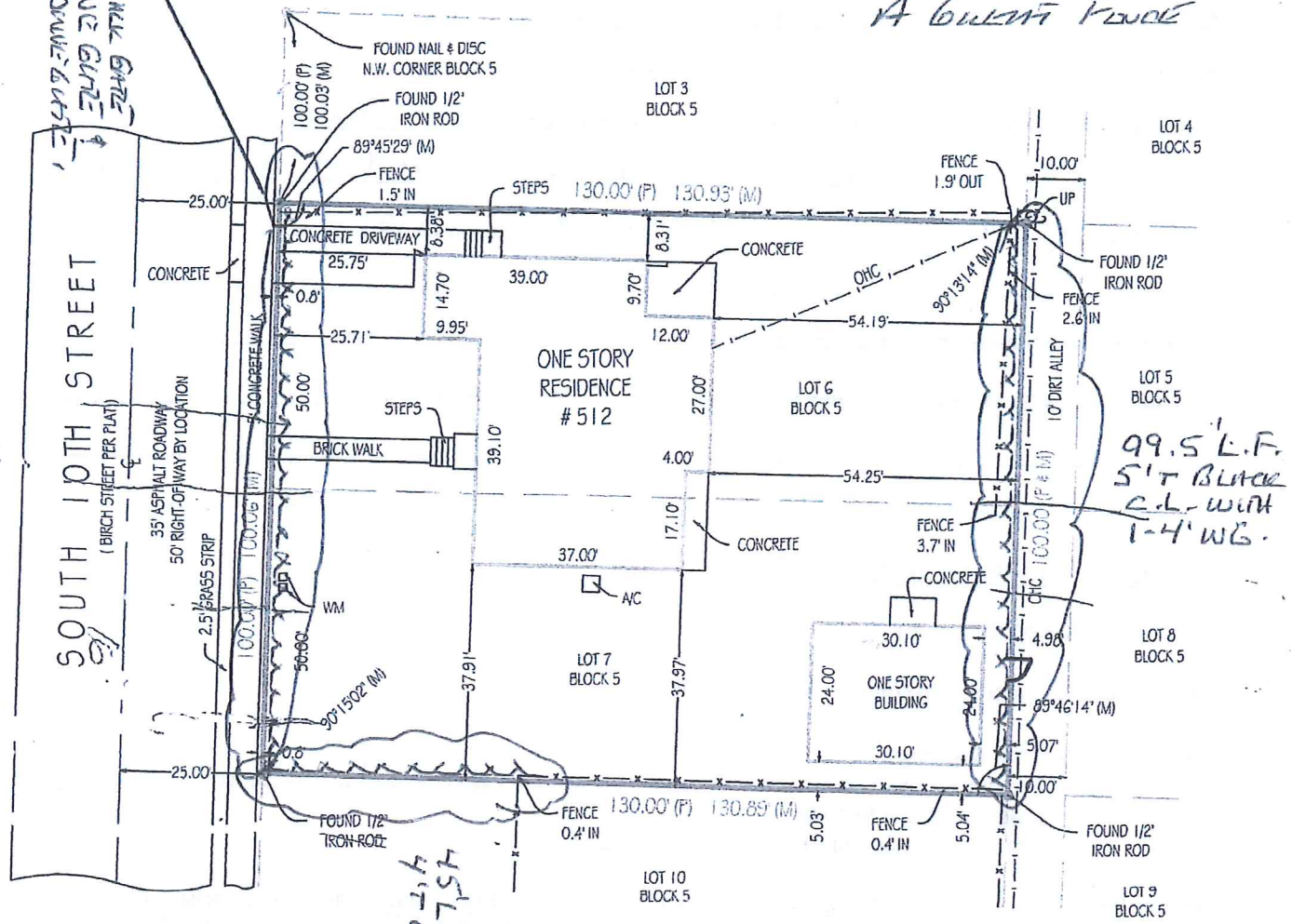
**LEGEND:**  
 CA DENOTES CENTRAL ANGLE  
 CATV DENOTES CABLE T.V. BOX  
 CH DENOTES CHORD DISTANCE  
 DE DENOTES DRAINAGE EASEMENT  
 FN DENOTES FOUND NAIL  
 M DENOTES MEASURED  
 OHC DENOTES OVERHEAD CABLE  
 P DENOTES PLAT  
 PP DENOTES POOL PUMP  
 R DENOTES RADIUS  
 TR DENOTES TELEPHONE RISER  
 UE DENOTES UTILITY EASEMENT  
 UP DENOTES UTILITY POLE  
 WM DENOTES WATER METER

**LINE TYPE LEGEND:**  
 BOUNDARY LINE  
 BUILDING LINE  
 CENTERLINE  
 EASEMENT LINE  
 CHAIN LINK FENCE  
 WOODEN FENCE  
 OVERHEAD CABLE  
 (SYMBOLS SHOWN IN RED LETTERS)



AERIAL PHOTOGRAPH  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)

A GULF FENCE



45' L.F. OF  
 4" TRAIL GRV. CL.

99.5' L.F.  
 5" TRAIL GRV.  
 CL. WITH  
 1-4" W.G.

BEARING REFERENCE: NONE, RECORD INFORMATION LACKS ANGULAR DATA.  
 ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

PLEASE NOTE:  
 SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.  
 Notable Conditions - Please note the following:

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurvey.com](http://www.LandtecSurvey.com) for up to date information about our locations and coverage area. This survey has been issued by the following Landtec Surveying office:  
 21000 Boca Rio Road - Ste. A12  
 Boca Raton, FL 33433  
 Office: (561) 367-3587 Fax: (561) 465-3145  
[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

Invoice Number: 01-65115  
 Drawn By: B. ZAB  
 Date of Field Work: 06/18/2015  
 Revision:  
 Revision:  
 Revision:



**LAND SURVEYING - RESIDENTIAL SERVICES**  
 Proudly Serving Florida's Land Title & Real Estate Industries

Google Maps 512 S 10th St



Image capture: Mar 2015 © 2016 Google

Fort Pierce, Florida

Street View - Mar 2015





**Property Identification**

Site Address: 512 S 10th ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10S  
 Zoning: R1

Parcel ID: 2410-709-0025-000-2  
 Account #: 23664  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Robert B Burns  
 Wynn V Burns  
 512 S 10th ST  
 Fort Pierce, FL 34950

**Legal Description**

OAKLAND PARK BLK 5 LOTS 6 AND 7 (MAP 24/10F) (OR 3764-380)

**Current Values**

Just/Market Value: \$55,600  
 Assessed Value: \$55,600  
 Exemptions: \$0  
 Taxable Value: \$55,600  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF): 1,910  
 Gross Area (SF): 2,930  
 Land Size (acres): 0.3  
 Land Size (SF): 13,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 30, 2015	3764 / 0380	0001	WD	Morency (TR) Georgette	\$85,000
Mar 18, 2004	1939 / 2979	01	WD	Morency,Georgette	\$100
Dec 19, 1988	0615 / 2824	00	WD	Marion H Greenwood	\$39,000
May 1, 1988	0588 / 1128	01	CV		\$0

**Building Information (1 of 2)**

Finished Area: 1,910 SF

Gross Total Area: 2,210 SF

**Exterior Data**

View:  
 Building Type: HC-  
 Grade: C-  
 Story Height: 1 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1950  
 Effective Year: 1960  
 No. Units: 1

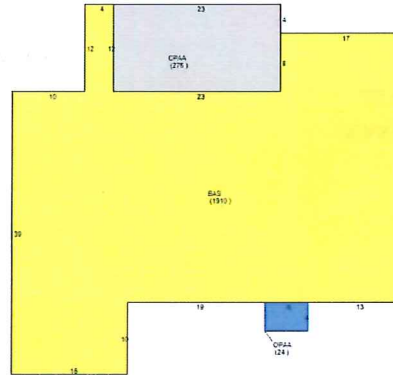
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 3  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1910	1910	226
CPAA	Carport Attached Average	276	0	70
OPAA	Open Porch Attached Average	24	0	20

**Building Information (2 of 2)**

Finished Area: 0 SF

Gross Total Area: 720 SF

**Exterior Data**

View:  
 Building Type: DGAR  
 Grade: DG  
 Story Height: 1 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1950  
 Effective Year: 1970  
 No. Units: 1

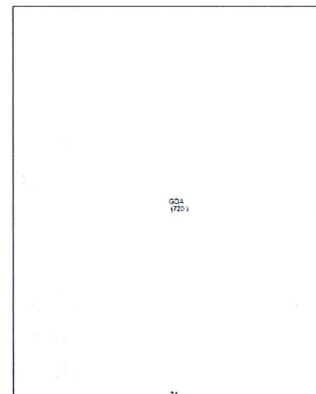
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: %

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: %

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: CONC GRD  
 Sprinkled %: %



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	720	0	108

**Special Features and Yard Items**


Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$44,600					
Land:	\$11,000					
Just/Market:	\$55,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$55,600					
Exemption(s):	\$0					
Taxable:	\$55,600					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$55,600	\$55,600	\$0	\$55,600
2014	\$57,700	\$57,700	\$0	\$57,700
2013	\$54,100	\$54,100	\$0	\$54,100
2012	\$56,600	\$56,600	\$0	\$56,600

**Permits**

Number	Date	Description	Amount	Fee
F89000197E	Mar 1, 1989	Additions to existing construction	\$500	\$500
RF20041847	Feb 7, 2005	Roof	\$12,000	\$245
BP15-1947	Oct 2, 2015	Chainlink Fence	\$2,180	\$165

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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