

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, August 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 July 25, 2016 meeting
6. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 16-45 - Repair, renovate and visually enhance five (5) apartment buildings - 506 and 511 North 2nd Street and 106 Cedar Place
  - b. Certificate of Appropriateness 16-44 - Sailfish Brewery - 130 North 2nd Street
  - c. Certificate of Appropriateness 16-43 - St. Andrews Episcopal Academy - 210 South Indian River Drive
7. **NEW BUSINESS**
  - a. Administrative Certificates of Appropriateness Approvals - July 2016
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: 08/22/2016

---

Information

REQUESTED ACTION

Minutes from the July 25, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

---

Attachments

Historic Preservation Board Minutes 7.25.16

---

**Form Review**

Form Started By: Alicia Rosenthal

Started On: 07/27/2016 11:54 AM

Final Approval Date: 08/08/2016

# DRAFT



## CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

---

### Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 25, 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

Ms. Harris arrived at 6:15 PM.

Present: **Peggy Harris; Michael Broderick; Holly Theuns; Charlie Hayek; Patrick Small; Suzanne Boardman; Chairman Paul Sampson**

Absent: **Jared Osteen; Marlene Sherwin**

Staff Present: **Iola Mosley, Sr. Assistant City Attorney  
Kori Benton, Senior Planner  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

No alternate members were needed.

5. APPROVAL OF MINUTES

- a. Minutes from the June 27, 2016 meeting

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the June 27, 2016 meeting.**

**AYE: Holly Theuns, Charlie Hayek, Patrick Small, Suzanne Boardman, Chairman Paul Sampson, Michael Broderick**

Passed

## 6. PUBLIC HEARINGS

### a. Certificate of Appropriateness 16-41 - Driveway, Storm Shutters, Addition - 808 S. 10th Street

Ms. Lewicka gave an overview of the application. No one spoke for or against the Certificate of Appropriateness.

**Motion was made by Suzanne Boardman, and seconded by Charlie Hayek to approve the installation of a new driveway, addition of storm shutters and construction of an addition to the existing residence based on Secretary of Interior Standards 9 and 10.**

**AYE: Michael Broderick, Holly Theuns, Charlie Hayek, Patrick Small, Suzanne Boardman, Chairman Paul Sampson**

Passed

### b. Certificate of Appropriateness 16-30 - Install Nine Flags - 100 S. 2nd Street

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding signage on the 2nd floor and the flag pole that is currently on the building.

Ariel Walsh, Pierce Harbor Representative, provided additional information on the flags and answered questions from the Board.

Bob Burdge spoke against the flags. Mr. Burdge had concerns with the flags setting a precedence in downtown. Mr. Burdge answered questions from the Board.

**Motion was made by Holly Theuns, and seconded by Peggy Harris to approve COA 16-30, 100 S. 2nd Street, for the installation of nine (9) poles with blue flags based on Secretary of Interior Standards 9 and 10.**

**The motion was amended to reflect removal of the existing flag pole, if it is not in fact one that has been placed for placement, and additional signage on the 2nd floor not be planned.**

**Motion was withdrawn.**

**Motion was made by Holly Theuns, and seconded by Peggy Harris to approve COA 16-30, 100 S. 2nd Street, for the installation of nine (9) poles with blue flags based on Secretary of Interior Standards 9 and 10 with the additional information that the existing flag pole be removed and no additional signage be requested on the 2nd story of the building.**

**AYE: Suzanne Boardman, Peggy Harris, Michael Broderick, Holly Theuns, Charlie Hayek, Patrick Small, Chairman Paul Sampson**

Passed

## 7. NEW BUSINESS

### a. Administrative Certificates of Appropriateness Approvals - June 2016

## 8. CONSIDERATION OF ABSENCES

**Motion was made by Peggy Harris, and seconded by Charlie Hayek to approve the absences of Jared Osteen and Marlene Sherwin.**

**AYE: Charlie Hayek, Patrick Small, Suzanne Boardman, Peggy Harris, Michael Broderick, Holly Theuns, Chairman Paul Sampson**

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**6. a.**

Meeting Date: 08/22/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 16-45 - Repair, renovate and visually enhance five (5) apartment buildings - 506 and 511 North 2nd Street and 106 Cedar Place

LOCATION

506 North 2nd Street (Parcel ID: 2403-705-0102-100-3) and  
511 North 2nd Street (Parcel ID: 2403-705-0091-000-1) and  
106 Cedar Place (Parcel ID: 2403-705-0097-100-3).

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Applicatio  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 08/16/2016

Started On: 08/15/2016 01:53 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

AUGUST 22, 2016

COA 16-45

### Owner

AABAA International Inc.

### Representative

Cook and Menard Architecture Inc.

### Location

506, 511 N 2nd Street and  
105 Cedar Place

### Parcel

2403-705-0102-100-3  
2403-705-0091-000-1  
2403-705-0097-100-3

### Historic Status

Non-Contributing

### Requested Action

Consideration of approval for removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and metal roofing on the five buildings.

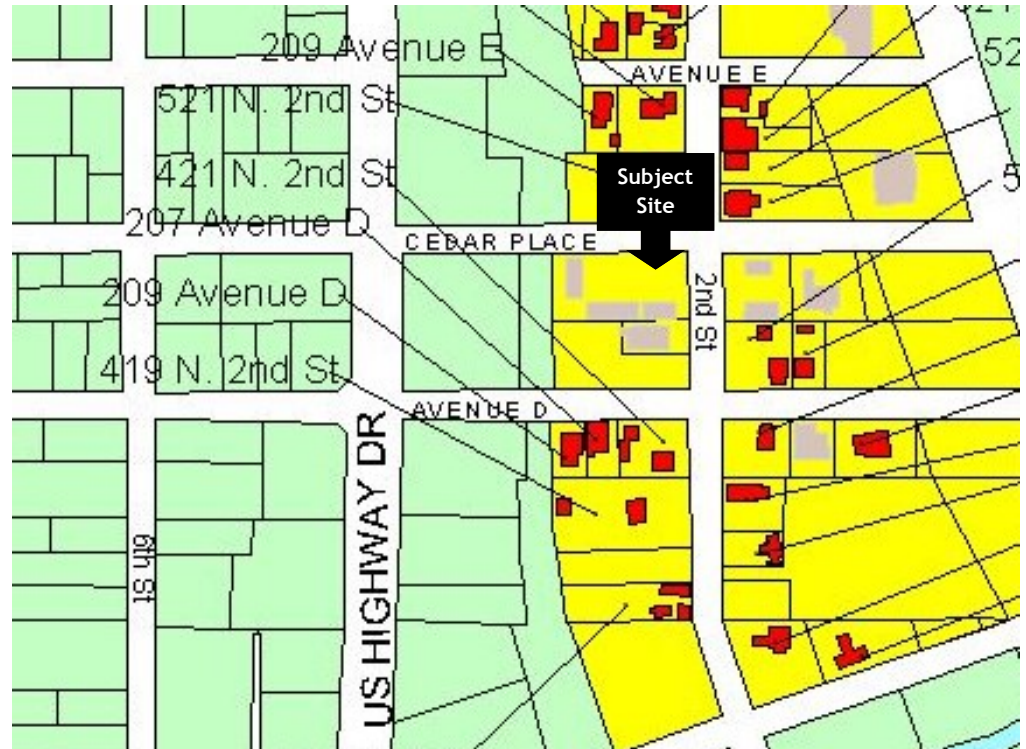
### Recommendation

Approval

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map    Contributing    Non-Contributing    Subject Site

## HISTORY

- 1947                      Structure Located at 106 Cedar was built.
- 1950                      Structures located at 506 North Second Street were built.
- 1952-55-61              Structures located at 511 North Second Street were built.
- 11/19/2001              City Commission adopts the Edgar Town Historic District.

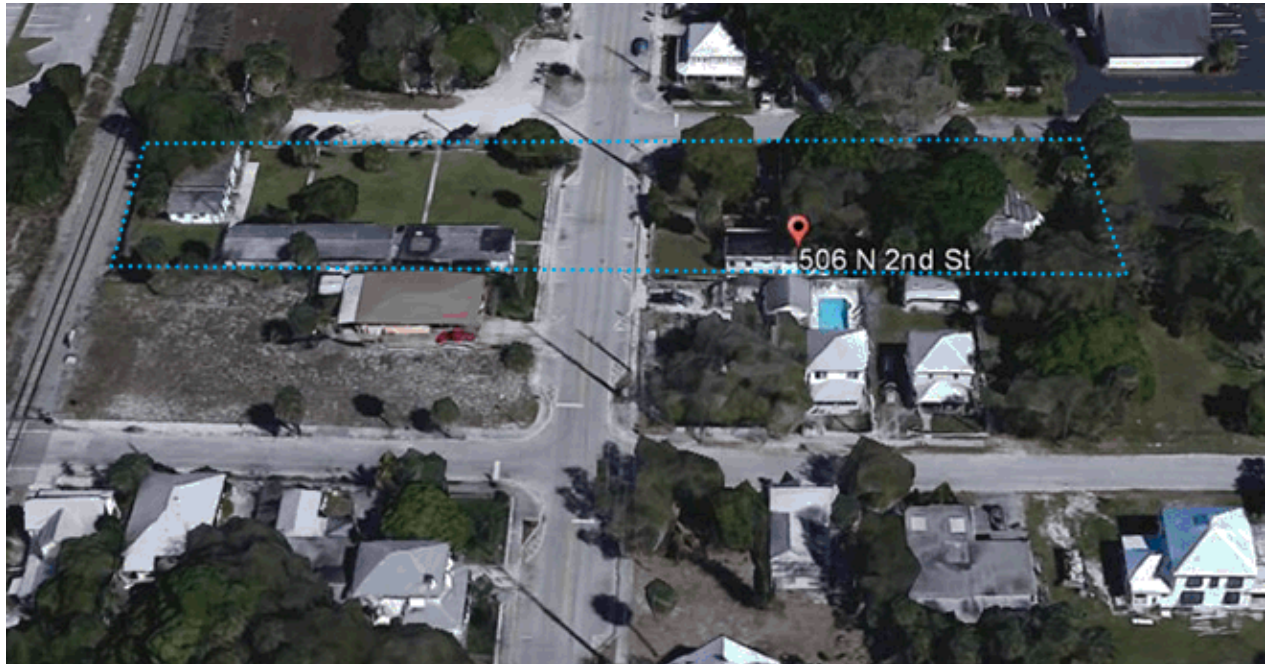
### Existing Conditions:

The subject buildings are associated with the Post World War II Period (1946-1960) in Fort Pierce History. They are considered Non-contributing structures in the Edgar Town Historic District as they lack the historical, architectural significance and integrity.

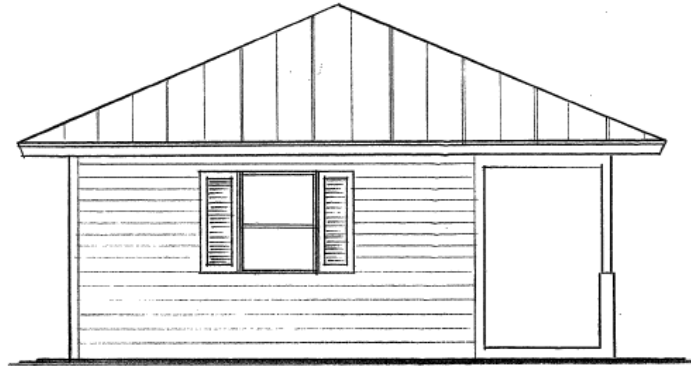
## Staff Analysis

### Request:

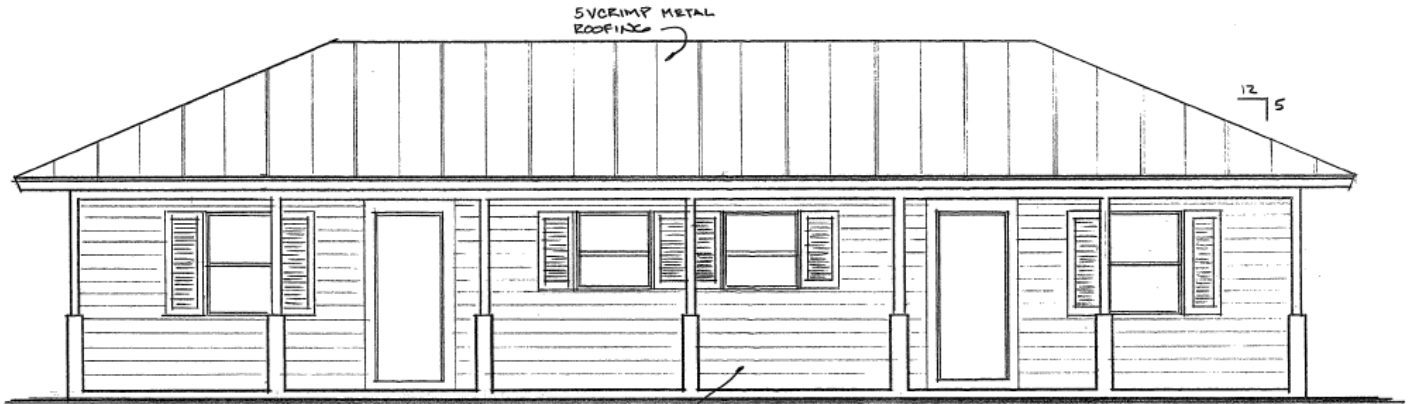
The applicant is proposing to repair, renovate and visually enhance five (5) apartment buildings. The proposed work will include removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and new metal roofing .



Outline of the subject site.



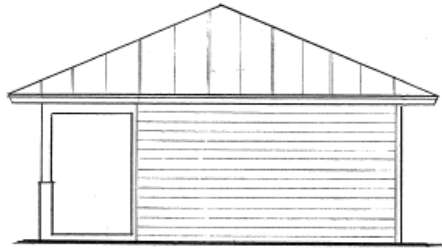
LEFT SIDE ELEVATION  
~~OTHER SIDE SIMILAR~~



FRONT ELEVATION  
REAR ELEVATION SIMILAR

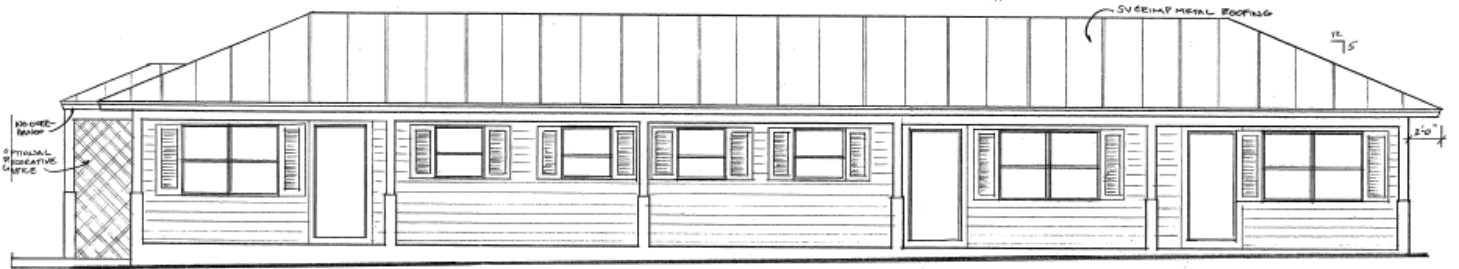
511 North Second Street

Units 1 and 2



SIDE ELEVATION

OTHER SIDE SIMILAR 1/4"



FRONT ELEVATION

REAR ELEVATION(S) SIMILAR 1/4"

511 North Second Street

Units 3, 4 and 5



511 North Second Street, Units 6, 7 and 8

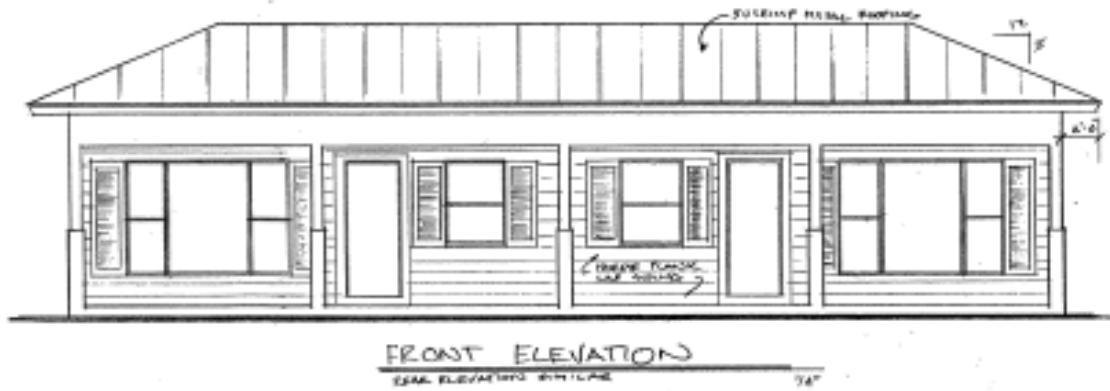


SIDE ELEVATION  
FROM SW - 1/4" = 1'-0"



FRONT ELEVATION  
FROM ELEVATION - 1/4" = 1'-0"

506 North Second Street  
Units 1 and 2



506 North Second Street

Unit 3 and 4

**Secretary of Interior's Standards for Consideration:**

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

The proposed restoration will enhance appearance of the buildings and reestablish the whole site. The design of the façades is in harmony with the surrounding properties and overall historic district.

**Staff Recommendations:**

Staff recommends approval of the removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and metal roofing on the five buildings and finds the overall proposal and design are consistent with the Secretary of Interior Standard 2, 9 and 10.

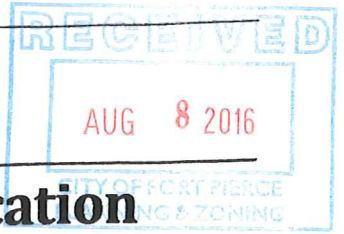


# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

DAVID CARLIN, MPA, PLANNING MANAGER  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

COA 16-45



### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 506 & 511 NORTH 2ND ST.

Parcel ID #: \_\_\_\_\_

Type of Designation:  Contributing  Non-contributing Site within the EDGAR TOWN Historic District

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

#### Property Owner/ Applicant Information

Property Owner(s) Name(s): AABAA INTERNATIONAL, INC.

Mailing Address: C/O 1365 Bayshore Dr. Ft. PI 34949.

Phone Number(s): 772-519-6786 Email: Donna.CoastalLiving@gmail.com

#### Applicant

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

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

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

#### Representative

Name(s): COOK & MENARD ARCHITECTURE INC.

Mailing Address: 806 DELAWARE AVE FT PIERCE FL 34950

Phone Number(s): 4607751 Email: COOKMENARD@YAHOO.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, Hal Jashlee by Donna Beaton as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Hal Jashlee by Donna Beaton agent  
Signature of Owner

8/5/16.  
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) \_\_\_\_\_

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

Please provide a detailed description of the proposed work to be performed: REMOVE & REPLACE

DOORS & WINDOWS, WEAP COL'S, ADD HARDIE PLANK

LAP SIDING, DECORATIVE SHUTTERS, INSTALL NEW

TRUSSES (HIP ROOF) & METAL ROOFING (5 CRIMP GALV FINISH)

KEY WEST COLORS FOR SIDING & TRIM

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.

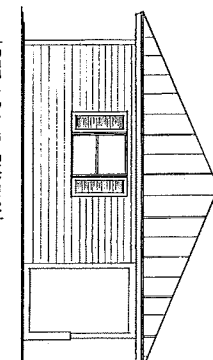
Material(s) specifications and/or sample(s)

Color samples.

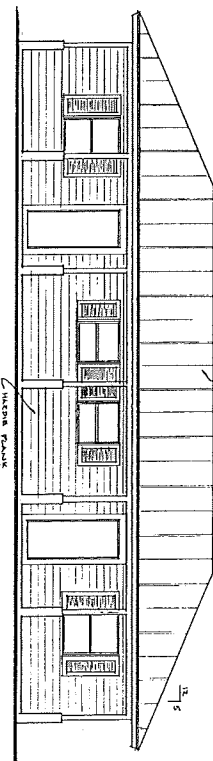
Demolition - Plans for what will be taking the demolished structure's place should be submitted.



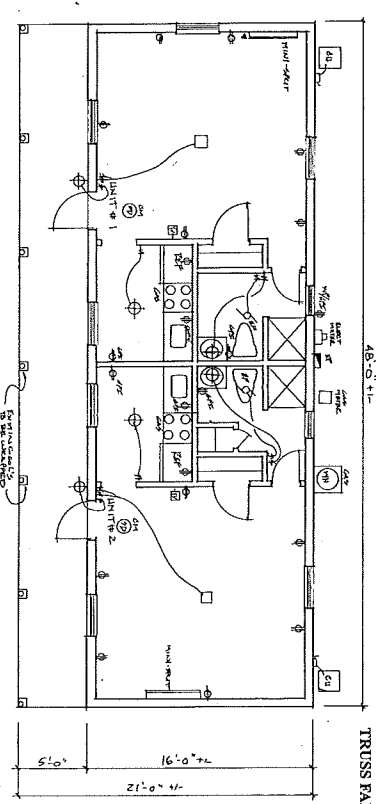
**SCOPE OF WORK:**  
 Provide and install all materials and labor for the construction of the structure shown on these drawings. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the design and construction of the structure, including but not limited to the foundation, framing, roof, exterior finish, and interior finish. The contractor shall be responsible for the installation of all mechanical, electrical, and plumbing systems. The contractor shall be responsible for the removal and disposal of all debris and waste. The contractor shall be responsible for the protection of all existing structures and utilities. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the completion of the structure in accordance with the drawings and specifications. The contractor shall be responsible for the maintenance and repair of the structure for a period of one year after completion.



LEFT SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN

**SQUARE FOOTAGE**

LIVING	768 SF
KITCHEN	240 SF
TOTAL	1008 SF

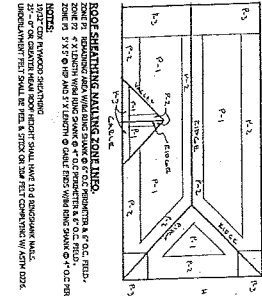
**Estimate for Double End Cottages**

1. Labor cost (1000 hrs @ \$22.00/hr)	22000
2. Material cost (1000 sq ft @ \$1.00/sq ft)	10000
3. Subcontractor cost (1000 sq ft @ \$1.00/sq ft)	10000
4. Contingency (10% of total)	4200
5. Profit (10% of total)	4200
<b>TOTAL</b>	<b>50400</b>

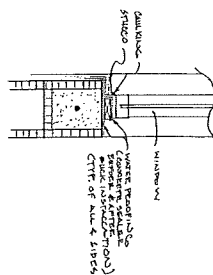
**ELECTRICAL LOAD CALCULATION**

768 SF LIVING @ 1 VA	768
240 SF KITCHEN @ 1 VA	240
240 SF BATH @ 1 VA	240
240 SF BED @ 1 VA	240
240 SF HALL @ 1 VA	240
240 SF PORCH @ 1 VA	240
<b>TOTAL</b>	<b>2508</b>
<b>PERMIT LOAD VA @ 100%</b>	<b>2508</b>
<b>PERMIT LOAD VA @ 80%</b>	<b>2006</b>
<b>PERMIT LOAD VA @ 60%</b>	<b>1505</b>
<b>PERMIT LOAD VA @ 40%</b>	<b>1004</b>
<b>PERMIT LOAD VA @ 20%</b>	<b>502</b>

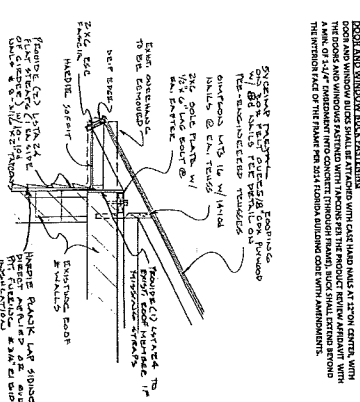
**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO TRUSS FABRICATION.



ROOF SHEATHING AND RAILING ZONE DETAIL



MASONRY WINDOW FLASHING DETAIL



DOOR AND WINDOW BUCK EXTERIOR

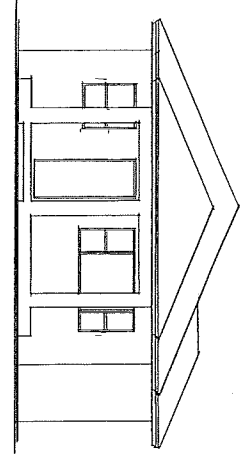
**COOK & MENARD ARCHITECTURE INC.**  
 STATE OF FLORIDA REGISTRATION NO. AA680244  
 406 DELAWARE AVE. FT. PIERCE, FLORIDA 34958  
 PHONE: (772) 468-7751 FAX: (772) 468-4214

AABAA INTERNATIONAL  
**511 2<sup>ND</sup> STREET COTTAGES**  
 FT. PIERCE, FLORIDA



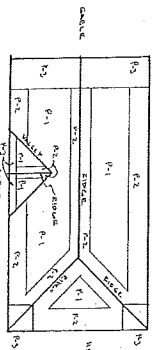
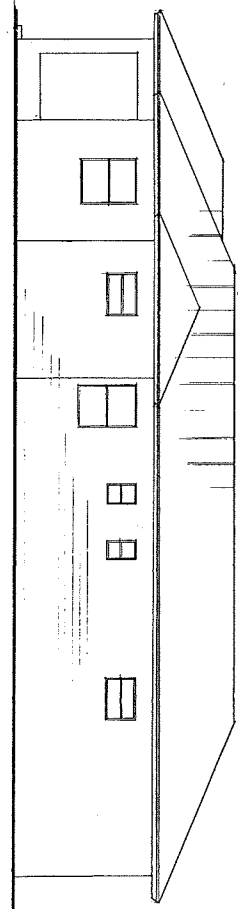
SIDE ELEVATION

1/4"

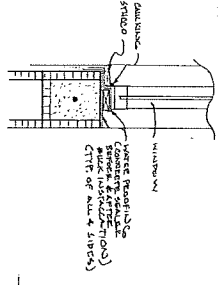


REAR ELEVATION

1/4"



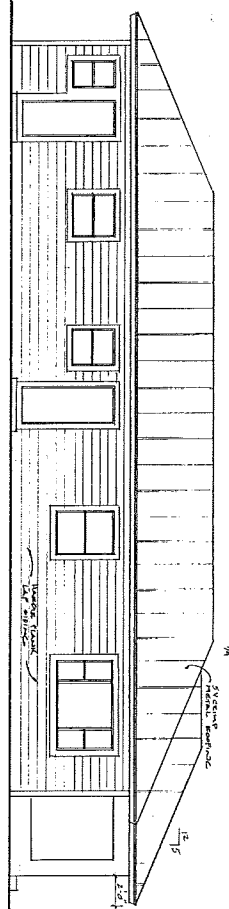
ROOF FRAMING PLAN



MASONRY WINDOW FLASHING DETAIL

FRONT ELEVATIONS

1/4"

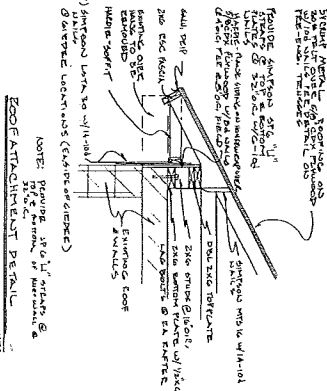


NOTE:  
CONTRACTOR TO  
FIELD VERIFY ALL  
DIMENSIONS PRIOR TO  
TRUSS FABRICATION.

DOOR AND WINDOW SILL SETTING  
DOOR AND WINDOW SILL SHALL BE SETTING WITH CAST IRON SILL AT TYPICAL CENTER WITH  
THE DOORS AND WINDOWS FACTORY WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH  
THE WINDOW SILL SETTING WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH  
THE WINDOW SILL SETTING WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH

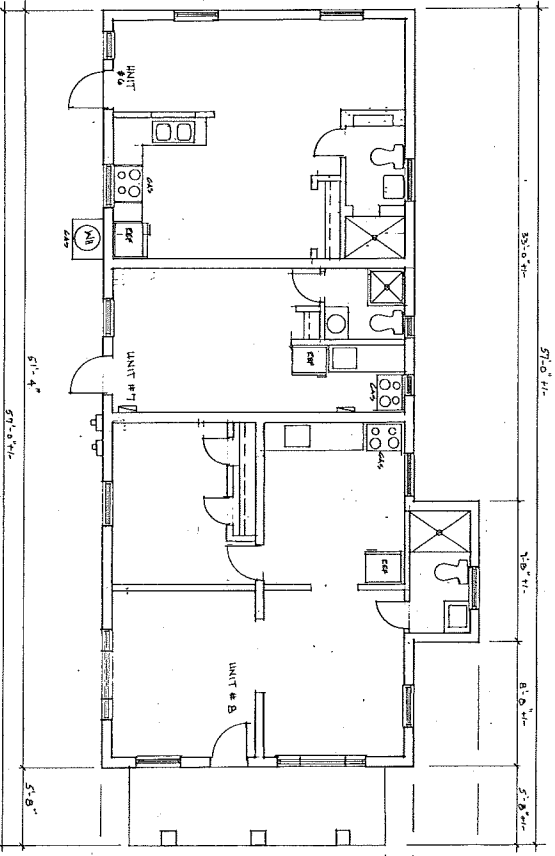
- Construction for finish and conditions**
1. System shall be as follows: 2011 Edition with amendments and 2007-10
  2. System shall be as follows: 2011 Edition with amendments and 2007-10
  3. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  4. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  5. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  6. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  7. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  8. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  9. All openings shall be as follows: 2011 Edition with amendments and 2007-10
  10. All openings shall be as follows: 2011 Edition with amendments and 2007-10

**SCOPE OF WORK**  
FOUNDATIONS AND ROOFING SHALL BE SETTING WITH CAST IRON SILL AT TYPICAL CENTER WITH  
DOOR AND WINDOW SILL SETTING WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH  
THE DOORS AND WINDOWS FACTORY WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH  
THE WINDOW SILL SETTING WITH TRUSS FOR THE PRODUCT FROM MANUFACTURER WITH



ROOF ATTACHMENT DETAIL

FLOOR PLAN

















**Property Identification**

Site Address: 506 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10A  
 Zoning: R5

Parcel ID: 2403-705-0102-100-3  
 Account #: 16010  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AABAA International Inc  
 % Debra L Korduner Esq  
 9665 Wilshire Blvd 9th Fl  
 Beverly Hills, CA 90212

**Legal Description**

ASSESSOR'S MAP OF N PART OF FT PIERCE BLK 11-F LOTS 4 AND 5 (MAP 24/10C) (OR 3820-430)

**Current Values**

Just/Market Value: \$73,600  
 Assessed Value: \$73,600  
 Exemptions: \$0  
 Taxable Value: \$73,600  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 1,440  
 Gross Area (SF): 1,824  
 Land Size (acres): 0.23  
 Land Size (SF): 10,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2015	3820 / 0430	0205	WD	Halbo South Inc	\$730,000
Oct 9, 2000	1334 / 1863	XX03	WD	Hall, Clarence F	\$91,000
Oct 22, 1998	1180 / 2906	XX01	QC	Clarence F Hall	\$100
Jul 1, 1988	0601 / 2366	XX01	CV		\$0
Jul 1, 1988	0594 / 0901	XX01	CV		\$100
Jan 1, 1984	0422 / 1774	XX02	CV		\$154,000
Nov 1, 1980	0342 / 0301	XX02	CV		\$122,000

**Building Information (1 of 2)**

Finished Area: 720 SF

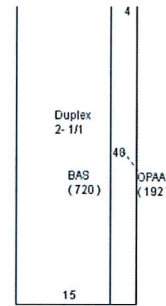
Gross Total Area: 912 SF

**Exterior Data**

View:	Roof Cover: Roll Comp	Roof Structure: Gable
Building Type: MFH	Year Built: 1950	Frame:
Grade: MFFQ	Effective Year: 1960	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 2	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: Carpet
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	720	720	126
OPAA	Open Porch Attached Average	192	0	104

**Building Information (2 of 2)**

Finished Area: 720 SF

Gross Total Area: 912 SF

Exterior Data

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

Roof Cover: Roll Comp  
 Year Built: 1950  
 Effective Year: 1960  
 No. Units: 2

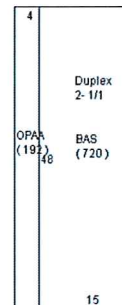
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

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

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	720	720	126
OPAA	Open Porch Attached Average	192	0	104

**Special Features and Yard Items**

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

Current Values Breakdown


Building:	\$15,800
Land:	\$57,800
Just/Market:	\$73,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$73,600
Exemption(s):	\$0
Taxable:	\$73,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.4	Fort Pierce Stormwater Charge	\$129.60

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	\$73,600	\$73,600	\$0	\$73,600
2014	\$74,400	\$74,400	\$0	\$74,400
2013	\$97,400	\$97,400	\$0	\$97,400

Permits

Number	Date	Description	Amount	Fee
BP10-0187	Aug 31, 2010	Alterations/Remodeling	\$2,500	\$75
BP13-3181	Nov 14, 2013	Plumbing	\$900	\$79
BP14-3168	Apr 20, 2015	Plumbing	\$900	\$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.

© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 511 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10C  
 Zoning: R4

Parcel ID: 2403-705-0091-000-1  
 Account #: 16003  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

### Ownership

AABAA International Inc  
 % Debra L Korduner Esq  
 9665 Wilshire Blvd 9th Fl  
 Beverly Hills, CA 90212

### Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 10-E- LOTS 1 TO 4 INCL (MAP 24/10C) (OR 3820-430)

### Current Values

Just/Market Value: \$147,200  
 Assessed Value: \$147,200  
 Exemptions: \$0  
 Taxable Value: \$147,200  
 Taxes for this parcel: SLC Tax Collector's Office



### Total Areas

Finished/Under Air (SF): 3,136  
 Gross Area (SF): 3,854  
 Land Size (acres): 0.46  
 Land Size (SF): 20,000

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2015	3820 / 0430	0205	WD	Halbo South Inc	\$730,000
Oct 9, 2000	1334 / 1863	XX03	WD	Hall, Clarence F	\$91,000
Oct 22, 1998	1180 / 2906	XX01	QC	Clarence F Hall	\$100
Feb 1, 1985	0458 / 1191	XX02	CV		\$161,000
Apr 1, 1983	0400 / 0105	XX02	CV		\$80,800
Oct 1, 1976	0258 / 2959	XX00	CV		\$110,000

### Building Information (1 of 3)

Finished Area: 768 SF

Gross Total Area: 1,008 SF

#### Exterior Data

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

Roof Cover: Tar & Gravel  
 Year Built: 1955  
 Effective Year: 1955  
 No. Units: 2

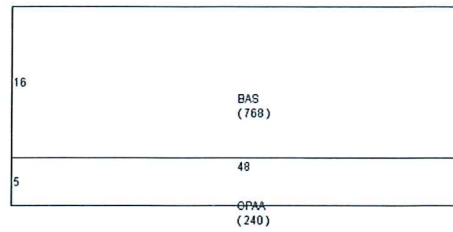
Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

#### Interior Data

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

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	768	768	128
OPAA	Open Porch Attached Average	240	0	106

**Building Information (2 of 3)**

Finished Area: 1,184 SF

Gross Total Area: 1,554 SF

Exterior Data

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

Roof Cover: Tar & Gravel  
 Year Built: 1961  
 Effective Year: 1961  
 No. Units: 5

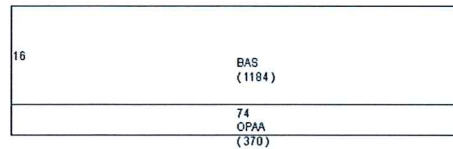
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 5  
 Half Baths: 0  
 A/C %: 0%

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

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	1184	1184	180
OPAA	Open Porch Attached Average	370	0	158

**Building Information (3 of 3)**

Finished Area: 1,184 SF

Gross Total Area: 1,292 SF

Exterior Data

View:  
<http://www.paslc.org/RECard/>

Roof Cover: Tar & Gravel

Roof Structure: Flat/Shed

Grade: MFFQ  
 Story Height: 1 Story

Effective Year: 1952  
 No. Units: 1

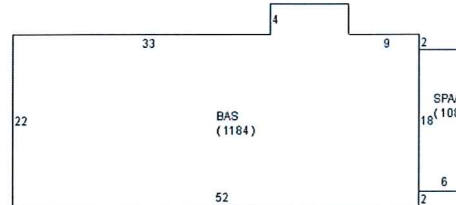
Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1184	1184	156
SPAA	Screen Porch Attached Average	108	0	48

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building:	\$31,700
Land:	\$115,500
Just/Market:	\$147,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$147,200
Exemption(s):	\$0
Taxable:	\$147,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	3.6	Fort Pierce Stormwater Charge	\$194.40

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
------	-------------	----------	------------	---------

**Permits**

Number	Date	Description	Amount	Fee
RF2002-46	Nov 25, 2002	Roof	\$0	\$154
RF200458	Jun 18, 2004	Roof	\$4,190	\$167
BP14-3160	Apr 20, 2015	Plumbing	\$900	\$79

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.

© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**Property Identification**

Site Address: CEDAR ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10A  
 Zoning: R5

Parcel ID: 2403-705-0097-000-3  
 Account #: 16006  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AABAA International Inc  
 % Debra L Korduner Esq  
 9665 Wilshire Blvd 9th Fl  
 Beverly Hills, CA 90212

**Legal Description**

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 11-F- LOT 1-LESS THATPART LYG E OF RETAINING WALL- (MAP 24/10C) (OR 3820-430)

**Current Values**

Just/Market Value: \$66,400  
 Assessed Value: \$66,400  
 Exemptions: \$0  
 Taxable Value: \$66,400  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 1,644  
 Gross Area (SF): 1,792  
 Land Size (acres): 0.23  
 Land Size (SF): 9,950

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2015	3820 / 0430	0205	WD	Halbo South Inc	\$730,000
Oct 9, 2000	1334 / 1863	XX03	WD	Hall,Clarence F	\$91,000
Oct 22, 1998	1180 / 2906	XX01	QC	Clarence F Hall	\$100
Jul 1, 1988	0601 / 2366	XX01	CV		\$0
Jul 1, 1988	0594 / 0901	XX01	CV		\$100
Jan 1, 1984	0422 / 1774	XX02	CV		\$154,000
Nov 1, 1980	0342 / 0301	XX02	CV		\$122,000

**Building Information (1 of 2)**

Finished Area: 1,290 SF

Gross Total Area: 1,402 SF

**Exterior Data**

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

Roof Cover: Roll Comp  
 Year Built: 1947  
 Effective Year: 1950  
 No. Units: 4

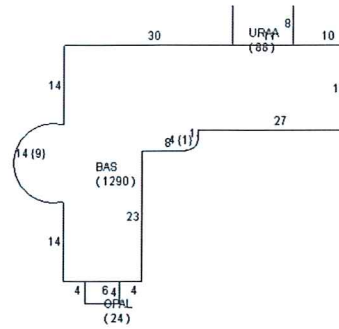
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

**Interior Data**

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

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1290	1290	198
OPAL	Open Porch Attached Low	24	0	20
URAA	Utility Room Attached Average	88	0	38

**Building Information (2 of 2)**

Finished Area: 354 SF

Gross Total Area: 390 SF

Exterior Data

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

Roof Cover: Roll Comp  
 Year Built: 1947  
 Effective Year: 1947  
 No. Units: 1

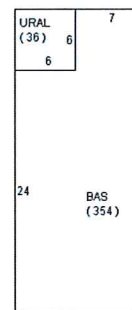
Roof Structure: Gable  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	354	354	86
URAL	Utility Room Attached Low	36	0	24


**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:	\$11,200					
Land:	\$55,200					
Just/Market:	\$66,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$66,400					
Exemption(s):	\$0					
Taxable:	\$66,400					

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
1999	0041	1.8	Fort Pierce Stormwater Charge	\$97.20

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	\$66,400	\$66,400	\$0	\$66,400
2014	\$66,700	\$66,700	\$0	\$66,700
2013	\$87,900	\$87,900	\$0	\$87,900

**Permits**

Number	Date	Description	Amount	Fee
0700001696	Apr 13, 2009	Fence	\$100	\$50

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.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**Historic Preservation Board**

**6. b.**

Meeting Date: 08/22/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 16-44 - Sailfish Brewery - 130 North 2nd Street

LOCATION

130 North 2nd Street (Parcel ID: 2410-503-0055-000-9)

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: 08/16/2016

Started On: 08/15/2016 02:43 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

AUGUST 22, 2016

COA 16-44

### Owner

Kraaz & Kraaz Finance LLC

### Applicant

Kraaz & Kraaz Finance LLC

### Representative

Mike Menard

### Location

130 N Second Street

### Parcel

2410-503-0055-000-9

### Historic Status

Non-Contributing

### Requested Action

Consideration of approval for removal of the existing store front and construction of new walls 18' back into the building to create open air sitting.

### Recommendation

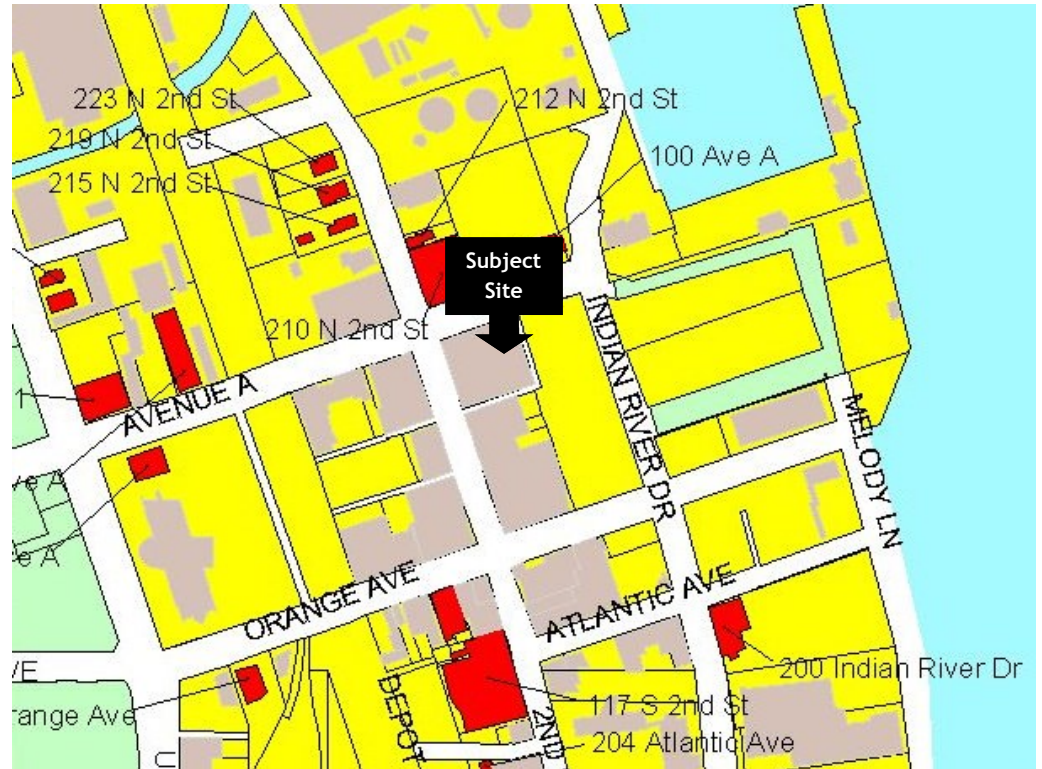
Approval

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## HISTORY

- 1961 Existing structure was built.
- 1993 New roof was installed
- 2001 Downtown Historic District adopted by the City Commission
- February 2016 Structure was extensively remodeled.

## Existing Conditions:

The subject building is considered non-contributing structure in the Downtown Historic District as it lacks the historical, architectural significance and integrity characteristics of the district.

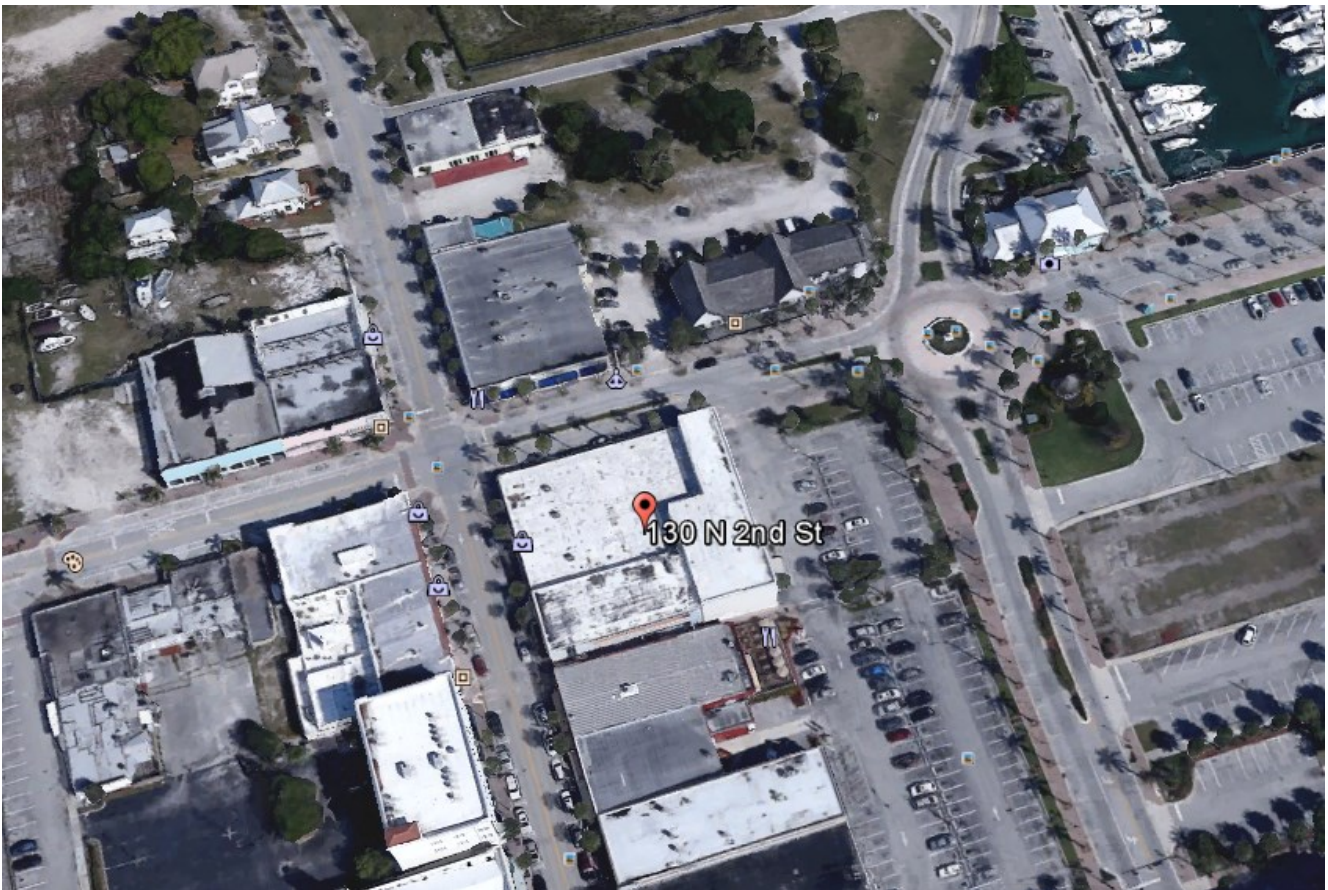
## Staff Analysis

### Request:

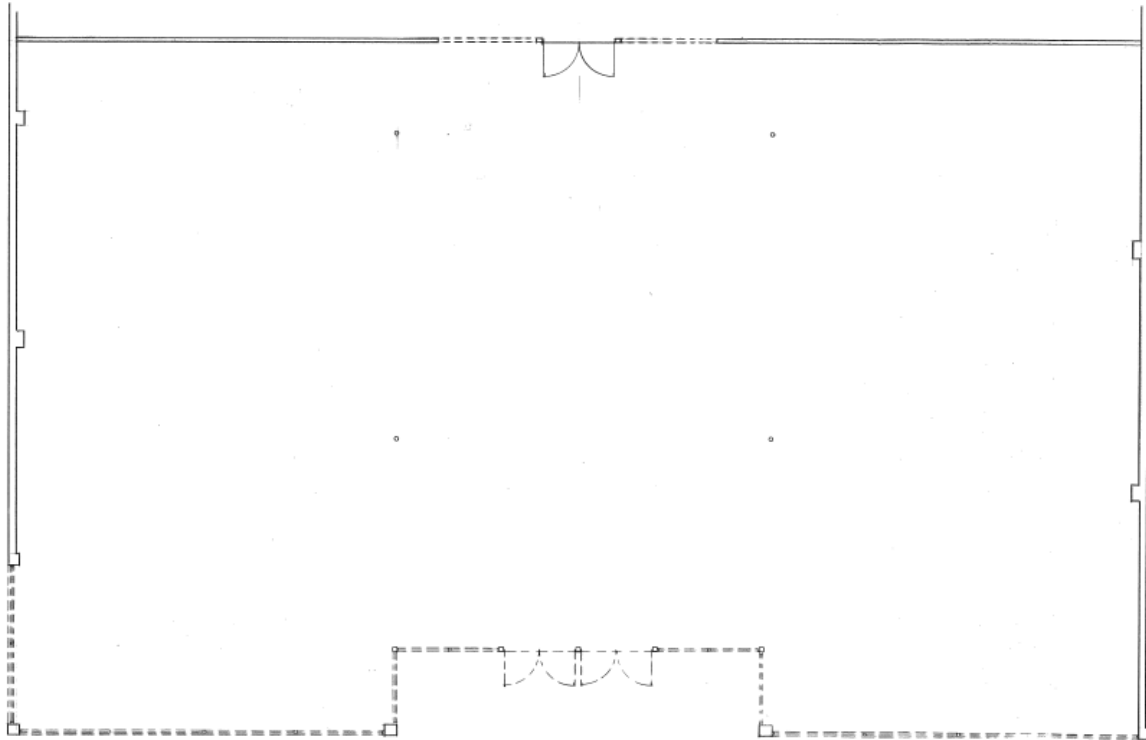
Consideration of approval for removal of the existing corner store front and construction of new walls 18' back into the building to create open air sitting. The outdoor (under roof) seating will be used for serving and consumption of wine and beer.

### Secretary of Interior's Standards for Consideration:

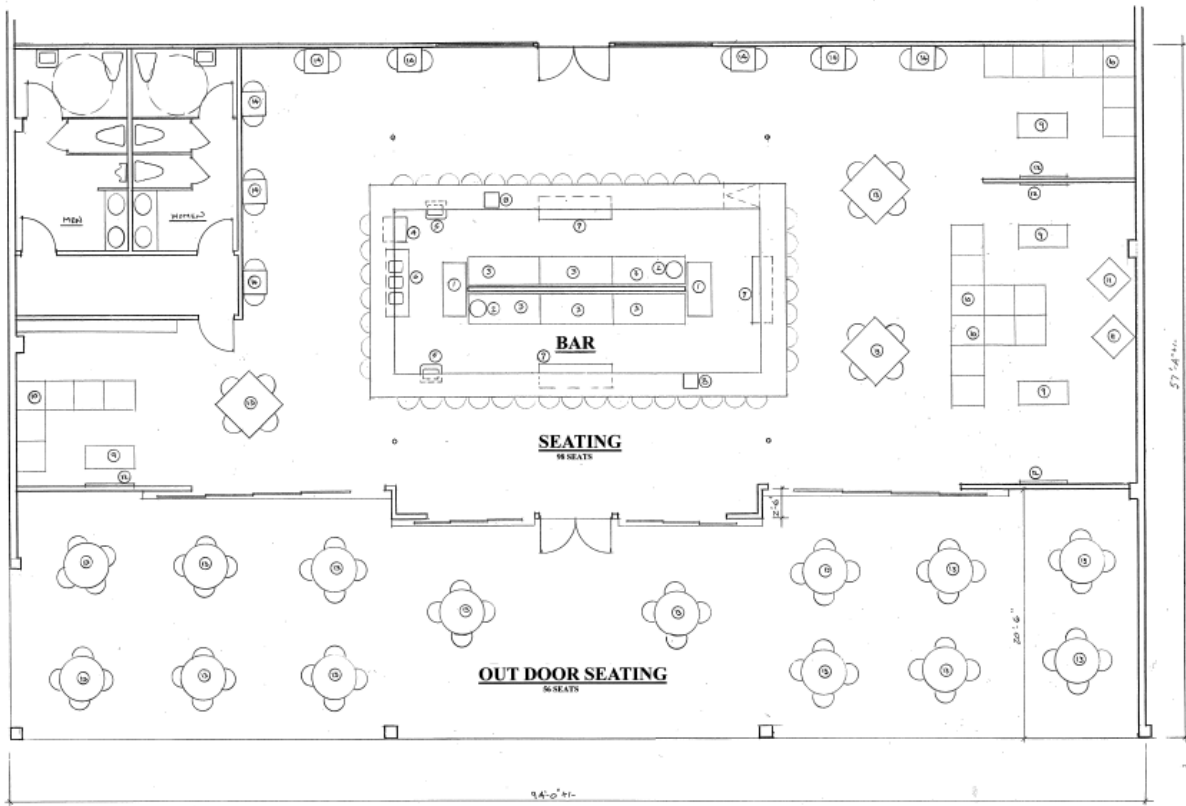
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Building Location—Aerial Photo

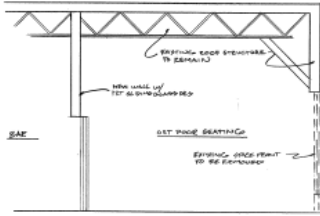


AS-BUILT / DEMOLITION FLOOR PLAN

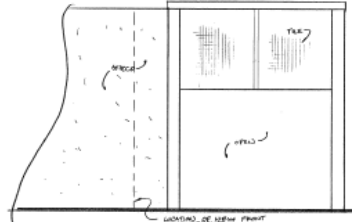


FLOOR PLAN

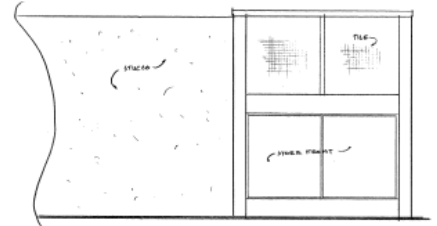
SQUARE FOOTAGE	
BAR	24 SQ. FT.
INDOOR SEATING	1732 SQ. FT.
TOTAL	2537 SQ. FT.



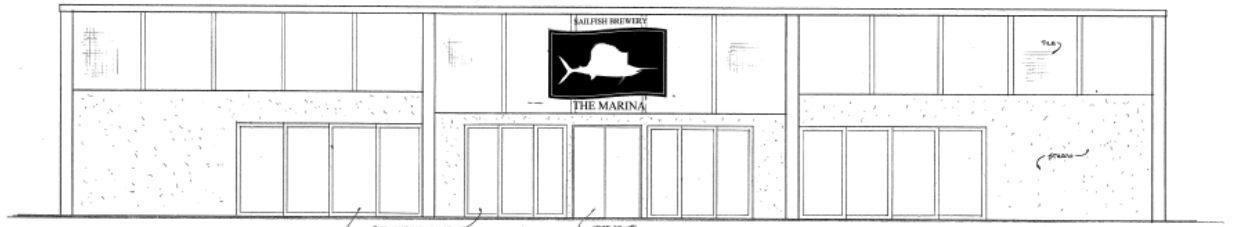
SIDE ELEVATION / SECTION



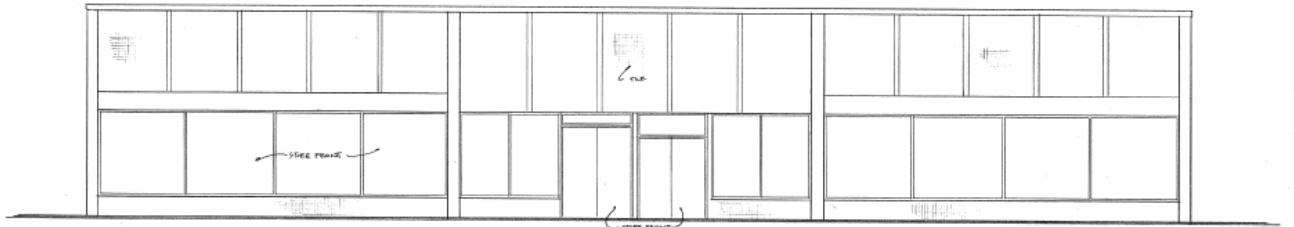
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



**Street View**

Secretary of Interior Standard 9 further guides “...that exterior alterations shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment”. The design of the proposed sitting area composes well and remains in harmony not only with the established architectural features of the façade but also with neighboring structures.

In addition the proposed, outside sitting area will enhance the downtown’s attraction to visitors.

**Staff Recommendation:**

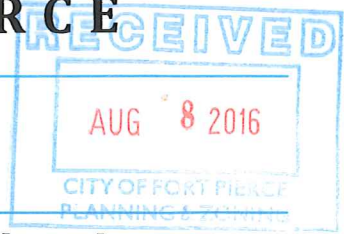
Staff recommends approval of the requested for removal of the existing store front and construction of new walls 18’ back into the building to create open air sitting and finds the overall proposal and design are consistent with the Secretary of Interior Standard 2, 9 and 10.



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

DAVID CARLIN, MPA, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



# Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 130 N SECOND ST.

Parcel ID #: \_\_\_\_\_

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

### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): KRAAZ & KRAAZ FINANCE LLC

Mailing Address: 201 S 2ND ST, SUITE 206

Phone Number(s): 772 370 4777 Email: BSTONE@BOATLOAN.COM  
BRIAN STONE PROPERTY MANAGER

### Applicant

Name(s): KRAAZ & KRAAZ FINANCE

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

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

### Representative

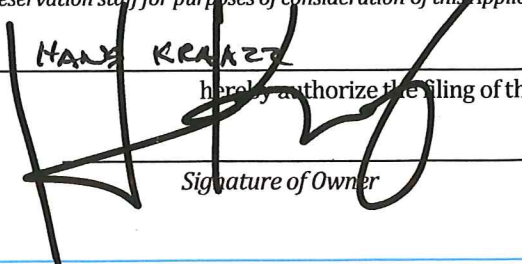
Name(s): MIKE MENARD

Mailing Address: 806 DELAWARE AVE

Phone Number(s): 460 7751 Email: COOKMENARD@YAHOO.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, HANS KRAAZ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

8/4/16  
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 checked="" type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

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

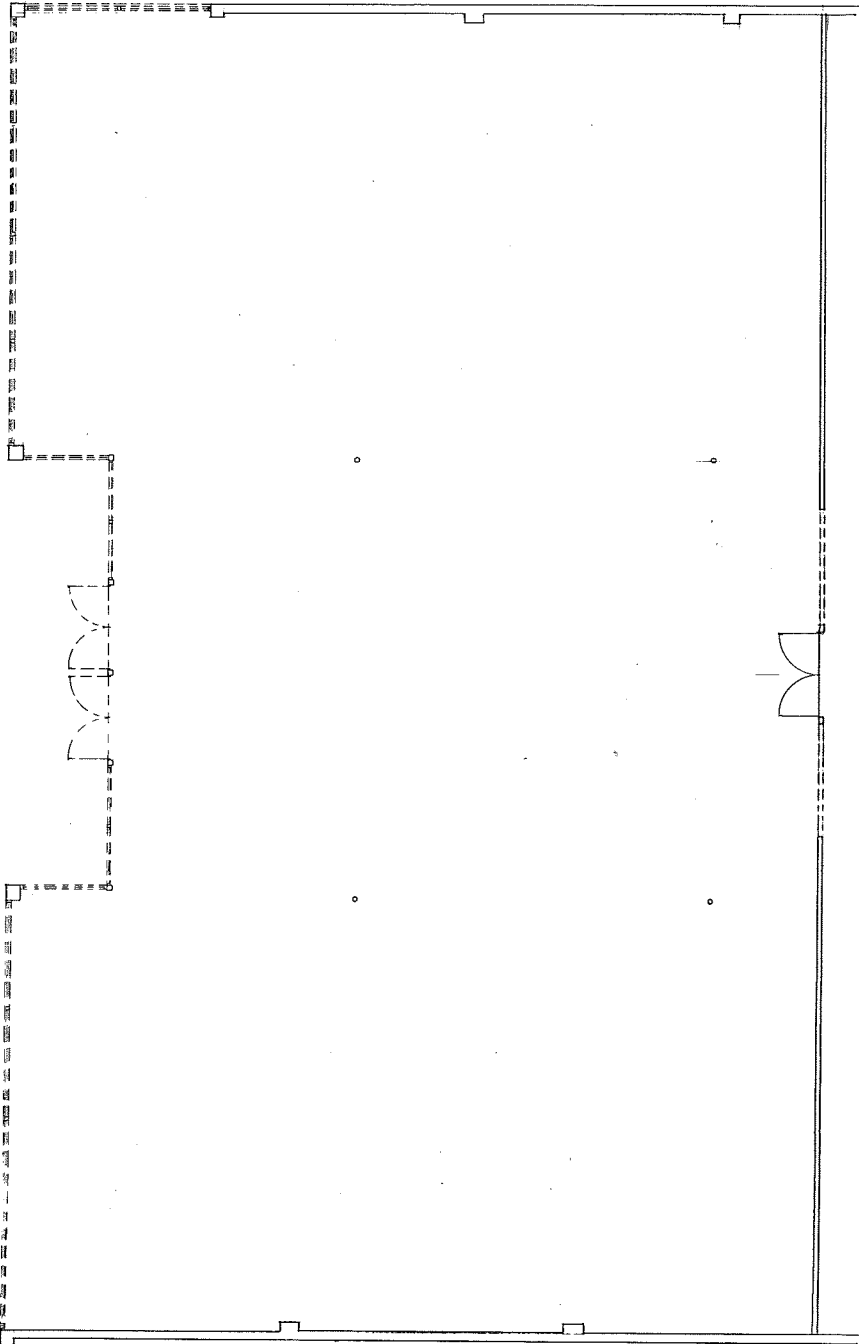
Please provide a detailed description of the proposed work to be performed: REMOVE EXISTING STOREFRONTS & CONSTRUCT NEW WALLS WITH POCKET SLIDING DOORS 18' BACK INTO BUILDING

Have other alterations been made to the site within the last 12 months?  No  Yes, BACK INTERIOR 1/2 OF BUILDING

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.



AS-BUILT / DEMOLITION FLOOR PLAN

1/4"

OF  
**A-1**  
 INSET  
 11/15/2011

**COOK & MENARD**  
 ARCHITECTURE INC.  
 STATE OF FLORIDA REGISTRATION NO. AA0031404  
 806 DELAWARE AVE. FT. PIERCE, FLORIDA 34930  
 PHONE: (772) 460-7151 FAX: (772) 460-4244

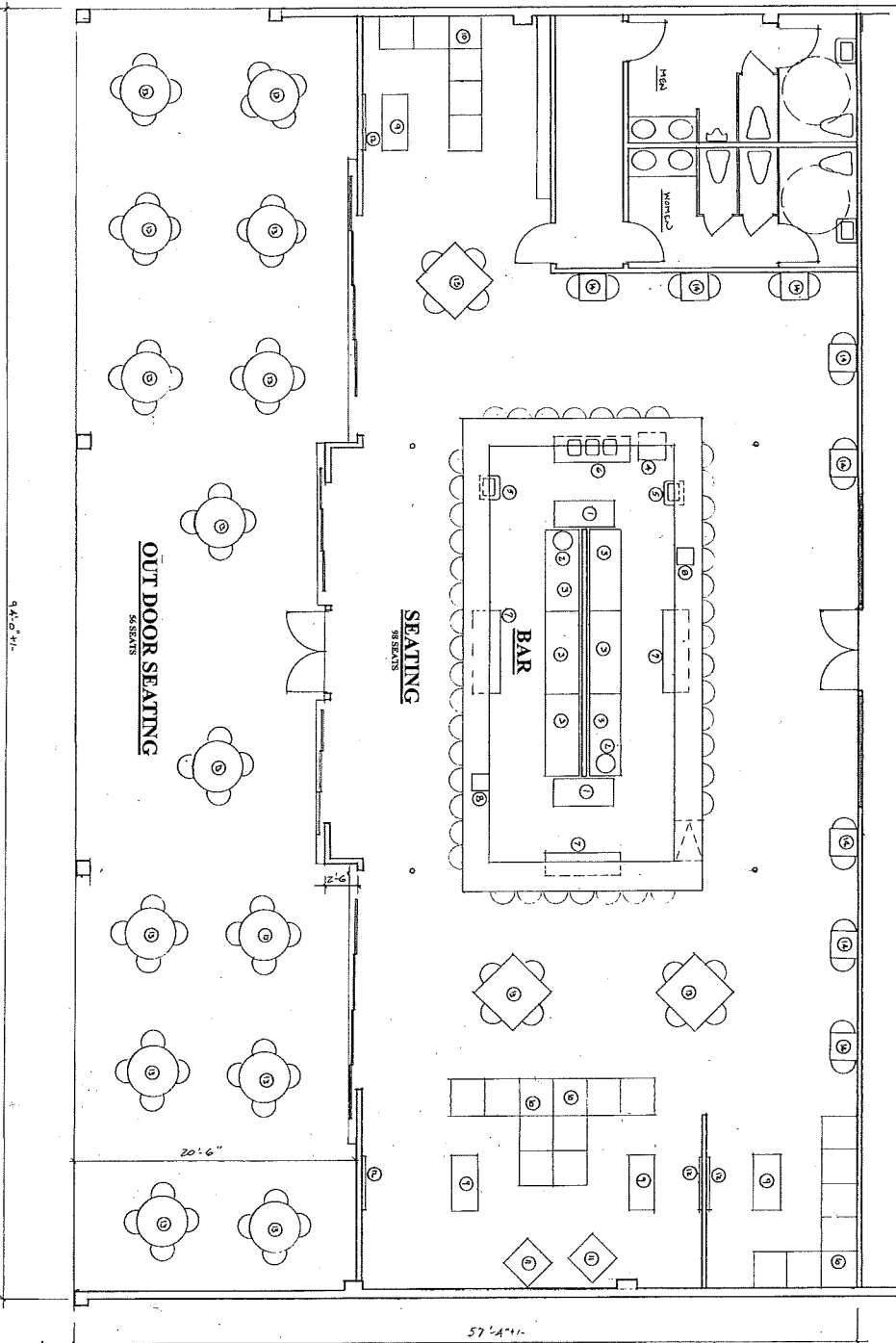
INSET  
 11/15/2011

SAILFISH BREWERY  
**THE MARINA**  
 FT. PIERCE, FLORIDA

INSET  
 11/15/2011

**EQUIPMENT SCHEDULE**

ID #	DESCRIPTION
1	RECEPTION COUNTER
2	CHINA CABINETS
3	DIRECT SEATING
4	INDIRECT SEATING
5	BAR
6	SEATING
7	SEATING
8	SEATING
9	SEATING
10	SEATING
11	SEATING
12	TV
13	TV
14	TV
15	TV
16	TV
17	TV
18	TV
19	TV
20	TV
21	TV
22	TV
23	TV
24	TV
25	TV
26	TV
27	TV
28	TV
29	TV
30	TV
31	TV
32	TV
33	TV
34	TV
35	TV
36	TV
37	TV
38	TV
39	TV
40	TV
41	TV
42	TV
43	TV
44	TV
45	TV
46	TV
47	TV
48	TV
49	TV
50	TV
51	TV
52	TV
53	TV
54	TV
55	TV
56	TV
57	TV
58	TV
59	TV
60	TV
61	TV
62	TV
63	TV
64	TV
65	TV
66	TV
67	TV
68	TV
69	TV
70	TV
71	TV
72	TV
73	TV
74	TV
75	TV
76	TV
77	TV
78	TV
79	TV
80	TV
81	TV
82	TV
83	TV
84	TV
85	TV
86	TV
87	TV
88	TV
89	TV
90	TV
91	TV
92	TV
93	TV
94	TV
95	TV
96	TV
97	TV
98	TV
99	TV
100	TV



FLOOR PLAN

SQUARE FOOTAGE  
 TAKE OFF 24,611 SF  
 NET AREA 17,324 SF  
 PERIMETER 2,221 LF

A-2

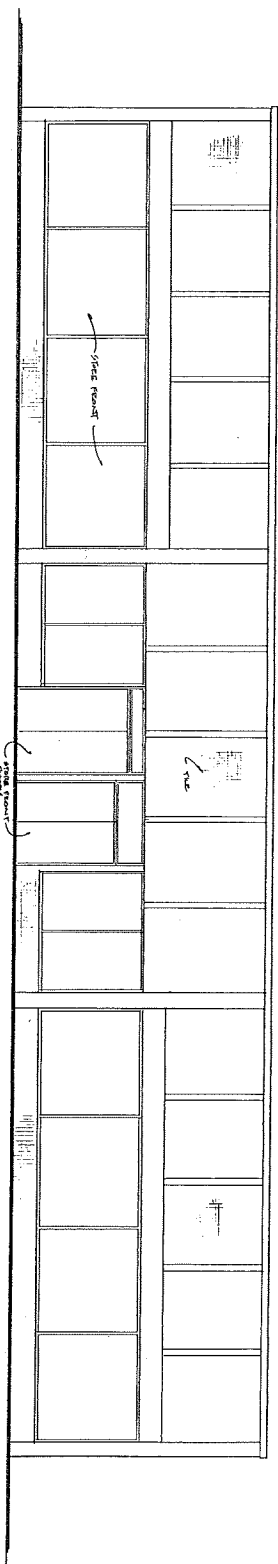
**COOK & MENARD**  
 ARCHITECTURE INC.  
 STATE OF FLORIDA REGISTRATION NO. AA5903484  
 804 DELAWARE AVE. FT. PIERCE, FLORIDA 34950  
 PHONE: (772) 468-7753 FAX: (772) 468-4244

OPEN TO PUBLIC

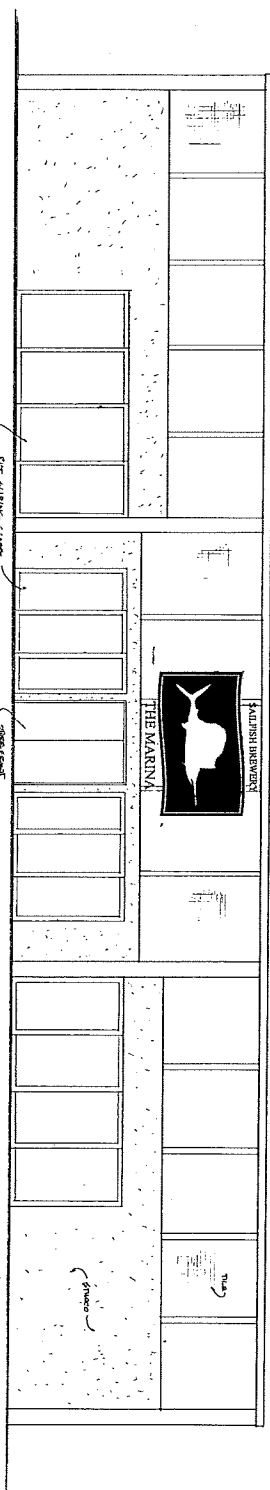
SAILFISH BREWERY  
**THE MARINA**  
 FT. PIERCE, FLORIDA

DATE: 11/15/11  
 SCALE: AS SHOWN  
 SHEET NO. 11.5

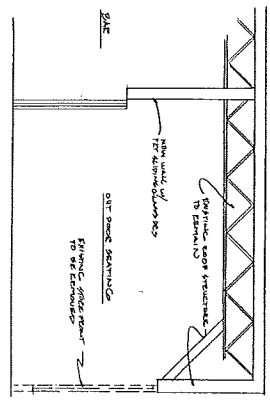
EXISTING FRONT ELEVATION



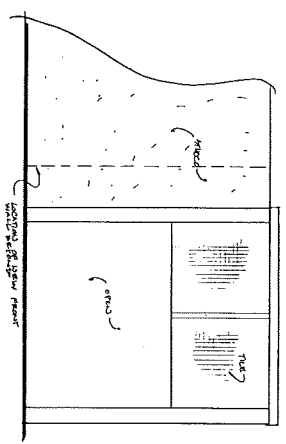
PROPOSED FRONT ELEVATION



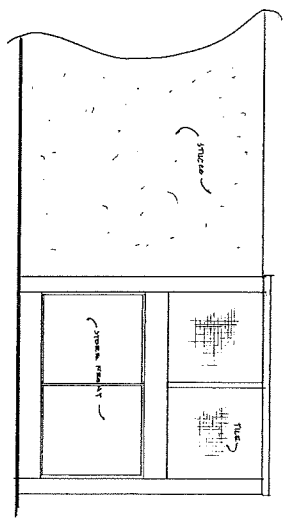
SIDE ELEVATIONS / SECTION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION





P

FOR LEASE

FOR LEASE

Partnership Search  
Office, Field & Home  
Building to Suit  
339-1111  
Call Now





2nd FLOOR EAST WING NORTH

**Property Identification**

Site Address: 130 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10B  
 Zoning: C4

Parcel ID: 2410-503-0055-000-9  
 Account #: 23060  
 Use Type: 4800  
 Jurisdiction: Fort Pierce

**Ownership**

Kraaz and Kraaz Finance Inc  
 124 N 2nd ST Ste A  
 Fort Pierce, FL 34950

**Legal Description**

AARON LEE'S MAP OF FORT PIERCE BLK G N 95 FT OF LOTS 1 AND 2 AND ALL LOT 3 (MAP 24/10B) (OR 3818-2574)

**Current Values**

Just/Market Value: \$571,900  
 Assessed Value: \$571,900  
 Exemptions: \$0  
 Taxable Value: \$571,900  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 21,708  
 Gross Area (SF): 22,165  
 Land Size (acres): 0.38  
 Land Size (SF): 16,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 16, 2015	3818 / 2574	0002	WD	Greatfield Development (USA) LLC	\$788,000
Jun 26, 2013	3534 / 2374	0002	WD	Tillman, Robert C	\$660,000
Dec 30, 2004	2133 / 0986	XX01	WD	McDonald Jr, C R	\$100
Apr 5, 1993	0834 / 2947	XX02	WD	C R McDonald	\$100
Jan 3, 1989	0765 / 2749	XX01	QC	C R McDonald	\$30,000
Aug 1, 1984	0442 / 0021	XX00	CV		\$325,000

**Building Information (1 of 1)**

Finished Area: 21,708 SF

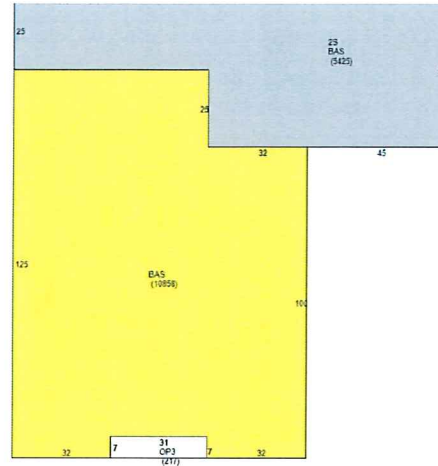
Gross Total Area: 22,165 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: INDW	Year Built: 1961	Frame:
Grade: Y_C	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: CONC GRD
A/C %: 20%	Heated %: 20%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
IOFA	INTERIOR OFFICE AVERAGE QUALITY	5293	5293	320
OP3	OPEN PORCH 30	217	0	76
WHD	WAREHOUSE DOCK	240	0	0
WHS	BASE AREA/WAREHOUSE	16415	16415	1084

**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:	\$332,600					
Land:	\$239,300					
Just/Market:	\$571,900					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$571,900					
Exemption(s):	\$0					
Taxable:	\$571,900					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	7.5	Fort Pierce Stormwater Charge	\$405.00

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	\$571,900	\$571,900	\$0	\$571,900
2014	\$571,400	\$571,400	\$0	\$571,400
2013	\$608,600	\$608,600	\$0	\$608,600

-----

Number	Date	Description	Amount	Fee
F93-000830	Jun 21, 1993	Roof	\$30,000	\$30,000
F95-000731	Jul 20, 1995	Alterations/Remodeling	\$2,500	\$2,500
F01-0000517	May 20, 2002	Alterations/Remodeling	\$25,000	\$0
F01-0000517A	May 20, 2002	Heat and Air Conditioning	\$0	\$0
RF20051279	Mar 11, 2008	Roof	\$12,100	\$246
BP15-3204	Feb 23, 2016	Alterations/Remodeling	\$75,000	\$818
BP16-0887	May 11, 2016	Demolition	\$500	\$0

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.  
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**Historic Preservation Board**

**6. c.**

Meeting Date: 08/22/2016

---

Information

REQUESTED ACTION

Certificate of Appropriateness 16-43 - St. Andrews Episcopal Academy - 210 South Indian River Drive

LOCATION

210 South Indian River Drive (Parcel ID: 2410-801-0001-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Denial

---

Attachments

Staff Report  
Application  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 08/16/2016

Started On: 08/15/2016 03:30 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

AUGUST 22, 2016

COA 16-43

### Owner

St. Andrews Episcopal

### Applicant

J.A. Taylor Roofing, Inc.

### Location

210 S Indian River Drive

### Parcel

2410-510-0007-000-0

### Historic Status

Non-contributing Structure located in the Downtown Historic District.

### Requested Action

Consideration of an approval for the replacement of the existing shingle roof with Standing Seam Aluminum Roof Panel System.

### Recommendation

Denial

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## STAFF ANALYSIS

### History

St. Andrew's Episcopal Church, founded in 1893, is proud to be located in historic downtown Fort Pierce with its rich past. Many of Fort Pierce's founding fathers were members of St. Andrew's. In 1901, the year of Fort Pierce's incorporation, the Episcopal community of the area constructed their first church building, a "Carpenter's Gothic" structure originally located on Pine Street. In 1917 the church building was physically relocated to the current St. Andre's site adjacent to the Indian River. The structure remained a beloved house of worship until construction of the current Sanctuary in 1959. The original church building was moved a second time, as a gift from St. Andrew's to Holy Apostle's, a mission in Satellite Beach, Florida. The stained glass windows, donated as memorials through the years, were retained and re-mounted in the rear of the present Sanctuary (ref: [www.mystandrews.org](http://www.mystandrews.org)).



**Aerial View of the Church and School Site**



**South Indian River Drive Elevation**

### Request

The applicant is requesting consideration for approval for replacement of the existing Sanctuary roof including removal of existing fiberglass shingles, repair and re-nailing of the deck and installation of a one inch (1") Standing Seam Aluminum Roof Panel System in "Terra Cotta" color over self-adhered underlayment.



**Terra Cotta NEW**  
R 34.8 • E.89 • SRI 37.9

### 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 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.



**View of the Church and School Site**

**Staff Analysis**

The Sanctuary's gable roof remains a principal architectural element of the building that creates its character and special visual quality. Further, it blends well with the other buildings on the St. Andrew's campus. Therefore choosing a roof material that is of a complimentary texture, color and style is essential to maintaining the overall character of the building, as well as continuity with the surrounding campus and neighborhood structures. The selection of an Aluminum Standing Seam System represents an incompatible aesthetic which does not assimilate well with the architectures of the St. Andrews campus buildings, would not be in harmony with the overall character of the downtown area featuring a variety of shingle and tile roofs, and would also represent a conflict with the Secretary of the Interior Standards



**School and Church buildings**



## Staff Recommendation

The request for the consideration of an approval for the replacement of the existing shingle roof with Standing Seam Aluminum Roof Panel System presents conflicts with the architectural and historical aesthetics of the downtown Historical District as well as the Secretary of the Interior Standards. Therefore, staff recommends that the Historical Review Board deny this application for Certificate of Appropriateness or, consider approval contingent on submission and approval of an alternative roofing material compatible in architectural texture, style and appearance to the surrounding structures and Historic District.



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

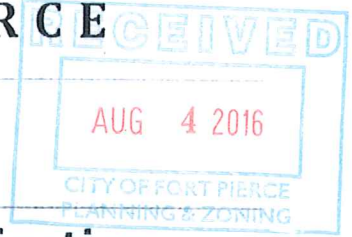
COA# 16-43



# 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: 210 S. Indian River Dr. Fort Pierce, FL 34950  
Parcel ID #: 2410-510-0007-000-0  
Type of Designation:  Contributing  Non-contributing Site within the Downtown Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): St. Andrews Episcopal Church  
Mailing Address: 210 S. Indian River Dr. Fort Pierce, FL 34950  
Phone Number(s): 772-461-5009/ 772-201-4449 Email: suncoast824@earthlink.net

Applicant  
Name(s): JA Taylor Roofing Inc.  
Mailing Address: 302 Melton Dr, Fort Pierce, FL 34982  
Phone Number(s): 772-466-4040 Email: Nadine@jATaylorRoofing.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, St. Andrews Episcopal Church as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Guido CHIBAS  
Signature of Owner JR. WARDEN

8/04/2016  
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) RE-ROOF

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

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

TEAR OFF TILE, RE-NAIL DECK. INSTALL 1" STANDING SEAM ALUMINUM ROOF  
PANEL SYSTEM OVER SELF-ADHERED UNDERLAYMENT

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.
  - Survey (New Construction)
  - 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.

Treasure  
Coast  
Building  
Engineers,  
Inc.

Harvey E. Koehnen  
Professional Engineer #32831  
Architect #AR0009471  
Certified General Contractor #CGC024776

7205 Elyse Circle  
P S L Florida 34952-8212  
PHONE(772) 466-5509  
FAX(772) 489-3035  
E-MAIL:hkoehnen@tcbeweb.com

Contractor J A TAYLOR

Owner ST ANDREWS CHURCH

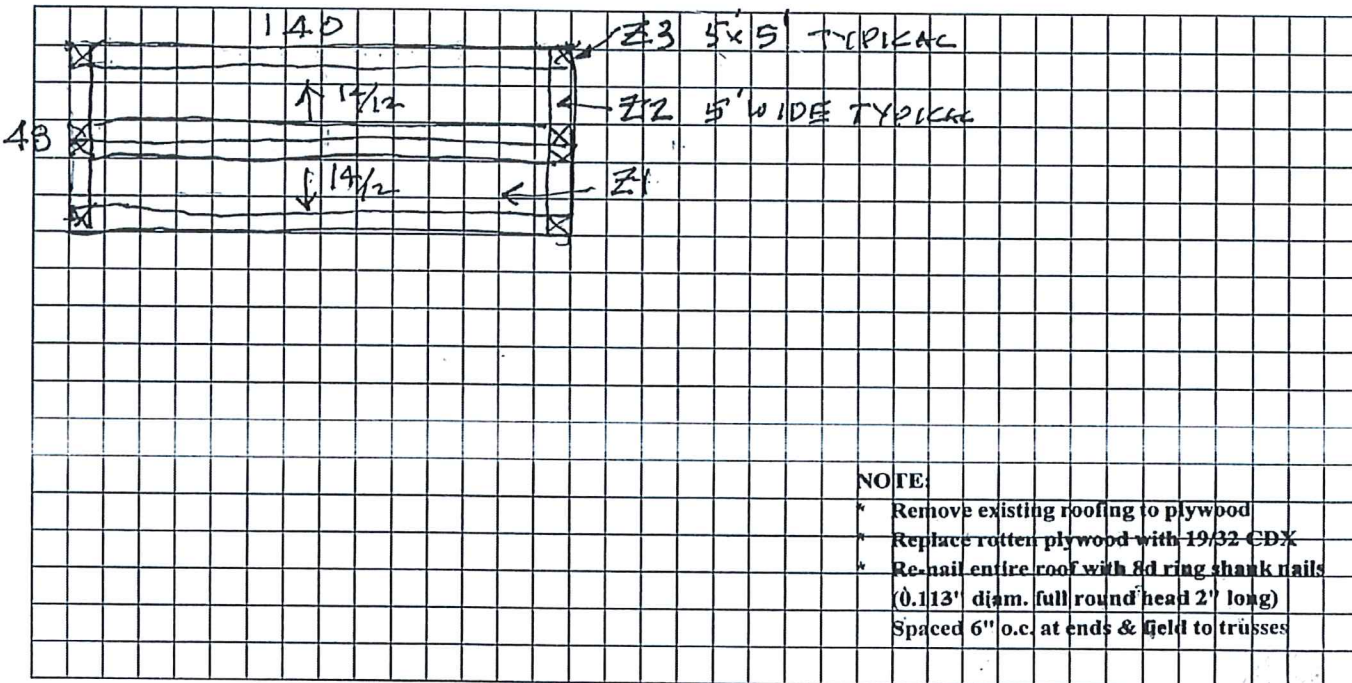
Date 7/10/16

Job Address 210 S. INDIAN RIVER DRIVE

METAL ROOFING ENALERT 1101.040 ALUM 1" S.S. COLOR

NEW ROOF  RE-ROOF  REPAIR  AREA 115 SQ.

**METAL ROOF PLAN**



**NOTE:**  
 \* Remove existing roofing to plywood  
 \* Replace rotten plywood with 19/32 CDX  
 \* Re-nail entire roof with 8d ring shank nails (0.113" diam. full round head 2" long) Spaced 6" o.c. at ends & field to trusses

*Harvey Koehnen  
PE 32831  
7/10/16*

ASCE 7-10 & FBC 2014 5th Edition ENCLOSED BLDG  SEMI ENCLOSED BLDG  OPEN

PART 2 LOW RISE C&C SIMPLIFIED

RISK CAT 2/V = 170 / EXPOSURE D / λ = 1 / Kzt = 1.0/h 2.5 14/12 PITCH RIDGE 30'

ROOF SYSTEM SUNB LOCK NOA FL 11698.7 R.2 1101.040 ALUM.

ZONE 1 P @        @ h=30 =        X        =        PSF x 0.6 = -52.3

ZONE 2 P @        @ h=30 =        X        =        PSF x 0.6 = -61.1

ZONE 3 P @        @ h=30 =        X        =        PSF x 0.6 = -40.1

MAX DESIGN PRESSURE PER NOA -32.5 @ 8"

DECK TYPE PLYWOOD THICKNESS 1 9/32 " MIN.

BASE SHEET WEATHER LOCK NO. OF PLYS 1 FASTENER TYPE        SPACING SELF & OTHER 124.

PLY SHEET        NO. OF PLYS        FASTENER TYPE        SPACING       

TOP PLY        NO. OF PLYS        FASTENER TYPE        SPACING       

INSULATION BASE LAYER TYPE        SIZE       

TYPE OF FASTENERS: SPACING FIELD        PERIMETER        CORNERS       

INSULATION TOP LAYER TYPE        SIZE       

TYPE OF FASTENERS/OR BONDING MATERIAL #10 x 1" PANCAKE HEAD WOOD SCREWS S.S.

DRIP EDGE SIZE 3" x 3" DRIP MATERIAL .016 ALUM FLASHING MATERIAL .040 ALUM (CONTIN. FLASH AT EAVE)

FASTENER SPACING FOR METAL ROOF PANELS: FIELD 8" PERIMETER 5" CORNER 5"

**T reasure  
C oast  
B uilding  
E ngineers,  
Inc.**

**Harvey E. Koehnen**  
Professional Engineer #32831  
Architect #AR0009471  
Certified General Contractor #CGC024776

These Tables Are For Roof Coverings

Roof coverings Installed on Buildings with a  
Mean Roof Height of 30' or Less Located in Exposures B, C or D  
Table R301.2 [2] or Figure 30.5-1 ASCE 7-10  
COMPONENTS AND CLADDINGS WORST CASE DESIGN PRESSURE [PSF]

		170 Exp B (30' HT)	170 Exp C (One Story*)	170 Exp C (Two Story*)	170 Exp D (One Story*)	170 Exp D (Two Story*)
Roof > 0 to 7 degrees 7 degrees = 11/2/12 pitch	Zone 1	-31.5	-38.1	-44.1	-46.3	-52.3
	Zone 2	-52.9	-64.0	-74.0	-77.7	-87.7
	Zone 3	-79.5	-96.2	-111.3	-116.9	-132.0
Roof > 7 to 27 degrees 27 degrees = 6/12 pitch	Zone 1	-28.8	-34.9	-40.4	-42.4	-47.9
	Zone 2	-50.2	-60.7	-70.2	-73.8	-83.3
	Zone 3	-74.2	-89.8	-103.9	-109.1	-123.2
Roof > 27 to 45 degrees 45 degrees = 12/12 pitch	Zone 1	-31.5	-38.1	-44.1	-46.3	-52.3
	Zone 2	-36.8	-44.6	-51.6	-54.1	-61.1
	Zone 3	-36.8	-44.6	-51.6	-54.1	-61.1

One Story\* = one story building with a maximum mean roof height of 15 feet

Two Story\* = two story building with a maximum mean roof height of 30 feet

If allowed by the Miami Date N.O.A. of Florida Product Approval, any system that does not meet the minimum components and cladding pressures for the area that the building is located per this form and may require a Florida licensed engineer to revise the fastener spacing.

**T C B E, Inc.**

7205 Elyse Circle  
Port Saint Lucie  
Florida 34952-8212

PHONE (772) 466-5509  
FAX (772) 489-3035  
E-MAIL hkoehnen@tcbeweb.com  
WEB SITE <http://www.tcbeweb.com>

## Evaluation Report "Englert® Series 1101" Metal Roof Assembly

### Manufacturer:

Englert, Inc.

1200 Amboy Avenue  
Perth Amboy, NJ 08862  
(732) 826-8614

for

Florida Product Approval

# FL 11698.7 R2

Florida Building Code 5th Edition (2014)

Method: 1 - D

Category: Roofing

Sub - Category: Metal Roofing

Product: "Series 1101" Roof Panel

Material: Aluminum

Panel Thickness: 0.032"

Panel Width: 16"

Panel Seam: Snap-Lock

Support: Wood Deck

*Reviewed  
HK  
7/6/16*

### Prepared by:

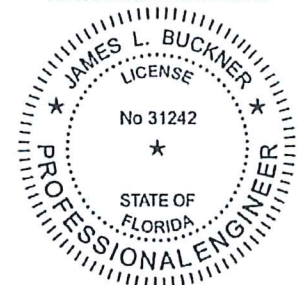
James L. Buckner, P.E., SECB  
Florida Professional Engineer # 31242  
Florida Evaluation ANE ID: 1916  
Project Manager: Diana Galloway  
Report No. 15-126-S1101-A3W-ER  
(Revises 11-188-S1101-A3W-ER)  
Date: 4 / 2 / 15

### Contents:

Evaluation Report

Pages 1 - 7

Secure Electronic Seal for Electronic Submittal



*James L. Buckner*

Digitally Signed by: James L. Buckner, P.E.

2015.04.27 09:58:14 -04'00'

CBUCK, Inc.

1399 N. Killian Drive, Suite 4, West Palm Beach, Florida 33403  
Phone: (561)491-9927 Fax: (561)491-9928 Website: www.cbuckinc.net



**Manufacturer:** Englert, Inc.

**Product Name:** "Series 1101"

**Product Category:** Roofing

**Product Sub-Category:** Metal Roofing

**Compliance Method:** State Product Approval Rule 61G20-3.005 (1) (d)

**Product/System Description:** "Series 1101" Roof Panel  
0.032" Aluminum Nailstrip roof panel mechanically attached to Wood Deck with screws.

**Product Assembly as Evaluated:** Refer to Page 4 of this report for product assembly components/materials & standards:

1. Roof Panel
2. Fasteners
3. Underlayment
4. Insulation (Optional)

**Support:** **Type:**  
Wood Deck  
(Design of support and its attachment to support framing is outside the scope of this evaluation.)

**Description:**

- 19/32" or greater plywood,
- or Wood plank (min. specific gravity of 0.42)

**Slope:** Minimum slope shall be: 3 : 12 or greater  
In compliance with FBC Chapter 15 based on the type of roof covering, applicable code sections and in accordance with manufacturer's recommendations.

**Performance:** **Wind Uplift Resistance:**

- Design Uplift Pressure: - 37.5 PSF  
(Refer to "Table A" attachment details herein)

- Performance Standards:** The product described herein has demonstrated compliance with:
- **UL580-06** – *Test for Uplift Resistance of Roof Assemblies*
- Standards Equivalency:** The UL 580-94 standard version used to test the evaluated product assembly is equivalent with the prescribed standards in UL 580-06 adopted by the Florida Building Code 5th Edition (2014).
- Code Compliance:** The product described herein has demonstrated compliance with Florida Building Code 5th Edition (2014), Section 1504.3.2.
- Evaluation Report Scope:** This product evaluation is limited to compliance with the structural requirements of the Florida Building Code, as related to the scope section to Florida Product Approval Rule 61G20-3.001.
- Limitations and Conditions of Use:**
- Scope of “Limitations and Conditions of Use” for this evaluation:  
This evaluation report for “Optional Statewide Approval” contains technical documentation, specifications and installation method(s) which include “Limitations and Conditions of Use” throughout the report in accordance with Rule 61G20-3.005. Per Rule 61G20-3.004, the Florida Building Commission is the authority to approve products under “Optional Statewide Approval”.
  - Option for application outside “Limitations and Conditions of Use”  
Rule 61G20-3.005(1)(e) allows engineering analysis for “project specific approval by the local authorities having jurisdiction in accordance with the alternate methods and materials authorized in the Code”. Any modification of the product as evaluated in this report and approved by the Florida Building Commission is outside the scope of this evaluation and will be the responsibility of others.
  - Design of support system is outside the scope of this report.
  - Fire Classification is outside the scope of Rule 61G20-3, and is therefore not included in this evaluation.
  - This evaluation report does not evaluate the use of this product for use in the High Velocity Hurricane Zone code section. (Dade & Broward Counties)
- Quality Assurance:** The manufacturer has demonstrated compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.0005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity through Keystone Certifications, Inc. (FBC Organization ID# QUA 1824).



# CBUCK Engineering

FL #: FL 11698.7 R2  
Date: 4 / 2 / 15  
Report No.: 15-126-S1101-A3W-ER  
Page 4 of 7

Specialty Structural Engineering

CBUCK, Inc. Certificate of Authorization #8064

**Components/Materials  
(by Manufacturer):**

**Roof Panel:** Englert Series 1101  
Material: Aluminum  
Thickness: 0.032" (min.)  
Panel Widths: 16" (max.) Coverage  
Rib Height: 1"  
Alloy Type: 3105-H14  
Corrosion Resistance: Per FBC Section 1507.4.3

**Fastener:**

Type: Pancake-Head Wood Screw  
Size : #10 x 1"  
Corrosion Resistance: Per FBC Section 1506.6 and 1507.4.4  
Standard: Per ANSI/ASME B18.6.1

**Components &  
Materials:  
(by Others)**

**Underlayment:**

Material and application shall be in compliance with FBC Chapter 15 based on the type of roof covering, applicable codes and in accordance with manufacturer's recommendations.

**Insulation (Optional):**

Type: Rigid Insulation Board  
Thickness: 3" (max.)  
Properties:  
Density: 2.25 pcf (lbs/ft<sup>3</sup>) min.  
Or Compressive Strength: 20 psi min.

**Insulation Notes:**

- Rigid Insulation shall meet minimum density OR compressive strength.
- Insulation shall comply with FBC Section 1508. When insulation is incorporated, fastener length shall conform to penetrate thru bottom of support a minimum of 3/16".

**Installation:**

**Installation Method:**

(Refer to "TABLE A" below and drawings at the end of this evaluation report.)

- Fastener Spacing: Refer to "TABLE A" Below (along the length of the panel)
- Rib Interlock: Snap-Lock (Panel ribs shall be fully engaged to form an integral snap-lock.)
- Minimum fastener penetration thru bottom of support, 3/16".
- For panel construction at the end of panels, refer to manufacturer's instructions and any site specific design.

TABLE "A" ALLOWABLE LOADS	
Design Pressure:	- 37.5 PSF
Fastener Spacing:	8" o.c.
Notes: <ul style="list-style-type: none"><li>• Allowable design pressure(s) for allowable stress design (ASD).</li></ul>	

Install the "Series 1101" roof panel assembly in compliance with the installation method listed in this report and applicable code sections of FBC 5th Edition (2014). The installation method described herein is in accordance with the scope of this evaluation report. Refer to manufacturer's installation instructions as a supplemental guide for attachment.

**Referenced Data:**

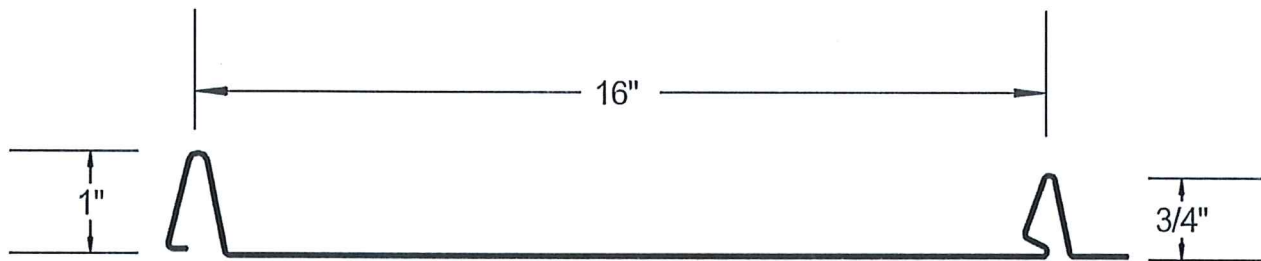
1. UL Class 60 based on UL 580 Uplift Test  
By Hurricane Test Laboratories, Inc. (FBC Organization #TST ID: 1527)  
Report #0155-0716-04, Specimen #1 Date: 9/21/04
2. Quality Assurance  
Keystone Certifications, Inc. (FBC Organization ID# QUA 1824)  
Englert, Inc. Licensee #420
3. Equivalency of Test Standard Certification  
By James L. Buckner, P.E. @ CBUGK Engineering  
(FBC Organization # ANE 1916)
4. Certification of Independence  
By James L. Buckner, P.E. @ CBUGK Engineering  
(FBC Organization # ANE 1916)

## Installation Method

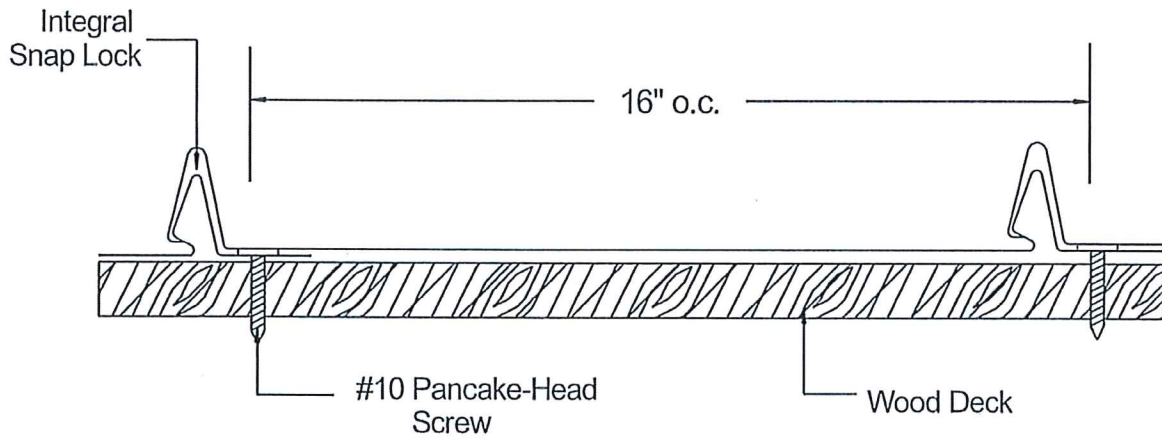
Englert, Inc.

"Series 1101" (0.032" Aluminum) Roof Panel attached to Wood Deck

### Drawings

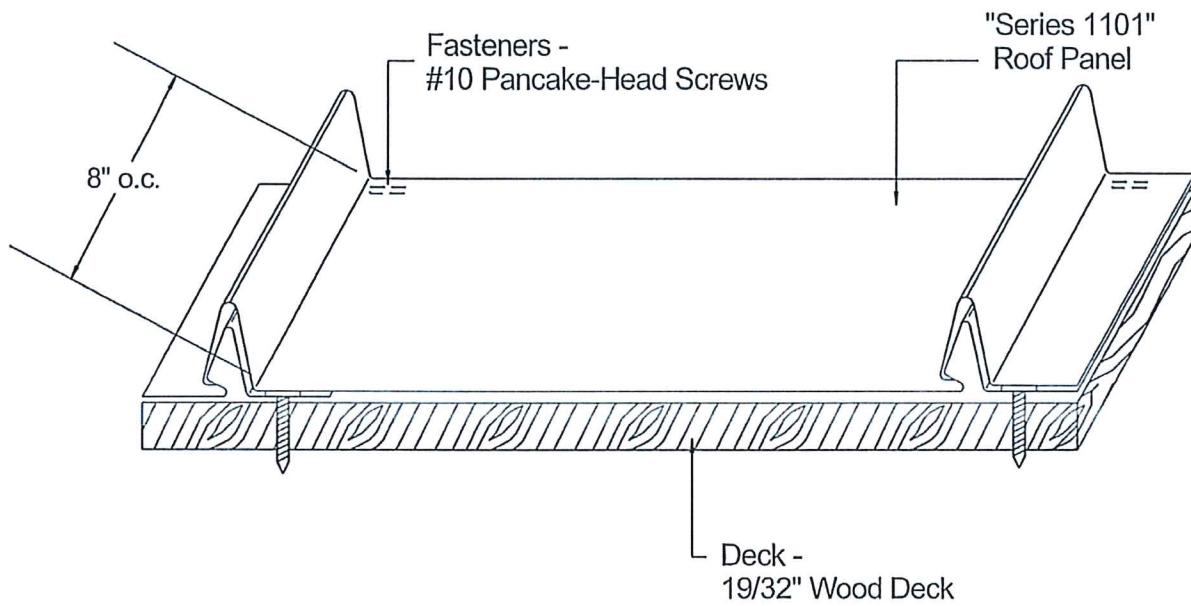


Panel Profile



Typical Assembly Profile View  
(Typical Fastening Pattern Across Width)

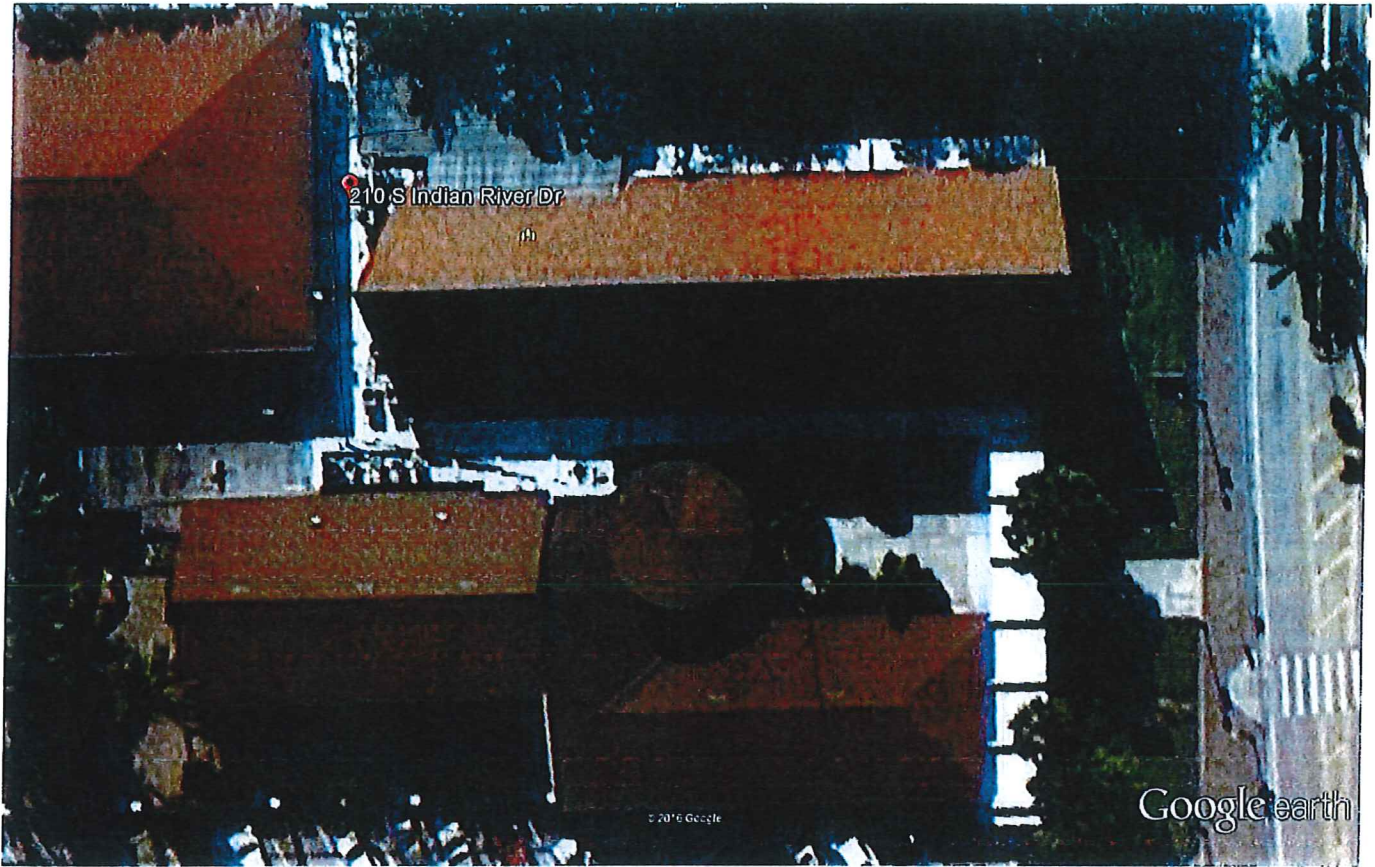
**Installation Method  
 Englert, Inc.  
 "Series 1101" (0.032" Aluminum) Roof Panel attached to Wood Deck**



**Typical Roof Assembly  
 Isometric View**

**(Optional)** Rigid Insulation Board per Page 4 of this report

TABLE "A"	
Design Pressure:	- 37.5 PSF
Fastener Spacing:	8" o.c.



Google earth





Google earth





Google earth



## PermaColor 3500 — Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050"). See your local sales representative for more information.



**SunNet Blue NEW**  
Matches SunNet BIPV Laminole



**Hartford Green**  
R 28.1 • E.9 • SRI 29.7



**Dark Bronze**  
R 29.1 • E.9 • SRI 31



**Mansard Brown**  
R 31 • E.9 • SRI 33.4



**Burgundy**  
R 35.4 • E.9 • SRI 39.2



**Royal Blue**  
R 28 • E.9 • SRI 29.6



**Forest Green**  
R 28.7 • E.89 • SRI 30



**Matte Black**  
R 28.2 • E.9 • SRI 29.8



**Medium Bronze**  
R 32.3 • E.91 • SRI 35.6



**Colonial Red**  
R 36.8 • E.9 • SRI 41



**Pacific Blue**  
R 28.5 • E.9 • SRI 30.1



**Everglade Moss**  
R 32 • E.9 • SRI 34.7



**Charcoal Gray**  
R 30.1 • E.9 • SRI 32.3



**Sierra Tan**  
R 35 • E.91 • SRI 39.1



**Deep Red**  
R 42 • E.91 • SRI 48.2



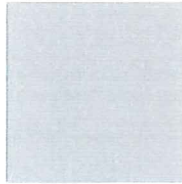
**Slate Blue**  
R 31 • E.91 • SRI 33.9



**Patina Green**  
R 39 • E.91 • SRI 44.3



**Slate Gray**  
R 40.3 • E.9 • SRI 45.6



**Sandstone**  
R 51 • E.9 • SRI 59.8



**Terra Cotta NEW**  
R 34.8 • E.89 • SRI 37.9



**Bone White**  
R 67 • E.9 • SRI 81.4



**Hemlock Green**  
R 28 • E.92 • SRI 30.4



**Dove Gray**  
R 28 • E.9 • SRI 29.6



**Stone White**  
R 62.5 • E.9 • SRI 75.3



**PermaMetallis 3500\***



**Metallic Copper**  
R 43.8 • E.9 • SRI 50.2



**Champagne**  
R 38.4 • E.91 • SRI 43.5



**Preweathered Galvalume®**  
R 45.7 • E.91 • SRI 53.1

\*These are premium priced paint systems.

R - Denotes Reflectivity  
E - Denotes Emissivity  
SRI - Denotes Solar Reflective Index



Due to the limitations of printing processes, this color chart is not an accurate representation of our actual colors. Sample chips are available on request at no charge. Colors available as of 3/2009.



**Mill Finish**



**Galvalume-Plus®**  
R 68 • E.10 • SRI 54.5

CALL ENGLERT FOR DETAILS  
1-800-ENGLERT

**Property Identification**

Site Address: 210 S INDIAN RIVER DR  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10S  
 Zoning: C4

Parcel ID: 2410-801-0001-000-1  
 Account #: 23850  
 Use Type: 7100  
 Jurisdiction: Fort Pierce

**Ownership**

St Andrews Episcopal Church  
 210 S Indian River Dr  
 Fort Pierce, FL 34950

**Legal Description**

ST LUCIE COUNTY RIVERSIDE PARK FROM IRON ROD AT NW COR BLK 7 RIVERSIDE ADDN OF FT PIERCE RUN NELY ALG N LI OF CO PARK PROP 15FT TO POB, TH SELY 90.21 FT, TH WITH AN INTERIOR ANGLE 89 DEG 02MIN RUN NELY 320.53 FT TO W R/W MELODY LN, TH NWLY ALG SD W R/W 94.78 FT TO N LI OF CO PARK PROP, TH SWLY ALG SD N LI 319.13 FT TO POB (MAP 24/10G)



**Current Values**

Just/Market Value: \$2,029,500  
 Assessed Value: \$2,029,500  
 Exemptions: \$2,029,500  
 Taxable Value: \$0  
 Taxes for this parcel: SLC Tax Collector's Office

**Total Areas**

Finished/Under Air (SF): 28,984  
 Gross Area (SF): 32,614  
 Land Size (acres): 0.68  
 Land Size (SF): 29,598

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 21, 1958	0247 / 0420	XX01	DE	St Lucie County	\$0
Jan 1, 1900					\$0

**Building Information (1 of 2)**

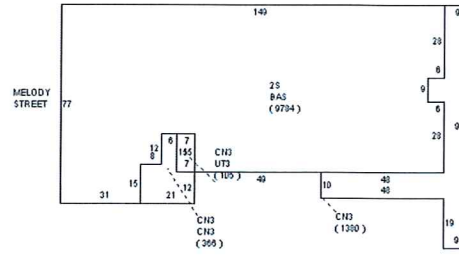
Finished Area: 19,568 SF  
 Gross Total Area: 21,890 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: CH5	Year Built: 1956	Frame:
Grade: Y_C+	Effective Year: 1977	Primary Wall: CB Stucco
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: Terrazo
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)	9784	9784	494
BAS	BASE AREA	9784	9784	494
CN3	CANOPY	2217	0	550
UT3	UTILITY/30	105	0	44

**Building Information (2 of 2)**

Finished Area: 9,416 SF

Gross Total Area: 10,724 SF

Exterior Data

View:  
 Building Type: CH5  
 Grade: Y\_C+  
 Story Height: 1 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1956  
 Effective Year: 1977  
 No. Units: 1

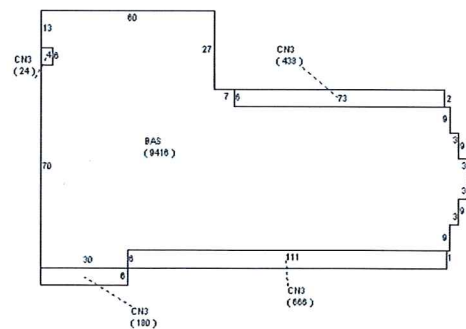
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

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

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9416	9416	482
CN3	CANOPY	1308	0	484


Type	Qty	Units	Year Blt
CONCRETE LOW	1	7000	1980
CHAINLINK 6'	1	1261	2006

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$1,496,700					
Land:	\$532,800	2015		3600	Church	\$2,029,500
Just/Market:	\$2,029,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$2,029,500					
Exemption(s):	\$2,029,500					
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	\$2,029,500	\$2,029,500	\$2,029,500	\$0
2014	\$2,073,200	\$1,934,515	\$1,934,515	\$0
2013	\$2,095,200	\$1,758,650	\$1,758,650	\$0

**Permits**

Number	Date	Description	Amount	Fee
BP12-1310		Alterations/Remodeling	\$1,054	\$164
BP11-1748	Nov 9, 2011	Roof	\$24,000	\$334
BP11-1749	Nov 9, 2011	Alterations/Remodeling	\$6,000	\$165
BP15-0822	Sep 1, 2015	Electric	\$27,800	\$459
BP15-1860	Feb 16, 2016	Air Conditioning Only	\$6,395	\$170
BP15-2625	Feb 18, 2016	Electric	\$1,334	\$106
BP15-2697	Feb 18, 2016	Air Conditioning Only	\$4,683	\$170

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.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**Historic Preservation Board**

**7. a.**

Meeting Date: 08/22/2016

---

Information

REQUESTED ACTION

Administrative Certificates of Appropriateness Approvals - July 2016

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

COA Administrative Approval  
COA Administrative Approval

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 08/16/2016

Started On: 08/15/2016 02:19 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
 COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

### CERTIFICATE OF APPROPRIATENESS TO ALTER A DESIGNATED HISTORIC SITE

COA#16-39     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address 434 N 7<sup>th</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install two (2) impact Bahama Bronze Shutters.  Please see attached drawings.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9 and 10.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Paul Samson, Chair                      Date  
 Historic Preservation Board

\_\_\_\_\_                      7/05/16  
 Maria Lewicka, AICP                      Date  
 Historic Preservation Planner

*This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.*

*Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at [mlewicka@city-ftpierce.com](mailto:mlewicka@city-ftpierce.com).*

*Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.*

Provided to:	Name/Address	Via
Owner	Fire Equipment Svc St. Lucie 434 N 7 <sup>th</sup> Street Fort Pierce, FL 34950	E-Mail
Applicant/Representative	Folding Shutter Corp 7089 Hemstreet Place West Palm Beach, FL 33413	E-Mail info@foldingshutters.com
Other	Marc Meyers, CFP Building Official	E-Mail
	Kim West, CFP Building Department	E-Mail
	Susan Keller, CFP Building Department	E-Mail

FOLDING SHUTTER CORP. ENGINEERING LAYOUT SHEET

CUSTOMER NAME **16-1862**  
**FIRE EQUIPMENT SERVICES**

WORK ORDER NO. **06032016010**  
BY: **EJH** DATE: **6-28-16**

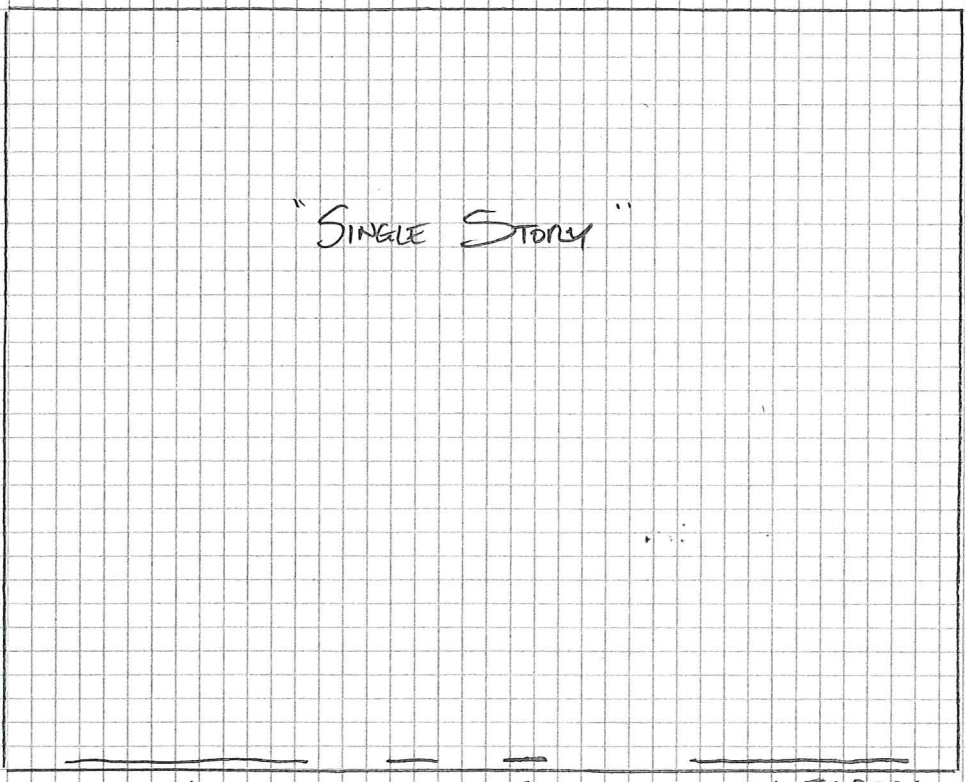
SHEET OF  
**- LAYOUT -**

**434 N 7th Street**  
**FORT PIERCE, FL 34950**

**160 MPH**  
**15' MRH**  
**EXP "D"**

**CITY OF FORT PIERCE REVIEWED BY**  
**\_\_\_\_\_ DATE \_\_\_\_\_**

**- REAR -**



**" SINGLE STORY "**

**X 1 2 X EGRESS**

**- FRONT -**

*These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes*

**2 - Impact Bahama Shutters**

**REVIEWED FOR CODE COMPLIANCE**

It is the responsibility of the general contractor to insure that all phases of construction are performed to and meet all applicable building, electrical, plumbing, mechanical, gas, Florida Accessibility, Florida Energy, fire and safety codes. In no way will the general contractor or the subcontractor be released or relieved from any phase of construction that was inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 Florida Building Code (FBC)

\_\_\_\_\_  
Building Official Date

EXISTING &  
INSTALLED FEB. 2016  
↓ ↓



①

②



EXISTING (INSTALLED FEB 2016)

1

**FIRE**  
EQUIPMENT SERVICES  
CUSTOMER  
PARKING  
ONLY

2







# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
 COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

### CERTIFICATE OF APPROPRIATENESS TO ALTER A DESIGNATED HISTORIC SITE

COA#16-40     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address 508 N 14<sup>th</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing chain link fence and replace it with wood fence. Replace windows and doors with impact windows and doors without changing the visual appearance of the elevations.  Please see attached drawings.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Paul Samson, Chair                      Date  
 Historic Preservation Board

\_\_\_\_\_                      7/06/16  
 Maria Lewicka, AICP                      Date  
 Historic Preservation Planner

*This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.*

*Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at [mlewicka@city-ftpierce.com](mailto:mlewicka@city-ftpierce.com).*

*Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.*

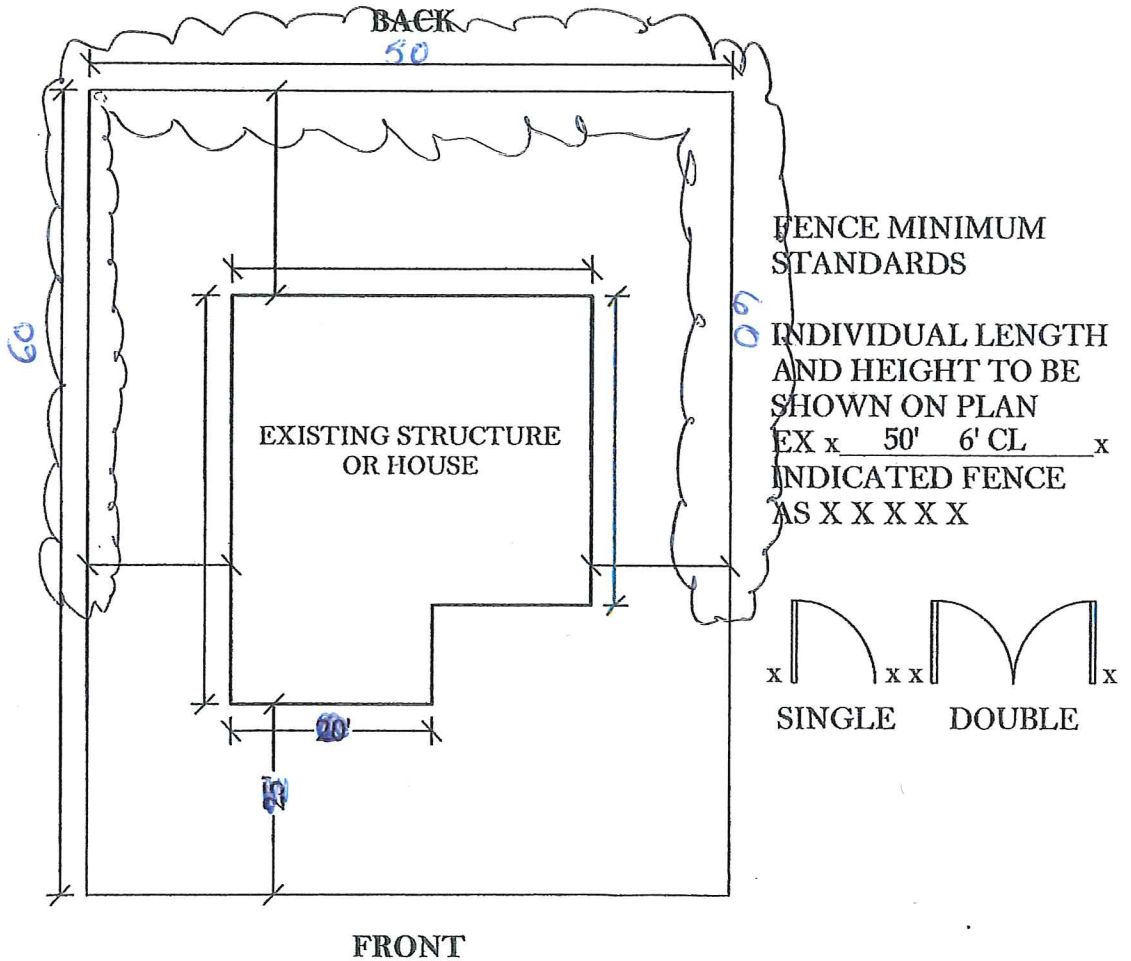
Provided to:	Name/Address	Via
Owner/Applicant	ASGI 1696 SE Colony Way Jupiter, FL 33478-8313	E-Mail armeloconstruction@live.com
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



CITY OF FORT PIERCE  
 BUILDING DEPARTMENT  
 FENCE FORM  
 (772) 467-3725  
 FAX (772) 467-3849

Owner Name Arnelo Group  
 Property Address 508 N 14<sup>th</sup> ST, Ft Pierce 34950

\*FENCES NOT PERMITTED ON VACANT LOTS



FRONT  
 PLOT PLAN  
 1" = 20' SCALE

TYPE Wood  
 TOTAL LENGTH 170 LF  
 HEIGHT 6 FT  
 GATE N° - SIZE \_\_\_\_\_ LOC \_\_\_\_\_

PROPOSED FENCE SECTION MUST BE CLOUDED  
 ANY FENCES GOOD SIDE OUT



