



RECEIVED  
MAR 27 2018  
CITY OF FORT PIERCE  
PLANNING DEPARTMENT

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

COA# 18-25

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 532 N SECOND ST.

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

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

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

### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Robert Shoemaker

Mailing Address: 532 N 2<sup>nd</sup> St Fort Pierce FL 34950

Phone Number(s): (772) 834-5609 Email: rshoe75@gmail.com

Applicant  
Name(s): Same as Above

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

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

Representative  
Name(s): MICHAEL MENARD OF ARCHITECTONIC INC.

Mailing Address: 806 DELAWARE AVE FT PIERCE FL

Phone Number(s): 460 7751 Email: M.MENARD@ARCHITONICINC.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, Robert Shoemaker as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

*Robert Shoemaker*  
Signature of Owner

3/22/18  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) CONSTRUCT 2 STORY BLDG & PARKING

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

Please provide a detailed description of the proposed work to be performed: CONSTRUCT 2 STORY  
3 UNIT BUSINESS VACATION RENTAL BUILDING BEHIND  
A CONTRIBUTING HISTORIC STRUCTURE

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): SECTION 22-28.1  
ES ZONING DIST. BUILDING HGT OR MASSING VARIANCE  
~~SECTION E & S LOT COVERAGE E 5, VII 4 & 5~~ PARKING  
DZAS

**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.

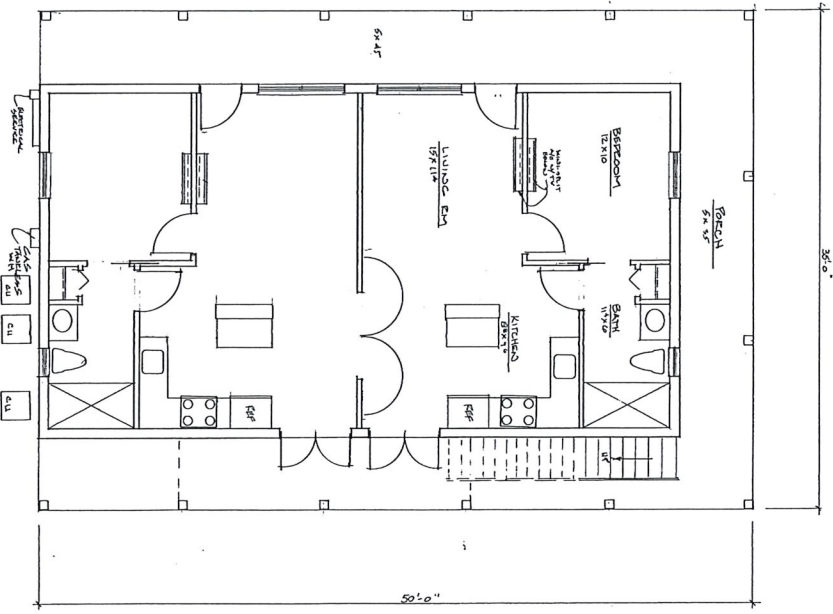
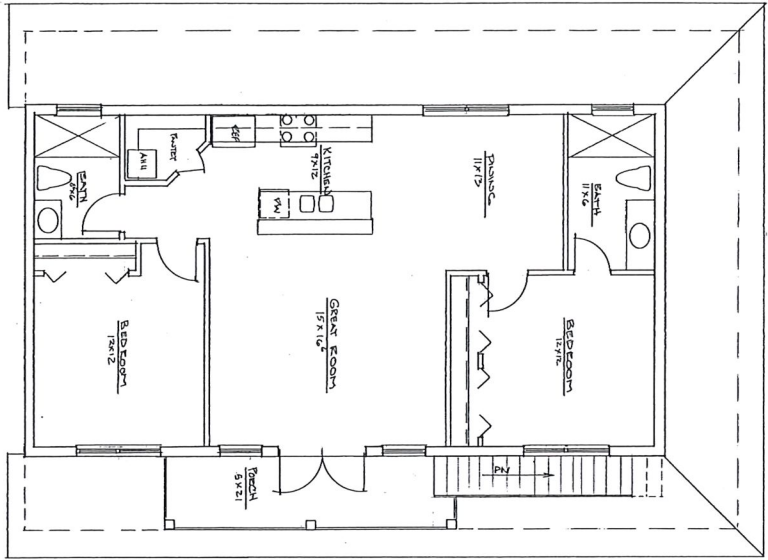




**SQUARE FOOTAGE**

1st Floor Liv.	1125 sqf
2nd Floor Liv.	1125 sqf
1st Floor Recessed	622 sqf
2nd Floor Recessed	158 sqf
<b>TOTAL</b>	<b>2830 sqf</b>

Net Floor Footprint 1750 sqf



**FIRST FLOOR**

PROJECT NUMBER: F-1712-A  
 SHEET TITLE / SHEET NUMBER: A-1

REVISION	NO.	DATE	REVISION

CONSULTANTS: MICHAEL J. REILLY, AIA  
 ROSSON

CLIENT: SHOEMAKERS  
 EDGERTOWN  
 VACATION RENTALS  
 FT. HERICE

PROJECT: 1712-A  
 ARCHITECT: Architectonic Inc  
 806 DELAWARE AVENUE  
 FT. WORTH, TEXAS 76102  
 TEL: 817-339-7771  
 WWW.ARCHITECTONIC.COM

ARCHITECT: Architectonic Inc



# coastal costero



The amiable weather and lifestyle of coastal regions suggest breezy, light colors. Clean, cool palette in green, aqua, blue and white reflect colors of the sea and sky.

El clima amigable y el estilo de vida de las regiones costeras sugieren colores volátiles, livianos. Claros, frescos colores pastel en verde, agua, azul y blanco reflejan colores del mar y cielo.

- body | estructura:  
Fresh Tone S430-2u  
trim | molduras:  
Maui Mist BL-W10v  
accent | acento:  
Blue Square S460-5p
- body | estructura:  
Old Map N230-2v  
trim | molduras:  
Bit of Sugar PR-W14v  
door | puerta:  
Gothic Purple N110-4w
- body | estructura:  
Spanish Sand OR-W7u  
accent | acento:  
Natural Bark N170-6p
- body | estructura:  
Sea Wind S480-2v  
trim | molduras:  
Arcade White GR-W8v



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 532 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10N  
 Zoning: R5

Parcel ID: 2410-502-0001-000-3  
 Account #: 23023  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Robert J Shoemaker  
 532 N 2nd St  
 Fort Pierce, FL 34950

**Legal Description**

PLAT OF LOTS 1, 2 AND 5 ASSESSOR'S MAP OF N PART OF F  
 PIERCE BLK 6A- LOTS 1 AND 3 AND N 12 FT OF LOT 2 (OR 3089-  
 2447)

**Current Values**

Just/Market Value: \$71,600  
 Assessed Value: \$44,827  
 Exemptions: \$25,000  
 Taxable Value: \$19,827

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 888  
 Gross Area (SF): 1,224  
 Land Size (acres): 0.17  
 Land Size (SF): 7,504

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 14, 2009	3089 / 2447	0001	WD	Romero, Jose	\$100,000
Apr 26, 2002	1524 / 2223	XX00	WD	Briglia, Matthew K	\$76,000
Mar 16, 1998	1132 / 1023	XX01	WD	Matthew K Briglia	\$100
Apr 14, 1997	1074 / 2052	XX01	WD	Alice Maloy	\$100
Apr 14, 1997	1074 / 2050	XX01	PR	John R Head	\$100
Apr 4, 1990	0685 / 0481	XX01	PB		\$0

**Building Information (1 of 1)**

Finished Area: 888 SF

Gross Total Area: 1,224 SF

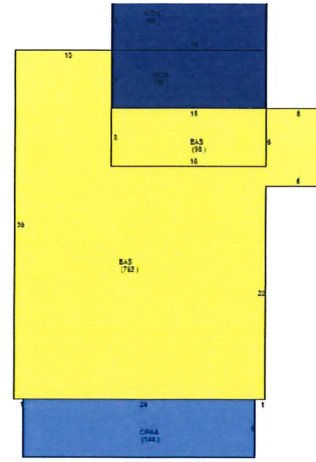
**Exterior Data**

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC-	Year Built: 1915	Frame:
Grade: C-	Effective Year: 1980	Primary Wall: Hardwood Lap
Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Sing Pine
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%





**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	888	888	192
OPAA	Open Porch Attached Average	144	0	60
WDC	WOOD DECK	192	0	88

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
UTILITY GOOD	1	180	1999
WOOD FENCE	1	85	2001

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$32,400					
Land:	\$39,200	2017	2010	0500	Homestead Exemption	\$25,000
Just/Market:	\$71,600	2017	2010	0550	Homestead Exemption over \$50,000	\$0
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$26,773					
Assessed:	\$44,827					
Exemption(s):	\$25,000					
Taxable:	\$19,827					

**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
2017	\$71,600	\$44,827	\$25,000	\$19,827
2016	\$67,100	\$43,905	\$25,000	\$18,905
2015	\$43,600	\$43,600	\$25,000	\$18,600



Number	Issue Date	Description	Amount	Fee
F01-000689	May 29, 2001	Fence	\$550	\$0
RR2002-104	Nov 18, 2002	Alterations/Remodeling	\$8,500	\$260
RF2003425	Nov 25, 2003	Roof	\$10,000	\$225
BP0911472	Jul 16, 2009	Alterations/Remodeling	\$10,000	\$175

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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RECEIVED

APR 04 2018

CITY OF FORT PIERCE  
PLANNING & ZONING

**VARIANCE**

Property address or Location 532 N SECOND ST.

Parcel ID #(s) \_\_\_\_\_

Project description SHOE MAKER'S EDGERTOWN VACATION RENTALS

ROBERT SHOE MAKER

Property Owner(s)

532 N, SECOND ST,

Street Address

FT PIERCE FL 34950

City State Zip

772 834 5609

Phone Number

R SHOE 75 @ GMAIL.COM

Email Address

ARCHITECTONIC INC,

Applicant/Representative, Title, Company

806 POLAWARE AVE

Street Address

FT PIERCE FL 34950

City State Zip

772 460 7751

Phone Number

M MENARD @ ARCHITECTONIC INC.COM

Email Address

*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.*

Robert Shoemaker

Property Owner(s) Signature(s)

STATE OF FL -- St. Lucie COUNTY

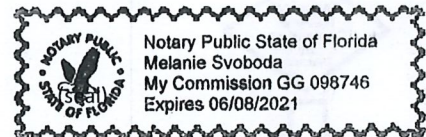
The foregoing instrument was acknowledged before me this 30 day of March, 20 18, by

Robert Shoemaker who is personally known to me or has produced

DL # 5526-T10-75-298-9 as identification.

Melanie Svoboda

Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Date Stamp

# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

### Application Outlook



Description of request: SECTION 22-28.1 ES ZONING DIST,  
BLDG. AGNT DE MASSING VARIANCE  
~~SECTION E #3 LOT COVERAGE E 5.VII 4 & 5~~  
PARKING D 2 A 5  
 Reason for request: PROPOSED STRUCTURE IS 2 STORY & EXISTING IS  
ONE STORY ALSO LOT COVERAGE IS OVER BASED UPON  
ONE SECTION OF ORDINANCE BUT TOTAL LOT COVERAGE IS NOT

Existing Use: RESIDENTIAL Date Property was Purchased: 2010

Alterations made to the site since purchase: WINDOW / SIDING

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

### Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

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April 5, 2018

City of Fort Pierce  
Historical Preservation  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

RE: Shoemaker's Edgertown Vacation Rentals

Attn: Maria:

**Criteria:**

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages.

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

**Response: The lot is larger than the standard lots within the ES District and has a curb cut to access property from Avenue E.**

2. Does special conditions or circumstances result from actions other than that of yours? Please explain

**Response: No special conditions or circumstances.**

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

**Response: The undue hardship or deprivation that would result is the inability to utilize the property to its full potential allowed in the ES Zoning District.**

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

**Response: The minimum variance needed for reasonable use of the land is building height or massing along with off street parking accessed from the existing curb cut on Ave. E.**

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

**Response: This variance request would not impair the intent of the zoning ordinance since there are several 2 story structures within the District and the parking will enhance the property and free up on street parking.**

Respectfully Submitted,



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Michael Seal  
Architectonic Inc.

