

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, April 23, 2018 - 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/EXCUSE NON VOTING ALTERNATE**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the March 26, 2018 meeting
6. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 18-24 - Fence - 436 N. 7th Street
  - b. Certificate of Appropriateness 18-25 - Vacation Rental Building and Variance for Parking, Building Height and Massing - 532 N. 2nd Street
  - c. Certificate of Appropriateness 18-30 - Exit Ramp, Steps, Building Interior and Signs - 108 N. 2nd Street
  - d. Certificate of Appropriateness 18-31 - Windows and Door - 517 Beach Court
7. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - March 2018
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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

**Historic Preservation Board**

**5.a.**

Meeting Date: 04/23/2018

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Information

REQUESTED ACTION

Minutes from the March 26, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 3.26.18

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 03/27/2018 12:05 PM

Final Approval Date: 04/04/2018

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MARCH 26, 2018, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Michael Broderick; Peggy Harris-Smith; Jared Osteen; Suzanne Boardman; Holly Theuns; Paul Sampson, Chairman**

Absent: **Charlie Hayek; Patrick Small**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

All regular members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the February 28, 2018 meeting

**Motion was made by Peggy Harris-Smith, and seconded by Holly Theuns to approve the minutes from the February 28, 2018 meeting.**

**AYE: Peggy Harris-Smith, Jared Osteen, Suzanne Boardman, Holly Theuns, Michael Broderick, Chairman Paul Sampson**

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-34 - Construct New Commercial Building - 102 Avenue A**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the depth and store front for the sidewalk cafe, awnings and recommendations for additional design modifications.

Mike Menard, Applicant Representative from Architectonic, clarified that the architecture is basically duplicating the Second Street Station building, as far as cornice locations, awnings and window head heights and the only deviation is the glass overhead garage doors. Mr. Menard stated the applicant is not opposed to changing to a split face block wall to mimic other projects in downtown and they are open to do something a little different with the railing. Mr. Menard explained the railing will look more like the second floor of the St. Lucie County Clerk building with the double top railing.

Mr. Menard asked the Board if it would be okay to add another door to the eastern side of the building to make a secondary means of egress and kitchen access to the dumpster.

Mr. Menard answered questions from the Board on the glass overhead door, width of cafe seating area, parking, and being able to walk between the Second Street Station and PP Cobb buildings.

**Motion was made by Michael Broderick, and seconded by Peggy Harris-Smith to approve COA 17-34 to construct a new commercial building at 102 Avenue A with the conditions below:**

1. **a split block finish be applied to the retaining wall facing the sidewalk area;**
2. **on the proposed fencing, the developers will meet with the Planning department to come up with a solution that is satisfactory for there requirements for ADA and come as closely as possible to seeking agreement with the Historic Preservation Officer on finishes;**
3. **the single door be permitted if needed for restaurant service.**

**AYE: Jared Osteen, Suzanne Boardman, Holly Theuns, Michael Broderick, Peggy Harris-Smith, Chairman Paul Sampson**

Passed

**7. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - February 2018

**8. CONSIDERATION OF ABSENCES**

Mr. Hayek and Mr. Small were excused.

**9. ADJOURNMENT**

**Historic Preservation Board**

**6.a.**

Meeting Date: 04/23/2018

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Information

REQUESTED ACTION

Certificate of Appropriateness 18-24 - Fence - 436 N. 7th Street

LOCATION

436 N 7th Street (Parcel ID: 2410-603-0028-000-8)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval with Recommendations

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Attachments

Staff Report  
Application  
Property Card

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 04/16/2018

Started On: 04/16/2018 12:56 PM



APRIL 23, 2018

COA 18-24

**Owner**

NuView IRA  
 T J O'Connell IRA Acct 1422079

**Applicant**

Little Angels Learning Academy

**Location**

436 N 7th Street

**Parcel**

2410-603- 0028-000-8

**Historic Status**

Non-contributing structure located in the Lincoln Park Historic District

**Requested Action**

Replacement of existing 6' and 4' high chain link fence with a 6' high wood fence. Construction of a new playground area with 6' high wood fence and landscaping.

**Recommendation**

Approval with recommendations.

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**HISTORY**

- 1964—Structure was built

**Architectural Significance**

This building is classified as a non-contributing structure in the Lincoln Park Historic District.

Its design does not represent any distinctive architectural style.

**Request**

The applicant is requesting approval of a COA for the replacement of the 6' and 4' high chain link fence along north, east and south property lines with a 6' high shadow box wood fence and construction of a new playground area with 6' high wood fence and landscaping as shown on the provided site plan.

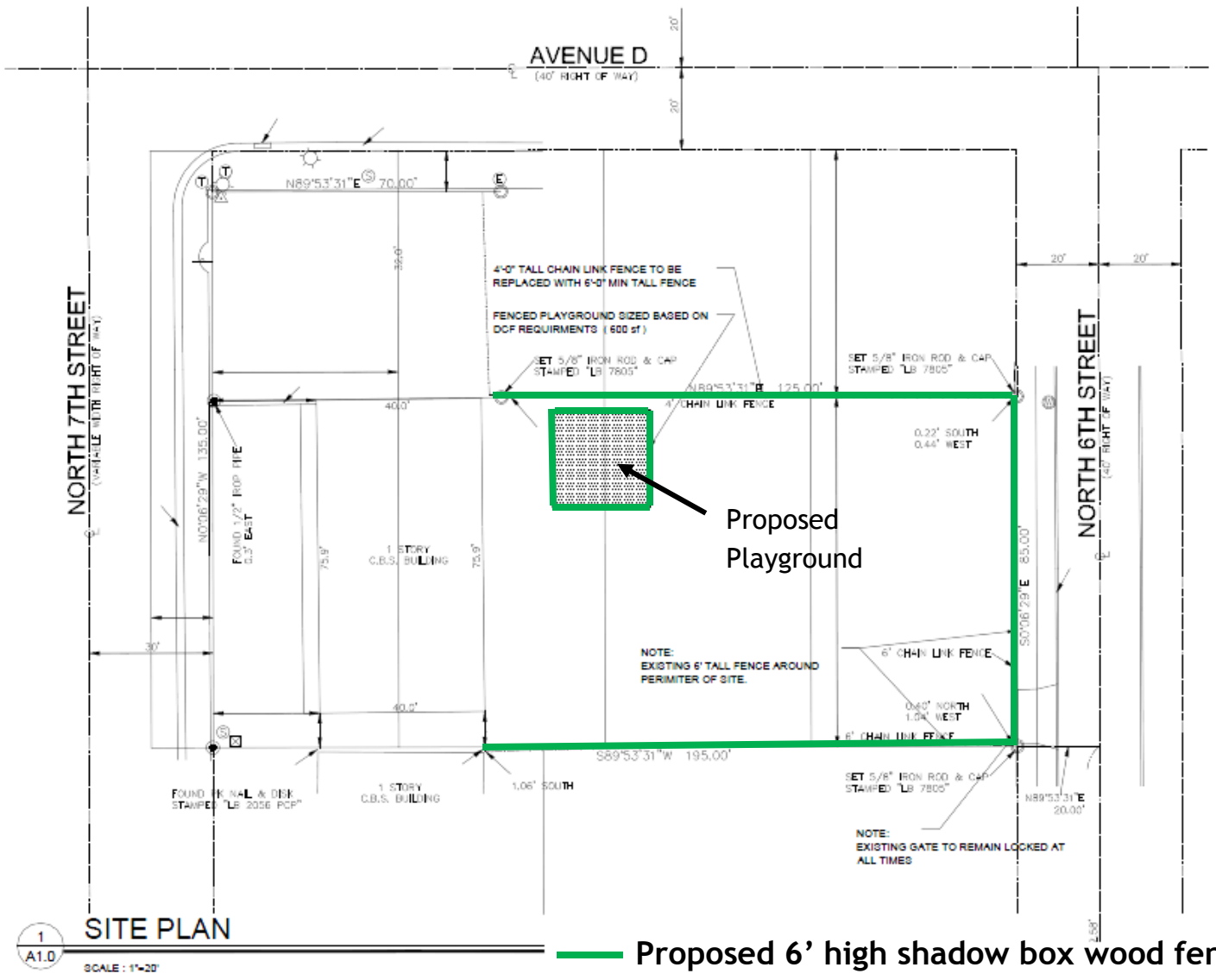




Aerial Photo of the Subject Property



Front / 7th Street Facade



— Proposed 6' high shadow box wood fence





N 6th Street, Looking North



N 6th Street, Looking South



Existing 6' High Fence, Rear of the Property



Fence Cross the N 6th Street

## STAFF ANALYSIS

### Secretary of Interior Standard for Consideration

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.



North Side of the Property Back Yard - Existing 4' Chain Link Fence



South Side of the Back Yard - Existing 6' Chain Link

## Staff Recommendation

The current proposal seeks to install a 6 foot high, shadow box wooden fence on the north and south, side property lines and on the east, rear property line. Creating privacy for a back yard on a double street frontage lot while not creating the sense of a 6' wall along a public right of way is a consistent problem.

Although 6 foot high wooden fences are usually incompatible and undesirable in the historic districts, the proposed fence facing N 6th Street (on the rear of the property) will be compatible with fencing of almost all the surrounding properties.

Therefore, based upon Secretary of Interior Standard 9, staff recommends that the Board approve the request for of a 6' high wood fence. However, since the property is located in the historic district staff recommend that the applicant will consider design enhancement as shown on the examples below.



Existing fence east side of the N 6th street



Existing fence east side of the N 6th Street

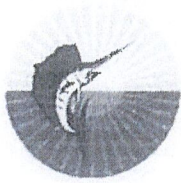


Shadow box fences - design examples

In addition although the proposed playground fence will not be visible from the street, staff recommends that applicant consider different fence design options, more compatible, likeminded or friendly to the proposed use; like for example lowering the height of the fence, diversifying it or using color (examples below).



## Playground Fences



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

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

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 436 N. 7<sup>th</sup> St Units ABC+D

Parcel ID #: 2410-603-0028-000-8

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

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

### Property Owner/ Applicant Information

#### Property Owner(s)

Name(s): DuView IRA Fba Timothy J. O'Connell IRA# 1422078

Mailing Address: 280 S. Ronald Reagan Blvd #200, Longwood FL 32750

Phone Number(s): 772-924-2911 Email: Cindi@OCRealtyTeam.com

#### Applicant

Name(s): Little Angels Learning Academy

Mailing Address: 3007 Orange Ave Fort Pierce FL 34950

Phone Number(s): 772-801-5589 Email: petersmay@littleangels.com

#### Representative

Name(s): Cynthia O'Connell / OC Realty

Mailing Address: 420 N. 2nd St Fort Pierce, FL 34950

Phone Number(s): 772-924-2911 Email: Cindi@OCRealtyTeam.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, DuView IRA Fba Timothy J. O'Connell <sup>IRA# 1422078</sup> as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Tammy Bruner  
Signature of Owner

3-21-2018  
Date

**TAMMY BRUNER, AUTHORIZED SIGNER**

**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) Interior finish work, handicap bathroom entrance

Other (describe) playground in back fenced in w/landscaping, replace existing chainlink fence w/privacy fence

Please provide a detailed description of the proposed work to be performed: New sign on Bldg

above awnings. Fence around new playground area w/landscaping. Privacy fence around perimeter of property. left high both fence wood shadow box

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) fence (shadow box)
- ~~Color samples.~~
- ~~Demolition - Plans for what will be taking the demolished structure's place should be submitted.~~

# Corporate Resolution



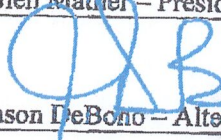
(For Naming Authorized Officers)

Be it Resolved that:

Glen Mather and/or Jason DeBono and/or Tammy Bruner is hereby authorized to open and close IRA Accounts, purchase, sell, assign, and endorse for transfer, certificates representing stocks, bonds, mortgages, notes or other securities or other securities now registered or hereafter registered in the name of this Corporation; and is hereby authorized to purchase, sell, assign, or make conveyance of all real property registered in the name of this Corporation and to execute and deliver all documents as may be necessary in connection with any such purchase, sell, assignment, or conveyance.

I Glen Mather - President and Secretary of NuView IRA Inc. (the "Organization") hereby certify that the foregoing is a true copy of a resolution duly adopted by the directors of the Organization, at a meeting duly held on the 30<sup>th</sup> day of March 2017 at which a quorum was present and voting and that the same has not been repealed or amended and remains in full force and effect and does not conflict with the Articles of Incorporation of the Organization.

### Specimen Signatures

 Glen Mather - President & Secretary	 Tammy Bruner - Alternate Corporate Signer
 Jason DeBono - Alternate Corporate Signer	

This Document must be signed in the presence of a Notary Public

4-13-2017

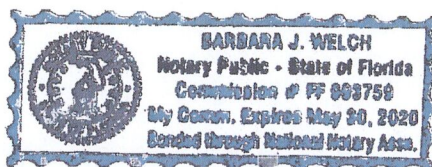
Date

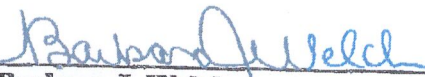


Secretary's Signature


STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing document was acknowledged before me this 13<sup>th</sup> day of April, 2017 by Glen Mather, who has produced a valid Florida driver's license as identification.



  
Barbara J. Welch  
NOTARY PUBLIC STATE OF FLORIDA

436 N 7th st, ft pierce



436 N 7th St  
Fort Pierce, FL 34950

Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

You visited 4 months ago

Add a missing place

Add a label

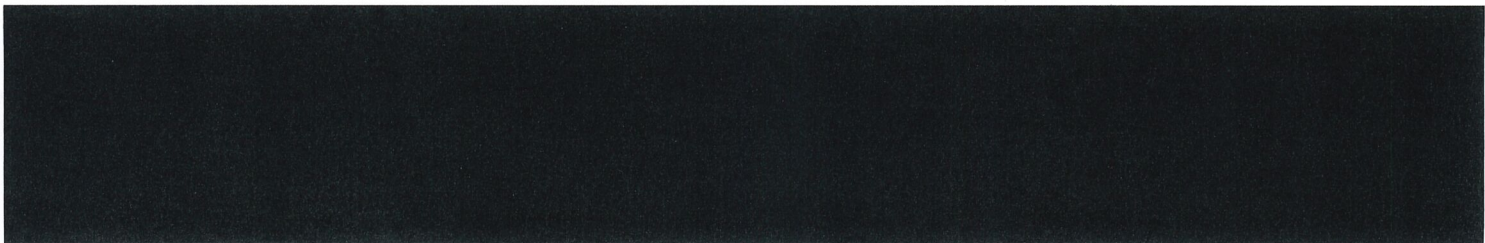
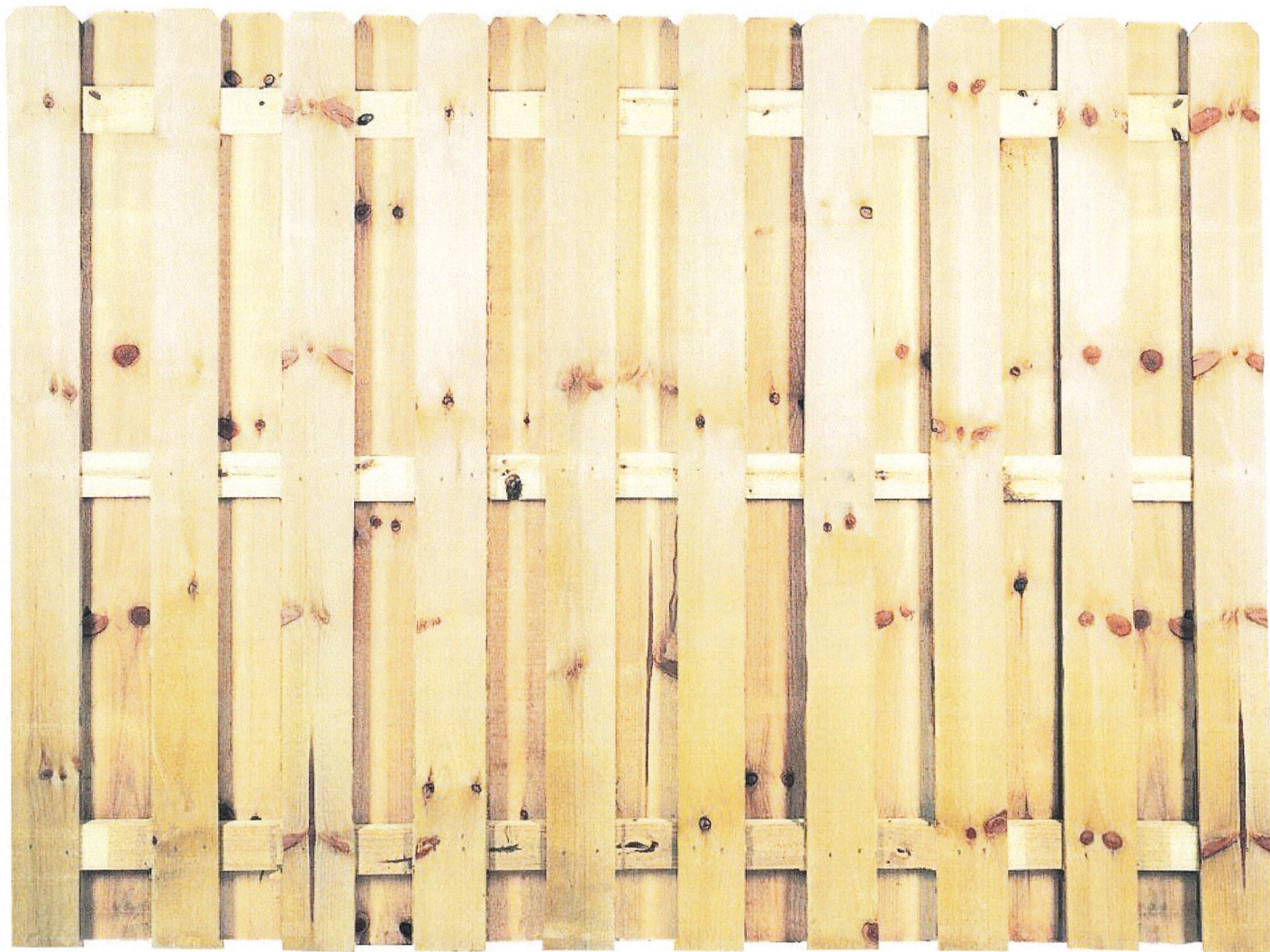
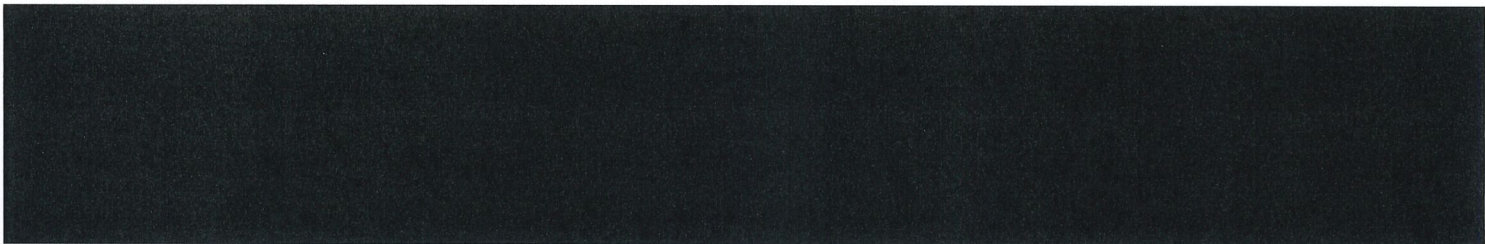
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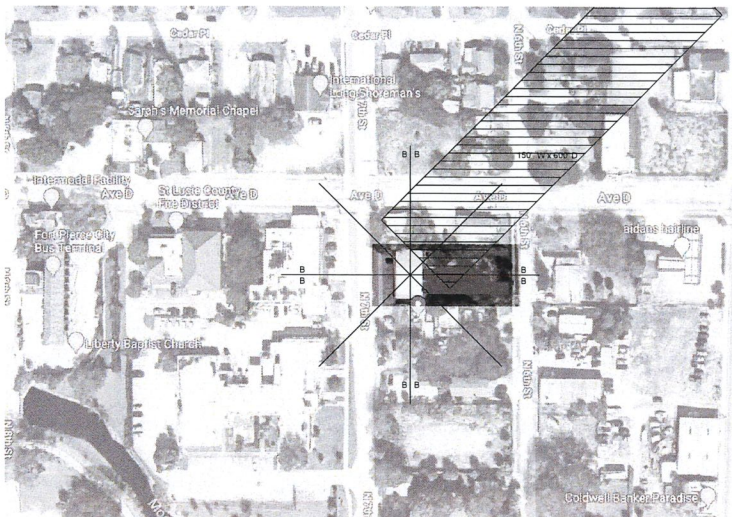
**B J Tax Services**  
Tax Preparation Service - 436 N 7th St

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- SLS MT
- Hargrove
- Print Confirma...  
Avis Re... Car, f
- 1408 Sw De  
Tax CArd, f
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- TINY HOUSE
- MCMinns
- Shot  
4.26 AM
- PDF  
914 Delaware Ave  
Sellers P...sure.pdf
- IE MAP  
2016.PDF
- PDF
- SELLER  
INSTRU...DENDUM
- 919 Jackson







**LOCATION MAP**  
SCALE: APPROX 1" = 100'

**OCCUPANCY CALCULATION** FBC 1004.1.1  
LS7.3.1.2

PROJECT/BUILDING AREA	3,028 SQFT	
ACCESSORY STORAGE/MECH/EQUIP ASSEMBLY	300	
W/OUT FIXED SEATS (RECEPTION)	151 SQ/FT	21.6
BUSINESS	100	
DAY CARE STORAGE	35 NET	24.47 SQ/FT
RESTROOMS, WALLS (AREAS NOT INCLUDED IN NET)	428 SQ/FT	
<b>TOTAL OCCUPANTS</b>		<b>92 PEOPLE</b>

NOTE: THIS IS A LIFE SAFETY REQUIRED CALCULATION THE ACTUAL NUMBER OF OCCUPANTS IS EXPECTED TO BE LESS THAN THE CALCULATION. THE OCCUPANCY CALCULATION IS USED FOR CODE REQUIRED FIXTURE COUNTS BELOW.

**FIXTURE CALCULATION** FBC # 403.1

TOILET CALCULATIONS ARE BASED ON THE FLOOR AREA OF THIS PROJECT PL 403.3 THE OCCUPANT LOAD SHALL BE COMPOSED 50 PERCENT OF EACH SEX.

OCCUPANTS 46 FEMALE 46 MALE  
CLASSIFICATION: 'E' EDUCATIONAL DAY CARE

	REQUIRED	PROVIDED
LAVATORIES: 1:50	1	1
WATER CLOSETS: 1:50	1	1
URINALS	1	1
DRINKING FOUNTAINS: 1:100	1	HLO
CHANGING STATION HAND WASH SERVICE SINK	1	1
BATHING AREA	0	1

FACULTY TOILETS SHALL BE SEPARATE FROM CHILDRENS FACILITIES TOILET ROOMS ADJACENT TO FOOD PREPARATION OR DINING AREAS SHALL BE COMPLETELY ENCLOSED FLOOR DRAINS SHALL BE PROVIDED IN THE FOOD SERVING AREA WATER SHALL BE HEATED AND THE TEMPERATURE AT THE SHOWER HEAD SHALL NOT EXCEED 110 DEGREES F NOR BE LESS THAN 95 DEGREES F

DIAPER CHANGING STATIONS SHALL BE LOCATED IN OR ADJACENT TO ANY CLASSROOM WHERE CHILDREN WEARING DIAPERS ARE IN ATTENDANCE AND A HAND WASHING LAV SHALL BE PROVIDED WITHIN THE CHANGING STATION AREA.

**CLASSIFICATION - E.B.** CHAPT. 4

REPAIRS/ALTERATIONS: REPLACEMENT OF DAMAGED MATERIALS FOR MAINTENANCE FOR THE SAME PURPOSE

LEVEL 1: REPLACEMENT OF MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES

LEVEL 2: THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM OR INSTALLATION OF ADDITIONAL EQUIPMENT LESS THAN 50 PERCENT OF THE BUILDING AREA

LEVEL 3: ALTERATIONS WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING WITHIN ANY 12 MO. PERIOD

CHANGE OF OCCUPANCY: FOLLOW PROVISIONS OF CHAPTER 9

ADDITIONS: FOLLOW PROVISIONS OF CHAPTER 10

**CLASSIFICATION - L.S.** CHAPT. 43

REPAIRS: THE PATCHING, RESTORATION, OR PAINTING OF MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES IN GOOD OR SOUND CONDITION.

RENOVATION: THE REPLACEMENT IN KIND, STRENGTHENING, OR UPGRADING OF BUILDING ELEMENTS, MATERIALS, EQUIPMENT OR FIXTURES THAT DOES NOT RESULT IN A RECONFIGURATION OF THE BUILDING SPACES WITHIN

MODIFICATION: THE RECONFIGURATION OF ANY SPACE, THE ADDITION, RELOCATION, OR ELIMINATION OF ANY DOOR OR WINDOW, THE ADDITION OR ELIMINATION OF LOAD BEARING ELEMENTS, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT

RECONFIGURATION: THE RECONFIGURATION OF A SPACE THAT AFFECTS AN EXIT OR A CORRIDOR SHARED BY MORE THAN ONE OCCUPANT SPACE, OR THE RECONFIGURATION OF A SPACE SUCH THAT THE REHABILITATION WORK AREA IS NOT PERMITTED TO BE OCCUPIED BECAUSE EXISTING MEANS OF EGRESS AND FIRE PROTECTION SYSTEM OR THEIR EQUIVALENT ARE NOT IN PLACE OR CONTINUOUSLY MAINTAINED

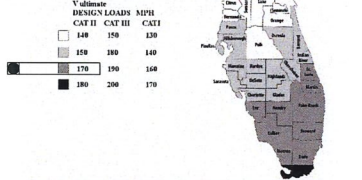
CHANGE OF USE: A CHANGE IN THE PURPOSE OR LEVEL OF ACTIVITY WITHIN A STRUCTURE THAT INVOLVES A CHANGE IN APPLICATION OF THE REQUIREMENTS OF THE CODE

**FIRE RATING REQUIREMENTS** FBC 601, FBC 803.9, L.S. 10.2.2

PRIMARY STRUCTURAL FRAME	0	
BEARING WALLS	EXTERIOR: 0	
NONBEARING WALLS & PARTITIONS	EXTERIOR: 0	
FLOOR CONSTRUCTION	EXTERIOR: 0	
ROOF CONSTRUCTION	0	
FINISHES		
EXITS	A, A OR B, I OR II	L.S. 10.2.2
EXIT ACCESS CORRIDORS	A OR B	I OR II
OTHER SPACES	A, B	I OR II
EXIT ENCLOSURE	A OR B	FBC 803.9
CORRIDORS	A OR B	
ROOMS AND ENCLOSED SPACES	A OR B	

**RISK CATEGORY** CHAPT. 1604

- I - LOW HAZARD (AGRICULTURAL, TEMPORARY, MINOR STORAGE)
- II - BUILDINGS NOT I, III, OR IV
- III - SUBSTANTIAL TOXIC ASSEMBLY >300; SCHOOLS >250; 12 >250; 13, ANY OCCUPANCY WITH >5000; PUBLIC UTILITIES NOT IN CAT IV, BUILDINGS CONTAINING TOXIC SUBSTANCES
- IV - 12 W SURGERY & TREATMENT, PUBLIC SERVICES & UTILITIES, SHELTERS, HIGHLY TOXIC MATERIALS, AVIATION CONTROL TOWERS, NATL. DEF. BUILDINGS, WATER STORAGE AND PUMP STATIONS



DESIGN LOADS WITHIN CATEGORIES MAY BE HIGHER THAN THE MINIMUM ADOPTED BY THE COUNTY OR MUNICIPALITY NOTED. THIS IS THE DESIGN INTENT OF THE PROFESSIONAL.

**LOAD SCHEDULE**

	LIVE	DEAD	PARTN	TOTAL
GROUND FLOOR	40	50	10	100
SECOND FLOOR	40	15	0	55
ROOF + LIMIT STOR.	30+20	30	0	75

ULTIMATE WIND SPEED = 170 M.P.H.

RISK CATEGORY = II

EXPOSURE CATEGORY = 1609.4.3

- B MEAN ROOF < 30 FT W SURFACE ROUGHNESS B UPWIND 1500 FT
- C MEAN ROOF < 30 FT W SURFACE ROUGHNESS B UPWIND 2800 FT
- D WHERE EXPOSURES B AND D DO NOT APPLY
- E WHERE SURFACE ROUGHNESS D EXTENDS 5000 FT UPWIND INLAND FROM THE SHORELINE 600 FT OR (20 X BUILDING HEIGHT)

**SURFACE ROUGHNESS 1609.2**

- B URBAN, SUBURBAN, WOODED W/ NUMEROUS OBSTRUCTIONS
- C OPEN TERRAIN W/ SCATTERED OBSTRUCTIONS LESS THAN 30 FT 100 FT HORIZONTALLY FROM AN AREA (C OR D) 100 W X 600 D UPWIND INCLUDES FLAT OPEN COUNTRY & GRASS LANDS EXTENDING 1500 FT
- D FLAT UNOBSTRUCTED AREAS AND WATER SURFACES

INTERNAL PRESSURE = +/- 0.18  
ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 P.S.F.

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE. DESIGN PRESSURES FOR EXTERIOR DOORS AND WINDOWS ARE NOTED ON THE ELEVATIONS. WINDOW AND DOOR MANUFACTURERS SHALL MULTIPLY THE GIVEN DESIGN PRESSURES BY THE APPROPRIATE FACTORS TO OBTAIN TEST PRESSURES.

**OWNER:**  
NA/VIEW IRA  
TIMOTHY J O'CONNEL IRA ACCT 1422078  
1064 GREENWOOD BLVD STE 312  
LAKE MARY, FL 32746

**ADDRESS:** 436 N 7th STREET  
FOR LERC, FL 34850

**PROPERTY INFORMATION:**  
ZONED: C3  
PROJ ID: 2410-693-0028-000-8  
LEGAL: PLAT OF A COTTAGE'S RE-SID BLK19 S 85 FT OF LOTS 1, 2, 3 AND 4-LESS ST-(MAP 2410C) (OR 3897-2003)  
PROPERTY APPRAISER INFORMATION

**SCOPE:**  
THIS IS AN EXISTING BUILDING, RECENTLY USED FOR MERCANTILE PURPOSES THE NEW TENANT WILL BE A DAY CARE. THIS IS A CHANGE OF USE. THE INITIAL SCOPE OF WORK IS THE CREATION OF AN AS-BUILT PLAN, LIFE SAFETY PLAN, AND LIFE SAFETY REVIEW

MECHANICAL - EXISTING TO REMAIN  
PLUMBING - REPLACEMENT RESTROOMS  
ELECTRIC - EXISTING ELECTRIC

**BUILDING / PROJECT DATA**

BUILDING AREA	UIA	3,026 SF
PROJECT AREA		3,026 SF
TOTAL AFTER CONSTRUCTION		NO CHANGE TO THE AREA OF THE BUILDING
REQUIRED NUMBER OF EXITS		2 FROM ALL AREAS
OCCUPANT LOAD		92 PEOPLE SEE CALCULATION SAME PAGE (INFANTS TO 5 YRS OLD + EMPLOYEES)

**BUILDING CLASSIFICATION:** CHAPT. 3

- E - EDUCATIONAL - DAY CARE FACILITIES  
305.2 THIS GROUP INCLUDES BUILDINGS AND STRUCTURES OR PORTIONS THEREOF OCCUPIED BY MORE THAN FIVE CHILDREN OLDER THAN 2-1/2 YEARS OF AGE WHO RECEIVE EDUCATIONAL, SUPERVISION OR PERSONAL CARE SERVICES FOR FEWER THAN 24 HOURS PER DAY.
- I4 - 308.6 DAYCARE  
INSTITUTIONAL GROUP I-4 OCCUPANCY SHALL INCLUDE BUILDINGS AND STRUCTURES OCCUPIED BY MORE THAN FIVE PERSONS OF ANY AGE WHO RECEIVE CUSTODIAL CARE FOR FEWER THAN 24 HOURS PER DAY BY PERSONS OTHER THAN PARENTS OR GUARDIANS, RELATIVES BY BLOOD, MARRIAGE OR ADOPTION, AND IN A PLACE OTHER THAN THE HOME OF THE PERSON CARED FOR. THIS GROUP SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:  
308.6.1 CLASSIFICATION AS GROUP E  
A CHILD DAY CARE FACILITY THAT PROVIDES CARE FOR MORE THAN FIVE BUT NOT MORE THAN 100 CHILDREN 2-1/2 YEARS OR LESS OF AGE, WHERE THE ROOMS IN WHICH THE CHILDREN ARE CARED FOR ARE LOCKED ON A LEVEL OF EXIT DISCHARGE SERVING SUCH ROOMS AND EACH OF THESE CHILD CARE ROOMS HAS AN EXIT DOOR DIRECTLY TO THE EXTERIOR, SHALL BE CLASSIFIED AS GROUP E.

**EXISTING STRUCTURE/NEW OCCUPANCY**

THIS PROJECT IS LOCATED IN THE CITY OF FT PIERCE. PLANNER OF THE DAY WAS CONTACTED 772-467-3000 X3729 - DAYCARE 'E' USE IS A CONDITIONAL PERMITTED USE FOR ZONING C3 - 22-60 OFF STREET PARKING REQUIREMENTS 2 SPACES/CLASSROOM.

**CONSTRUCTION TYPE** CHAPT. 6

- TYPE I: BUILDING ELEMENTS ARE NON COMBUSTIBLE
- TYPE II: EXTERIOR WALLS NON COMBUSTIBLE | INTERIOR - ANY
- TYPE III: EXTERIOR WALLS NON COMBUSTIBLE | INTERIOR - ANY
- TYPE IV: HEAVY TIMBER
- TYPE V: EXTERIOR & INTERIOR ANY MATERIAL PERMITTED BY CODE

A-PROTECTED    B-UNPROTECTED    SPRINKLED    UNSPRINKLED

TABLE 504.3	ALLOWABLE HEIGHT	=	40 FT
TABLE 504.4	ALLOWABLE STOREYS	=	1 STORY
TABLE 506.2	ALLOWABLE AREA	=	9000 SF

**CURRENT CODES**

BUILDING	6th EDITION (2017)	FLORIDA BUILDING CODE
RESIDENTIAL	6th EDITION (2017)	FLORIDA RESIDENTIAL CODE
EXISTING	6th EDITION (2017)	FLORIDA EXISTING BUILDING CODE
ACCESSIBILITY	6th EDITION (2017)	FLORIDA ACCESSIBILITY CODE
ENERGY	6th EDITION (2017)	FLORIDA ENERGY CONSERVATION CODE
PLUMBING	6th EDITION (2017)	FLORIDA PLUMBING CODE
MECHANICAL	6th EDITION (2017)	FLORIDA MECHANICAL CODE
FUEL GAS	6th EDITION (2017)	FLORIDA FUEL GAS CODE
ELECTRICAL	2014 NATIONAL ELECTRIC CODE	
FIRE	6th EDITION (2017)	FLORIDA FIRE PREVENTION CODE
	2015 NFPA 101	LIFE SAFETY CODE
	2015 NFPA 1	FIRE CODE

FIRE: Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA-1: 1.14.1

STRUCTURAL: ASCE STANDARD 7-10  
FIRE ALARM: FIRE ALARM AND SIGNALING CODE NFPA 72

**SHEET INDEX**

- A0.1 - TITLE PAGE
- A1.0 - SITE, DEMOLITION PLANS, & SCHEDULES
- A2.0 - PLANS
- A3.0 - SECTIONS
- A4.0 - ENLARGED FLOOR PLANS
- A5.0 - INTERIOR ELEVATIONS
- A6.0 - REFLECTED CEILING PLANS
- A7.0 - VERTICAL CIRCULATION; STAIRS, ELEVATORS, ESCALATORS
- A8.0 - EXTERIOR DETAILS
- A9.0 - INTERIOR DETAILS

**ARCHITECTURE**  
**BUILDING IDEAS**  
TRANSFORMING IDEAS INTO REALITY

PH: 1 772.408.6963    22602 CONCHA AVE  
 FAX: Ancient such email it    BOCA RATON, FL  
 No one faces anymore    33428  
 EMAIL: rlew@burch.com  
 A026001889

DATE: \_\_\_\_\_

PRELIMINARY - NOT FOR CONSTRUCTION

ROBERT S LEWIS    REG # : AR91402

**CONSULTANTS:**

**OFFICE INFORMATION**

DRAWN BY : RSL  
 CHECKED BY : RSL  
 ISSUE DATE : 03-01-2018  
 FILE NAME : C:\PROJ\120011201

**REVISIONS:**

REV #	DATE	DESCRIPTION

**PROJECT TITLE:**

**DAYCARE**  
**CHANGE OF USE**  
LIFE SAFETY PLAN - REVIEW

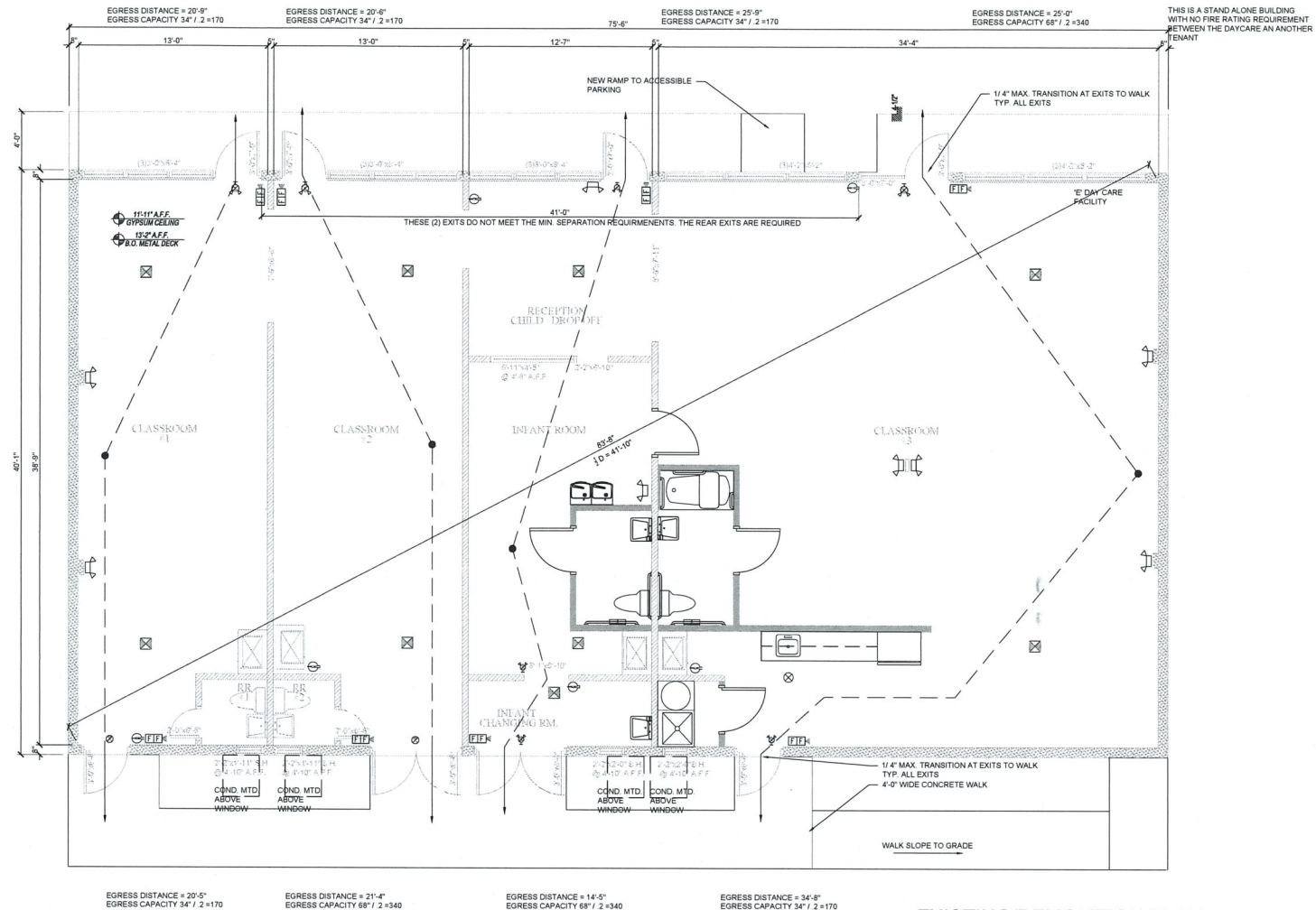
COMMISSION #: 1755

**SHEET TITLE:**

**TITLE PAGE**

**A0.1**





**EXISTING/DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"

NOTE:  
 THE EGRESS DISTANCE IS LESS THAN THE REQUIRED COMMON PATH OF EGRESS OF 75'-0" WHICH QUALIFIES THIS SPACE TO A SINGLE MEANS OF EGRESS.  
 BATHROOM DOORS: EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW OPENING OF THE LOCKED DOOR FROM THE OUTSIDE BY AN OPENING DEVICE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF.

16.2.5, 16.2.6, 16.2.6.3  
 NEW DAY CARE OCCUPANCIES  
 COMMON PATH 75'-0"  
 DEAD END LIMIT 20'-0"  
 TRAVEL DISTANCE 150'-0"  
 FBC  
 MAX OCCUPANT LOAD OF A SPACE WITH A SINGLE EXIT:  
 TABLE 1006.2.1  
 E = 49 OCCUPANTS  
 1006.2.2.4 DAY CARE MEANS OF EGRESS.  
 DAY CARE FACILITIES, ROOMS OR SPACES WHERE CARE IS PROVIDED FOR MORE THAN 10 CHILDREN THAT ARE 212 YEARS OF AGE OR LESS, SHALL HAVE ACCESS TO NOT LESS THAN TWO EXITS OR EXIT ACCESS DOORWAYS.

- ⊘ FIRE EXTINGUISHER 75'-0" MAX SPACING
- ⊕ EMERGENCY LIGHT W/ BATTERY BACKUP
- ⊙ EXIT SIGNAGE
- ⊕ COMBINATION EXIT & EMERGENCY LIGHT W/ BATTERY BACKUP
- ⊕ MANUAL PULL STATION
- ⊕ COMBINATION AUDIBLE/VISUAL
- ⊕ CEILING SMOKE DETECTOR, PHOTOELECTRIC TYPE UNLESS OTHERWISE NOTED

NOTE:  
 SEE ALSO THE ELECTRICAL PLAN FOR SYMBOL LEGEND.

**ARCHITECTURE**  
**BUILDING IDEAS**  
 TRANSFORMING IDEAS INTO REALITY  
 PH: 1.772.408.6963 22062 CONCHA AVE.  
 FAX: Ancient tech email it BOCA RATON, FL  
 No one fees anymore 33438  
 EMAIL: rlewis@biarch.com  
 AA20501089

PRELIMINARY - NOT FOR CONSTRUCTION  
 DATE: \_\_\_\_\_  
 ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OFFICE INFORMATION  
 DRAWN BY : RSL  
 CHECKED BY : RSL  
 ISSUE DATE : 03-01-2018  
 FILE NAME : C:\PROJ\03100A1

REVISIONS :

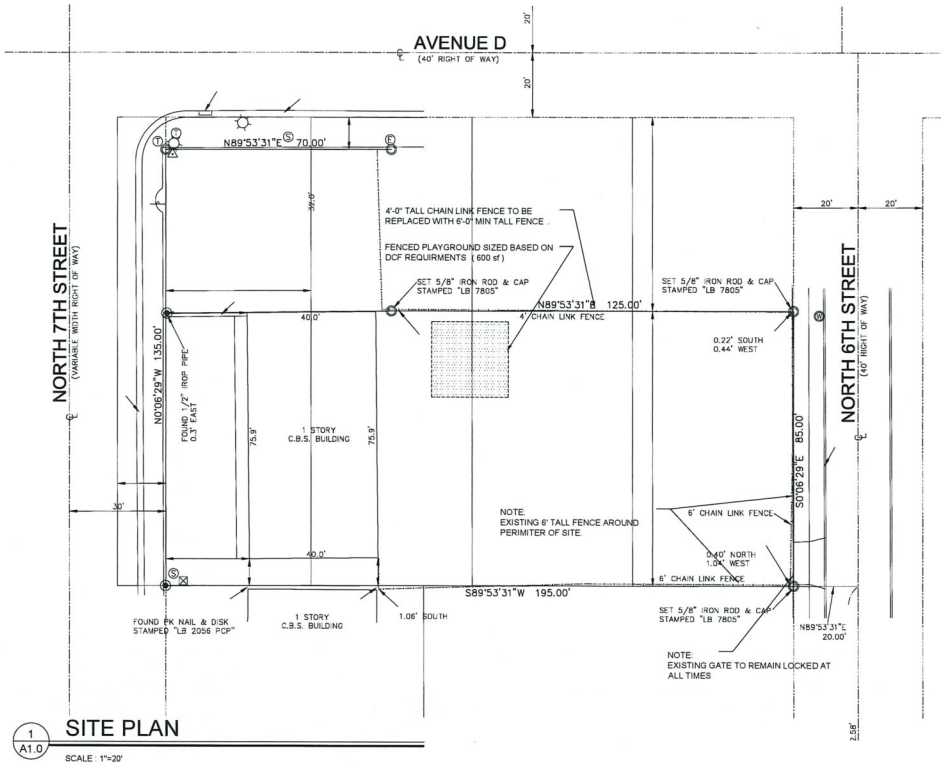
REV #	DATE	DESCRIPTION
1		

PROJECT TITLE :  
 DAYCARE  
 CHANGE OF USE  
 LIFE SAFETY PLAN - REVIEW  
 COMMISSION # : 1755

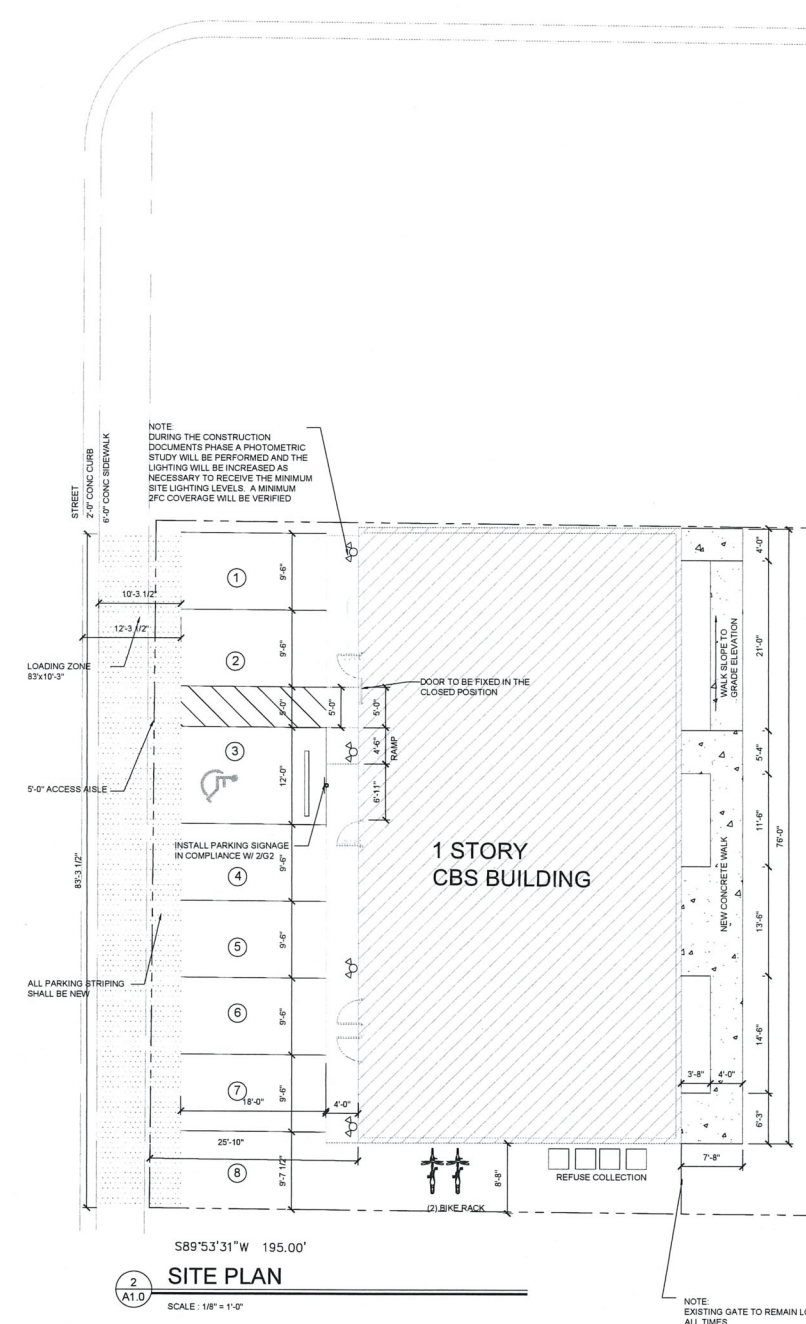
SHEET TITLE :  
 LIFE SAFETY PLAN

**A0.8**

W:\Building\03100A1\03100A1.dwg (1/27/2018 11:51:40 AM Robert S. Lewis) C:\Users\RobertS.Lewis\AppData\Local\Temp\AutoCAD2018\AutoCAD2018.dwg (1/27/2018 11:51:40 AM Robert S. Lewis)



1  
A1.0  
SCALE: 1"=20'



2  
A1.0  
SCALE: 1/8" = 1'-0"

NOTE:  
SEE ALSO THE ELECTRICAL PLAN  
FOR SYMBOL LEGEND.

**ARCHITECTURE**  
**BUILDING IDEAS**  
TRANSFORMING IDEAS INTO REALITY  
PH: 1 772 408 6963 22062 CONCHA AVE  
FAX: Ancient tech email it BOCA RATON, FL  
No one faces anymore  
EMAIL: rlewis@biarch.com 33428  
A12601089

DATE: PRELIMINARY - NOT FOR CONSTRUCTION  
ROBERT S. LEWIS REG # : AR91402

CONSULTANTS :

OFFICE INFORMATION  
DRAWN BY : RSL  
CHECKED BY : RSL  
ISSUE DATE : 03-01-2018  
FILE NAME : C:\PROJ03000A1

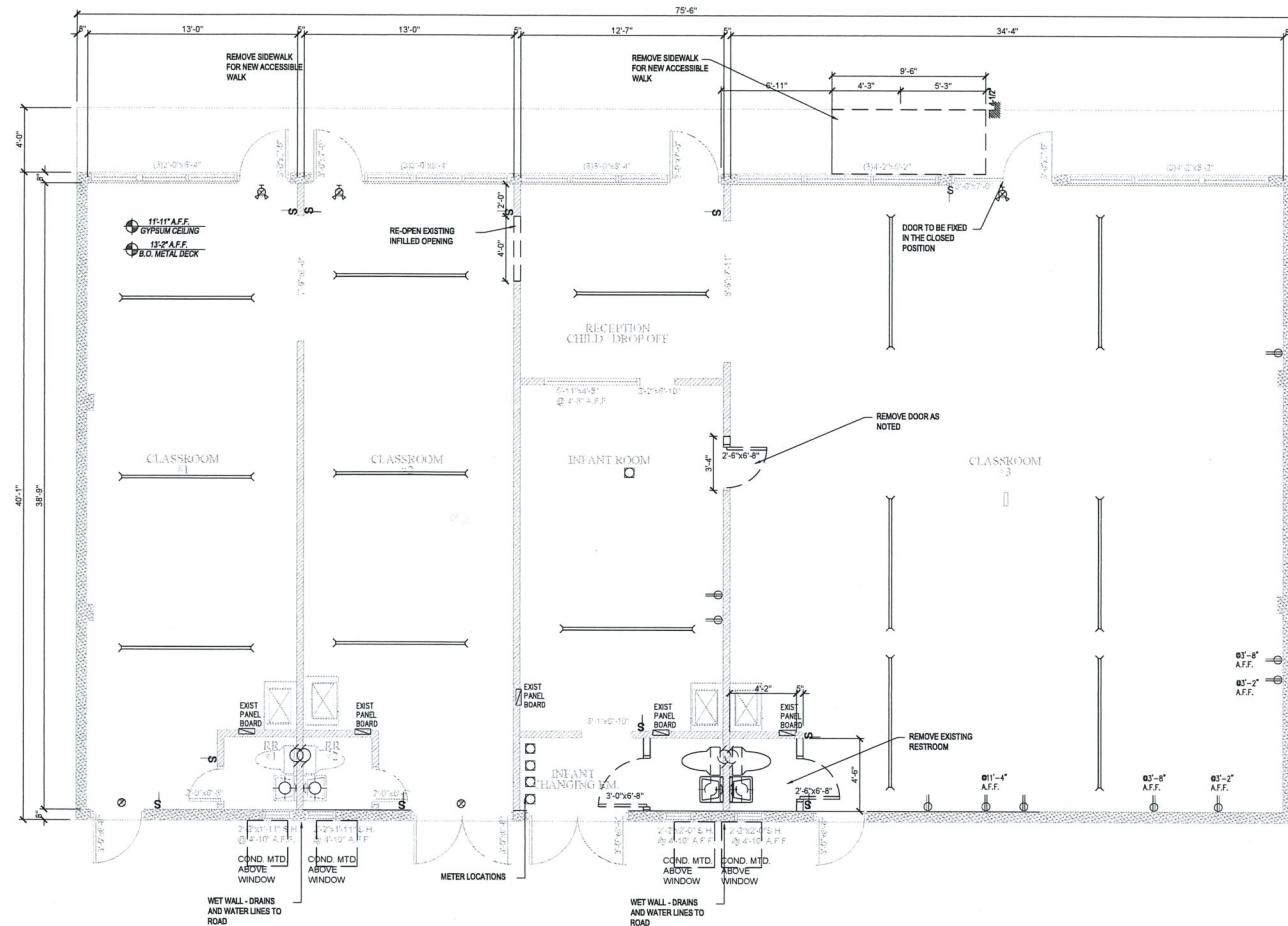
REVISIONS :

REV.#	DATE	DESCRIPTION
1		

PROJECT TITLE :  
DAYCARE  
CHANGE OF USE  
LIFE SAFETY PLAN - REVIEW  
COMMISSION # : 1755

SHEET TITLE :  
SITE PLAN

A1.0



**1** EXISTING/DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"

NOTE:  
 SEE ALSO THE ELECTRICAL PLAN  
 FOR SYMBOL LEGEND.

DATE: **PRELIMINARY - NOT FOR CONSTRUCTION**  
 ROBERT S. LEWIS REG # AR91402

CONSULTANTS:

OFFICE INFORMATION  
 DRAWN BY: RSL  
 CHECKED BY: RSL  
 ISSUE DATE: 03-01-2018  
 FILE NAME: C:\PROJ\03000A1

REVISIONS:

REV#	DATE	DESCRIPTION

PROJECT TITLE:  
 DAYCARE  
 CHANGE OF USE  
 LIFE SAFETY PLAN - REVIEW  
 COMMISSION #: 1755

SHEET TITLE:  
 DEMOLITION PLAN

W:\projects\18000\18000.dwg (P) 03/01/2018 11:51 AM Robert S. Lewis, P.A. AR91402 01/18/18 11:51 AM rlew@biarch.com



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

### Property Identification

Site Address: 436 N 7th ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10N  
 Zoning: C3

Parcel ID: 2410-603-0028-000-8  
 Account #: 23309  
 Use Type: 1100  
 Jurisdiction: Fort Pierce

### Ownership

NuView IRA  
 Timothy J O'Connell IRA Acct 1422078  
 1064 Greenwood BLVD Ste 312  
 Lake Mary, FL 32746

### Legal Description

PLAT OF A C DITTMAR'S RE-S/D BLK19 S 85 FT OF LOTS 1, 2, 3 AND 4-LESS ST- (MAP 24/10C) (OR 3697-2003)

### Current Values

Just/Market Value: \$137,700  
 Assessed Value: \$79,760  
 Exemptions: \$0  
 Taxable Value: \$79,760  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 3,040  
 Gross Area (SF): 3,344  
 Land Size (acres): 0.38  
 Land Size (SF): 16,575

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 5, 2014	3697 / 2003	0205	WD	Beaucejour Pegue	\$65,000
Jan 30, 2009	3056 / 0343	0311	QC	Jour, Eugene B	\$100
Nov 1, 2000	1340 / 1903	XX02	WD	Price, W Robert	\$105,000
Jan 3, 1990	0671 / 2455	XX01	QC	W Robert Price	\$100
Jan 3, 1990	0671 / 2454	XX01	QC		\$100

### Building Information (1 of 1)

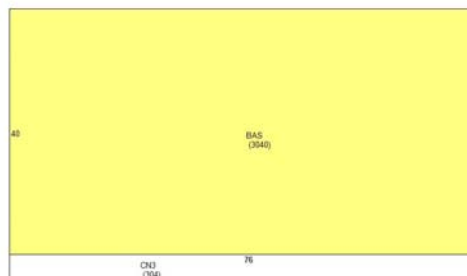
Finished Area: 3,040 SF  
 Gross Total Area: 3,344 SF

#### Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: STRL	Year Built: 1963	Frame:
Grade: Y_D+	Effective Year: 1963	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 4	Secondary Wall:

#### Interior Data

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3040	3040	232
CN3	CANOPY	304	0	160

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
ASP2 LOW	1	1000	1970
CHAINLINK 6'	1	185	1976

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$121,100					
Land:	\$16,600					
Just/Market:	\$137,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$57,940					
Assessed:	\$79,760					
Exemption(s):	\$0					
Taxable:	\$79,760					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.6	Fort Pierce Stormwater Charge	\$140.40

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
2017	\$137,700	\$79,760	\$0	\$79,760
2016	\$68,600	\$68,600	\$0	\$68,600
2015	\$92,400	\$92,400	\$0	\$92,400

## Permits

Number	Issue Date	Description	Amount	Fee
F99-000019	Jan 7, 2000	Roof	\$6,000	\$0
F900001049	Aug 13, 1990	Demolition	\$3,700	\$3,700
F92-001260	Oct 20, 1992	Roof	\$4,250	\$4,250
BP09-0628	Jun 10, 2009	Alterations/Remodeling	\$500	\$50
BP15-0341	Feb 24, 2015	Electric	\$975	\$109
BP15-0342	Feb 24, 2015	Electric	\$975	\$109
BP15-0679	Mar 31, 2015	Electric	\$1,000	\$109
BP15-0680	Mar 31, 2015	Electric	\$1,000	\$109
BP15-0513	Apr 16, 2015	Plumbing	\$2,120	\$170
BP15-0514	Apr 16, 2015	Plumbing	\$2,120	\$155
BP15-2596	Jan 4, 2016	Alterations/Remodeling	\$3,500	\$95
BP15-2597	Jan 4, 2016	Alterations/Remodeling	\$3,500	\$80
BP15-2598	Jan 4, 2016	Alterations/Remodeling	\$3,500	\$80
BP15-2599	Jan 4, 2016	Alterations/Remodeling	\$3,500	\$80
BP16-1152	May 5, 2016	Re Roof Permit	\$13,000	\$0
BP15-3288	Dec 2, 2015	Plumbing	\$2,120	\$0
BP15-3289	Dec 2, 2015	Plumbing	\$2,120	\$0
BP16-1571	Jun 7, 2016	Window replacement	\$2,000	\$0
BP16-1574	Jun 7, 2016	Window replacement	\$2,000	\$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.

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**Historic Preservation Board**

**6.b.**

Meeting Date: 04/23/2018

---

Information

REQUESTED ACTION

Certificate of Appropriateness 18-25 - Vacation Rental Building and Variance for Parking, Building Height and Massing - 532 N. 2nd Street

LOCATION

532 N 2nd Street (Parcel ID: 2410-502-0001-000-3)

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: 04/16/2018

Started On: 04/16/2018 02:31 PM



**JUNE 26/2017**

COA 17-34

**Owner**

Robert Shoemaker

**Representative**

Michael Menard of  
Architectonic Inc.

**Location**

532 N 2nd Street

**Parcel**

2410-502-0001-000-3

**Historic Status**

Contributing structure located in  
the Edgar Town Historic District.

**Requested Action**

Consideration of an approval for  
the construction of a new Vac-  
ation Rental building coupled  
with a variance request to devi-  
ate from City Code Section 22-  
28.1(d)(2)a5 *Parking* and 22-  
28.1(e)5vii 4) *Building Height*  
and 5) *Massing*.

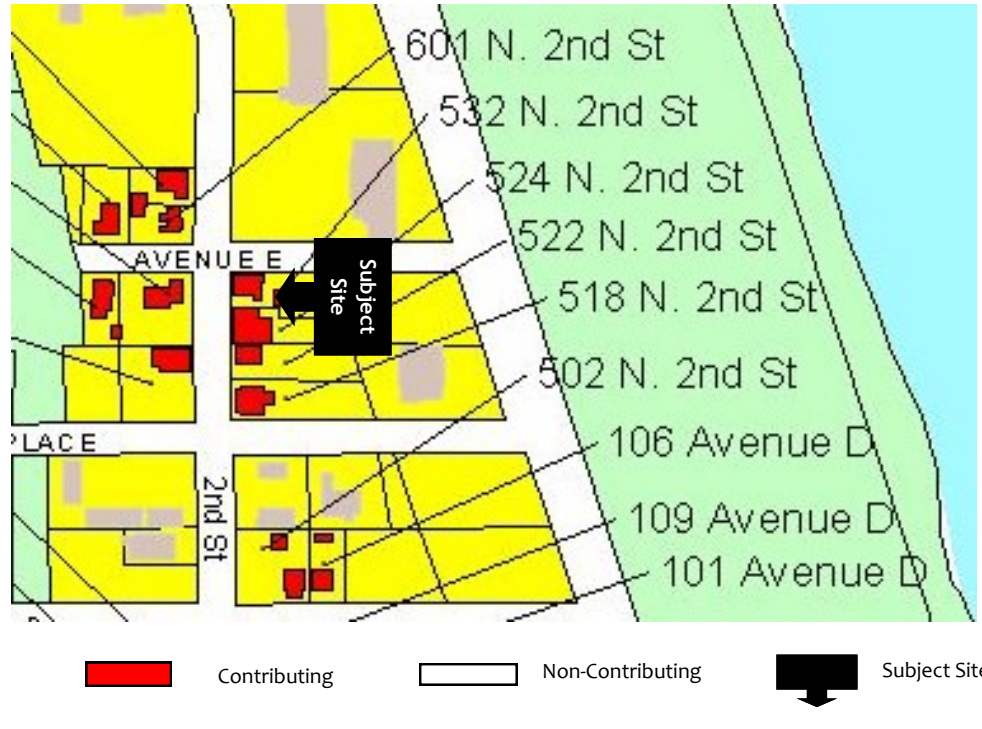
**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



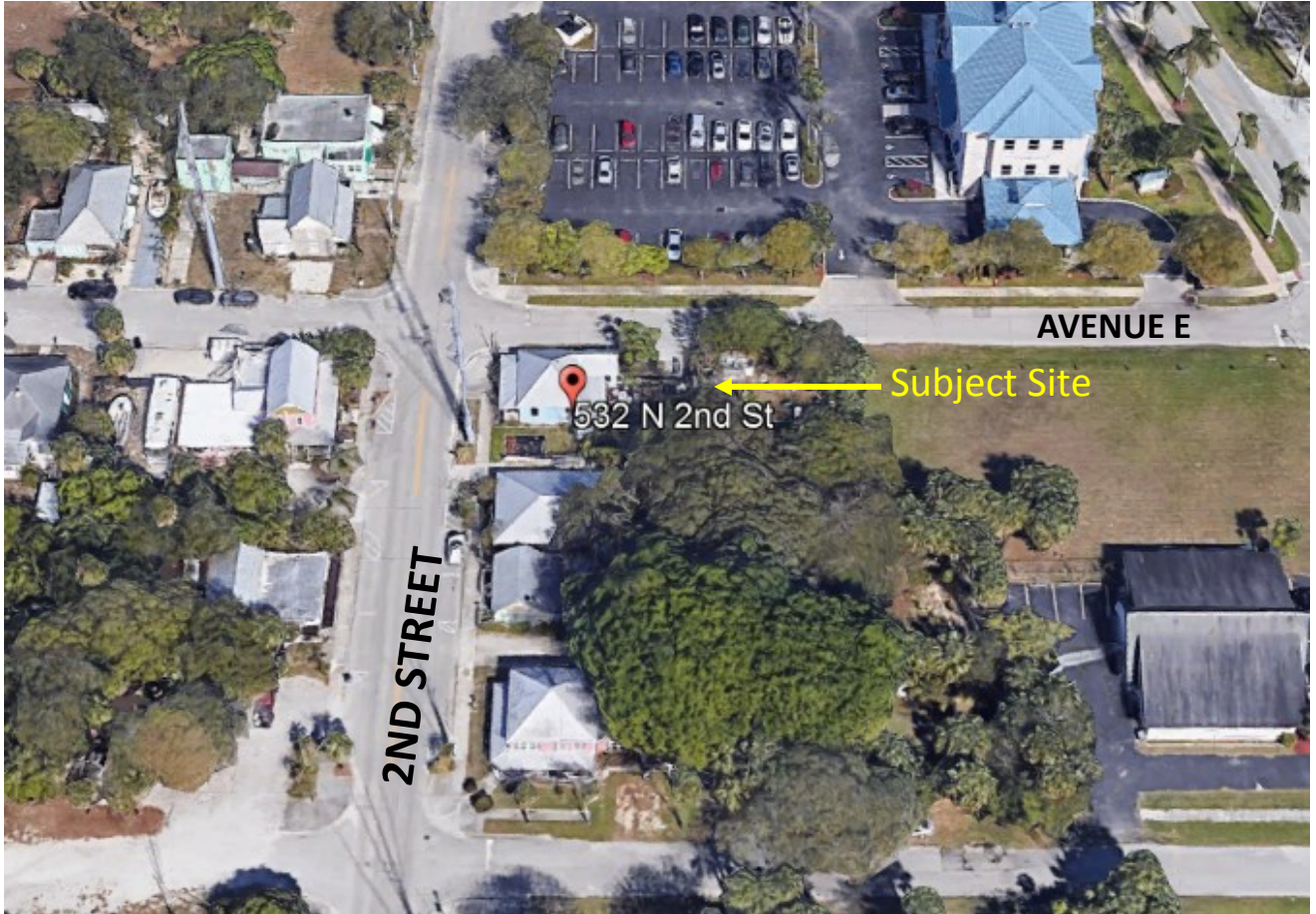
**EXISTING CONDITIONS :**

This one-story frame vernacular residen-  
tial structure is listed as contributing in  
the Edgartown Historic District. The  
frame vernacular style is expressed by a  
hip roof, end porch, drop siding exterior  
wall fabric, and metal sash windows. The  
Florida Master Site File indicates this  
structure was built in 1915 and is associ-  
ated with the Settlement and Early Devel-  
opment period (1837-1918) of Fort Pierce  
history.

**REQUEST**

The applicant is requesting consideration  
of an approval for the construction of a  
new 2 story, 3 unit vacation rental build-  
ing with guest parking.

Variance request to deviate from City  
Code Section 22-28.1(d)(2)a5 *Parking* and  
22-28.1(e)5vii 4) *Building Height* and 5)  
*Massing*.



P.P. Co



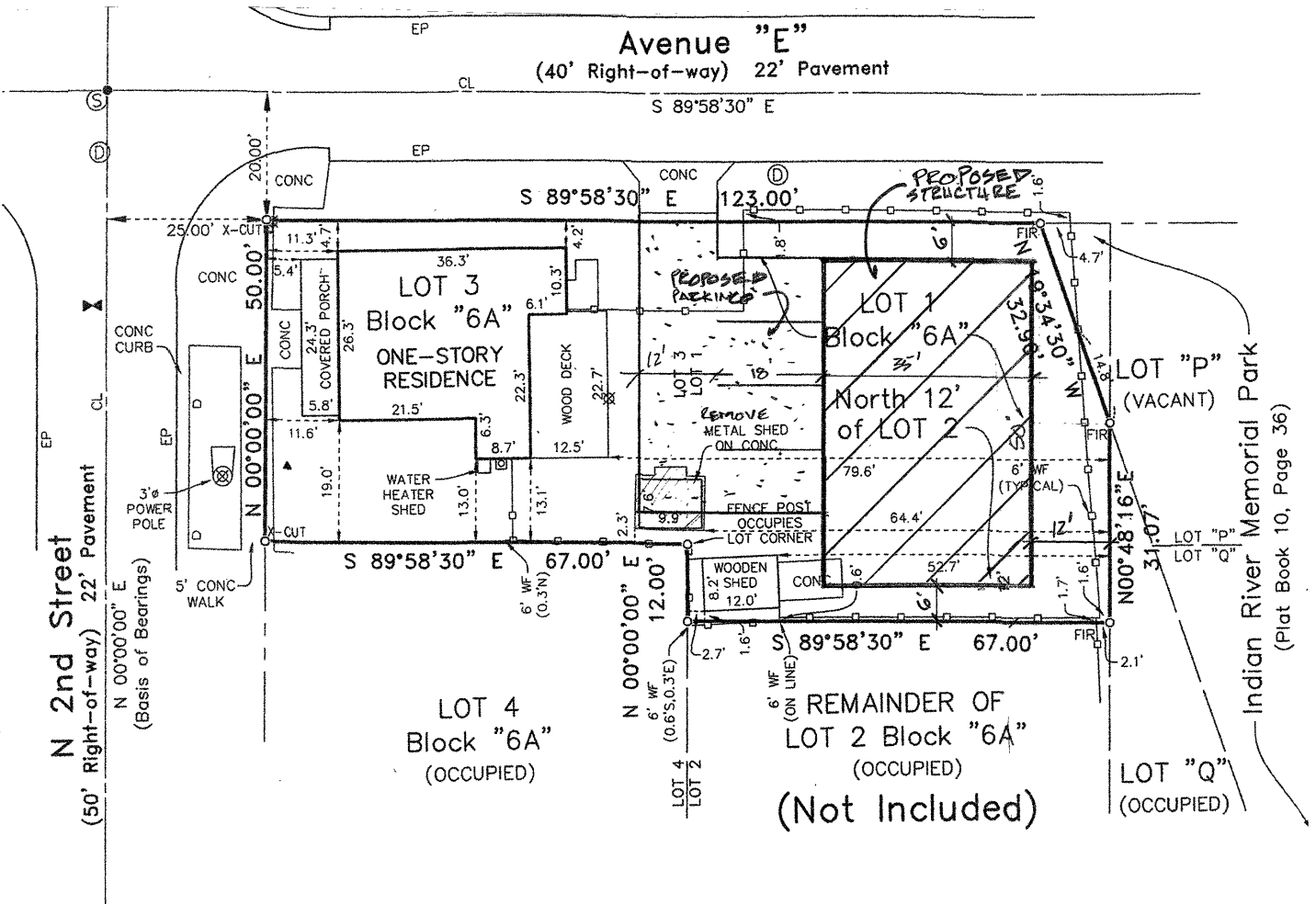
**Aerial Views of the Subject Site**



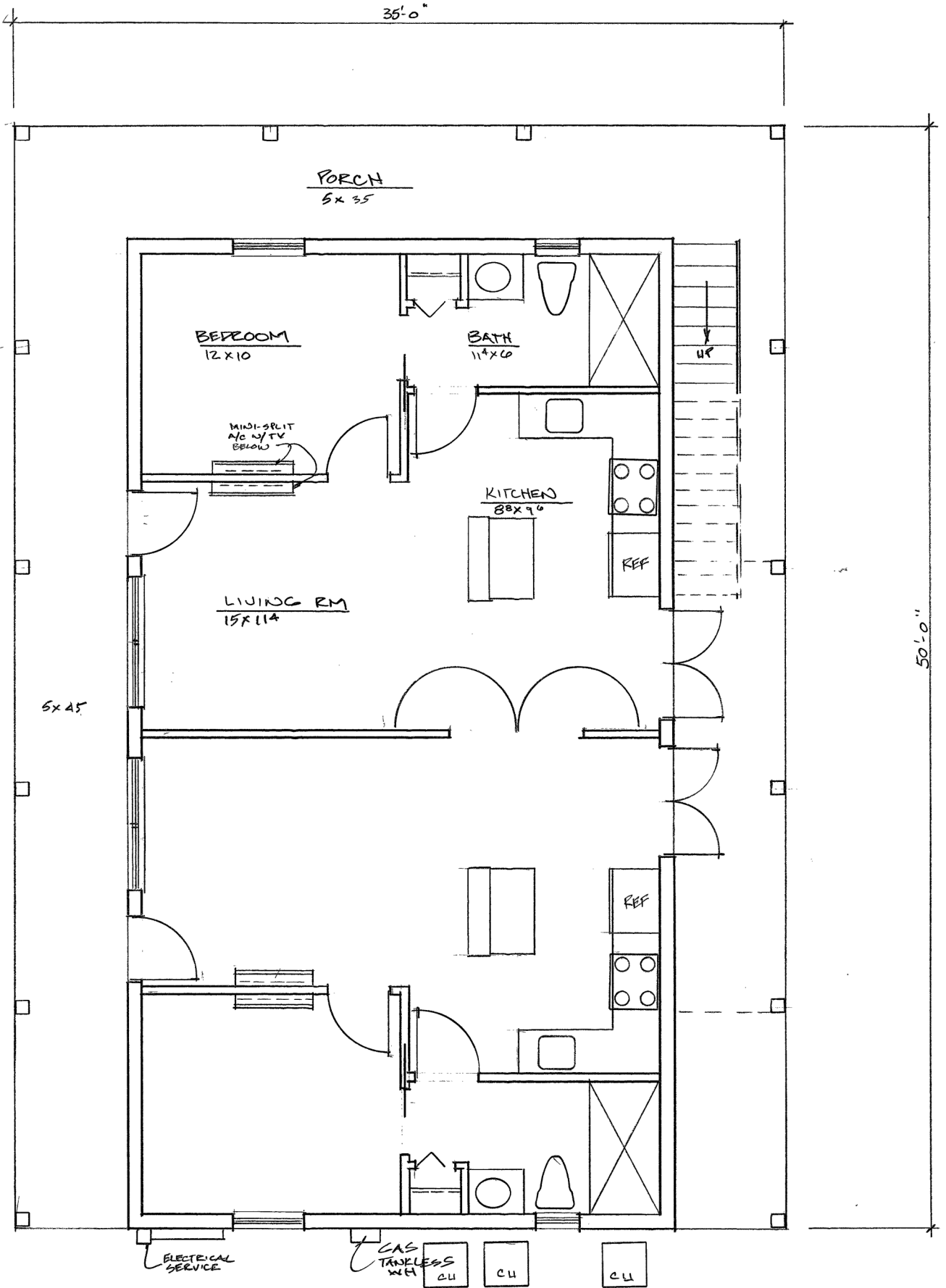
**Front Façade of the Existing Residence**



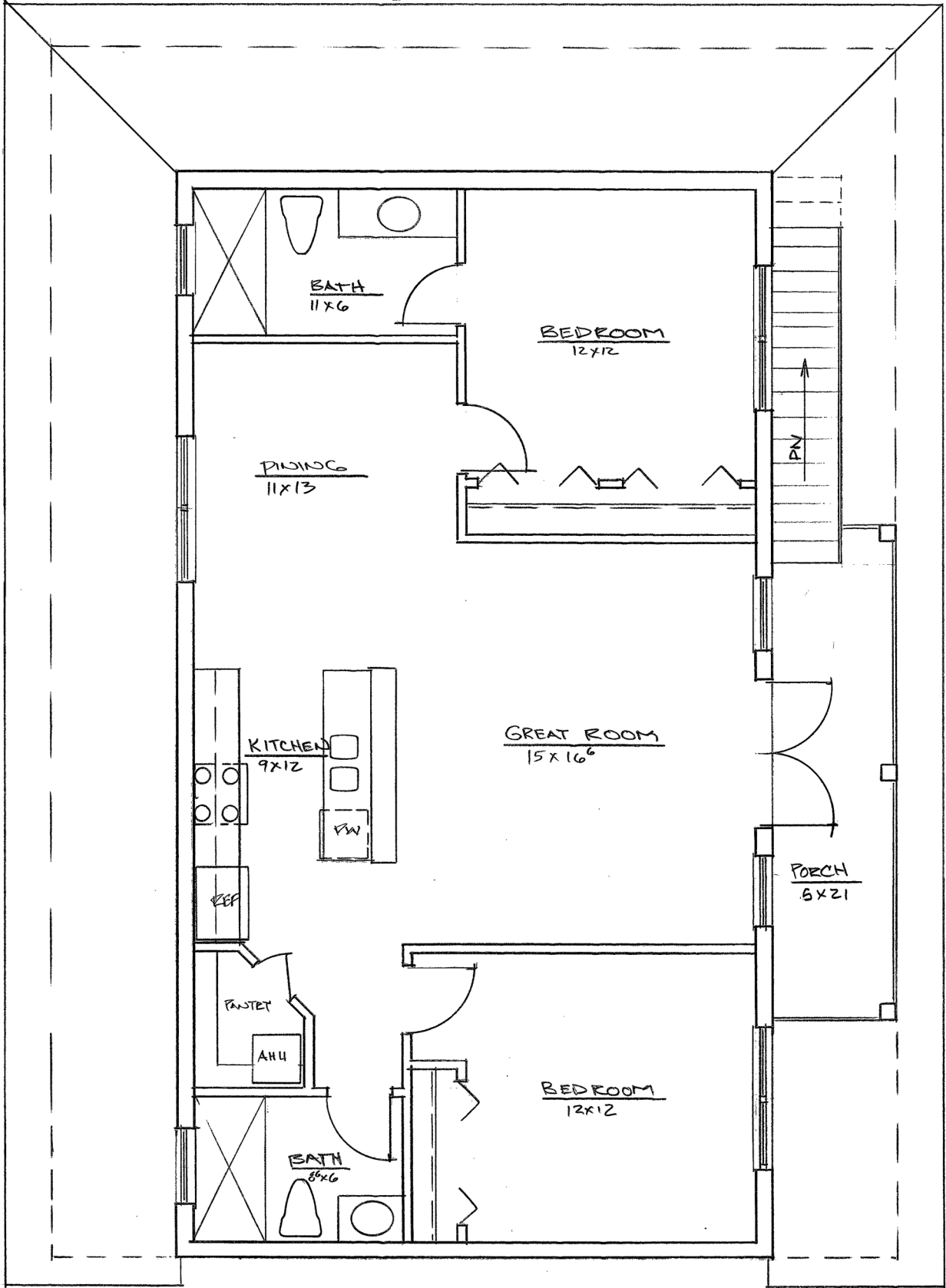
**Side/Avenue E Façade of the Existing Residence**



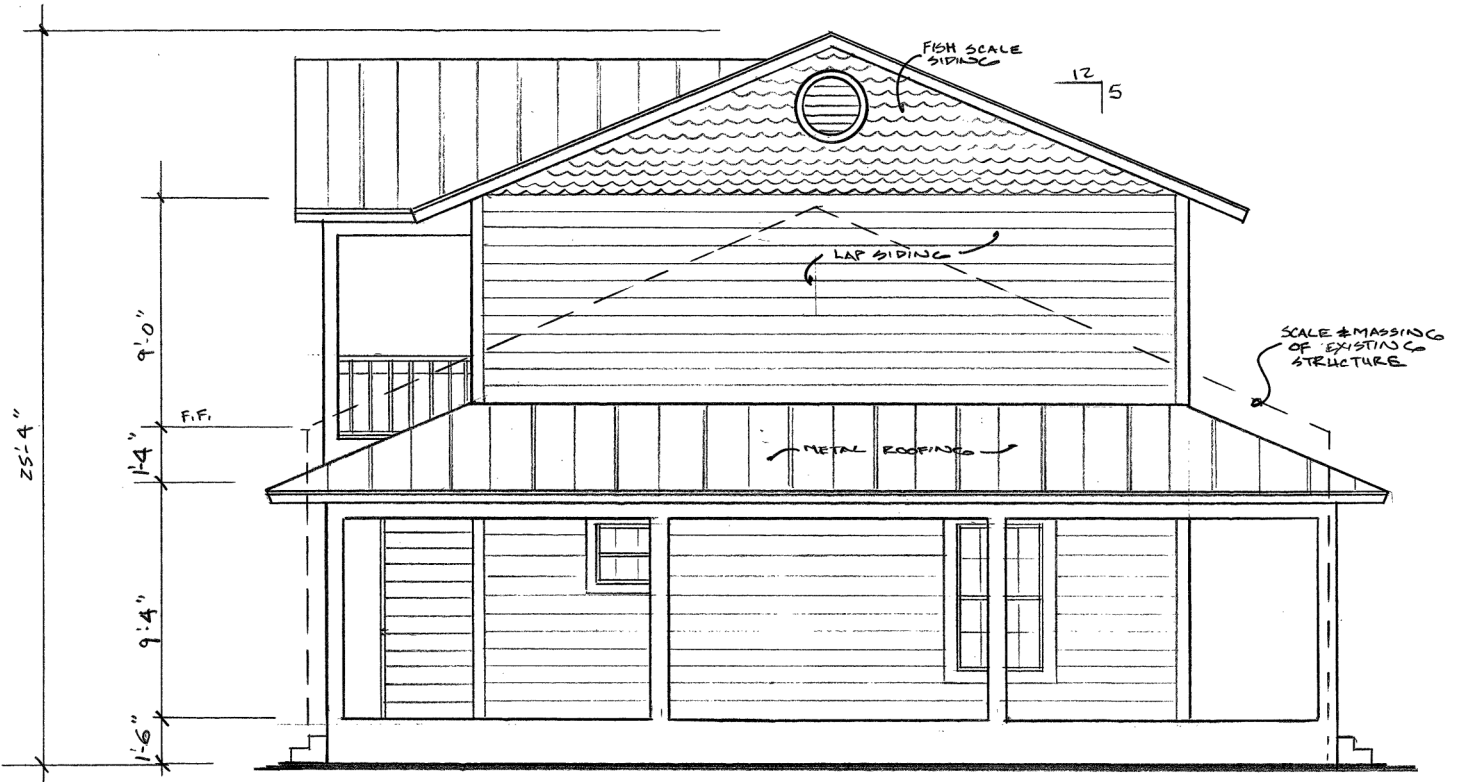
Proposed Site Plan



Proposed First Floor Plan



**Proposed Second Floor Plan**



**Proposed North Elevation**



**Proposed East Elevation**



**Neighboring  
Residential  
Structures**





-  body | estructura:  
Fresh Tone S430-2<sup>U</sup>
-  trim | molduras:  
Maui Mist BL-W10<sup>U</sup>
-  accent | acento:  
Blue Square S460-5<sup>D</sup>

**Proposed Paint Colors**

## STAFF ANALYSIS

### Secretary of Interior Standards for Consideration

- 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 constructions 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 construction of the proposed structure is accompanied by a following variance requests:**

The proposed structure requires approval of a variance to deviate from City Code Section 22-28.1(e)5vii 4) Building Height and 5) Massing which requires accessory dwelling units height and mass to be no greater than height or mass of principal structure whereas the height and mass of the proposed vacation rental building exceeds the height and mass of the primary residential structure.

The proposed parking requires approval of a variance to deviate from City Code Section 22-28.1(d)(2)a5 Parking which requires that "Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley" whereas the proposed off-street parking is located on the middle of the property between primary and proposed structures and is served from Avenue E.

In order to determine whether the requested variances should be granted the Historic Preservation Board should decide if they meet all the criteria in Section 22-108 of the City Code.

### **A variance may be granted only in the event that all of the following criteria are satisfied:**

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the actions of the applicant;
- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Applicant addressed all the above criteria answering the following questions:**

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. Do 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.*

## **STAFF RECOMMENDATIONS**

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall Edgar Town development patterns.

The design scheme of the proposed building is compatible with the architectural style of the adjacent structures in massing, size, scale and continuation of some architectural elements.

Staff recommends approval of the proposed new vacation rental building as it meets Secretary's Standards 9 and 10, and the proposed variance as it is in harmony with the spatial relationships established within the Edgar Town Historic District and meets the criteria in Section 22-108 of the City Code.



**Property to the North of the Proposed Structure**



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): 460 775 1 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

---

- 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  
D2A5

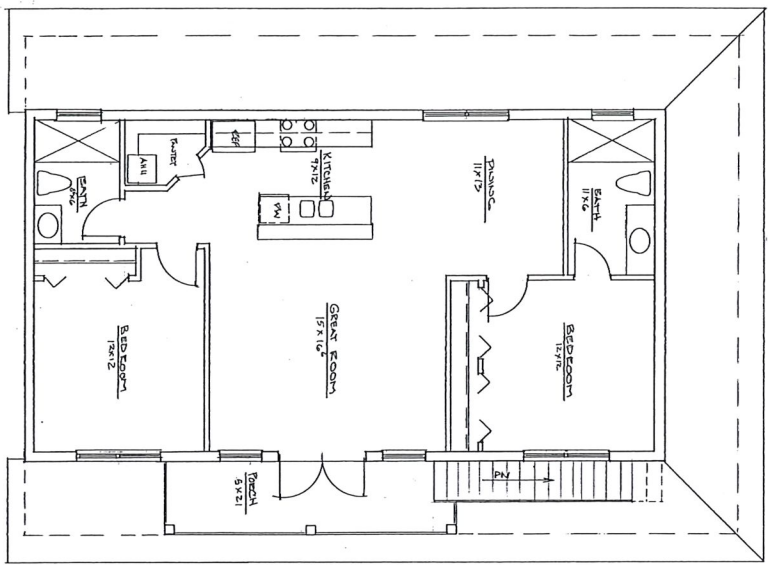
**Application Requirements**

- \$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.

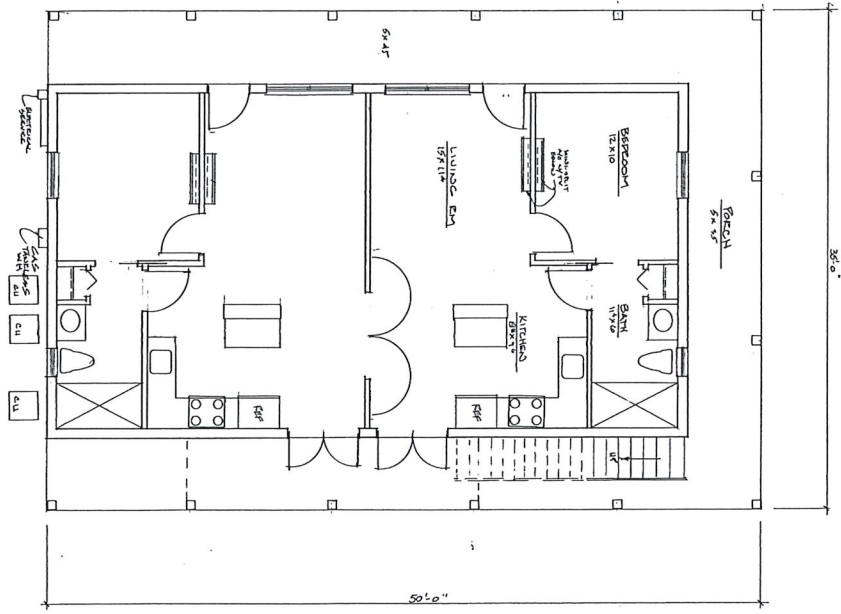




**SQUARE FOOTAGE**  
 1st Floor LIV. 1125 sqf  
 2nd Floor LIV. 1125 sqf  
 1st Floor POOLDECK 628 sqf  
 2nd Floor POOLDECK 158 sqf  
**TOTAL 2880 sqf**  
 Net Floor Footprint 1750 sqf



SECOND FLOOR PLAN



FIRST FLOOR

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE  
 FT. WORTH, TEXAS 76102  
 F: 772.460.7721  
 WWW.ARCHITECTONIC.COM

PROJECT

SHOEMAKERS  
 EDGERTOWN  
 VACATION RENTALS  
 FT. HERICE  
 FLORIDA

CLIENT

CONSULTANT

REGISTRATION

REVISING	REVISION
NO.	DATE

PROJECT NUMBER: F-1712-4  
 SHEET TITLE / SHEET NUMBER: A-1



# 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.

**1.**

- body | estructura: Fresh Tone S430-2u
- trim | molduras: Maui Mist BL-W10v
- accent | acento: Blue Square S460-5p

**2.**

- body | estructura: Old Map N230-2v
- trim | molduras: Bit of Sugar PR-W14v
- door | puerta: Gothic Purple N110-4w

**3.**

- body | estructura: Spanish Sand OR-W7u
- accent | acento: Natural Bark N170-6p

**4.**

- 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

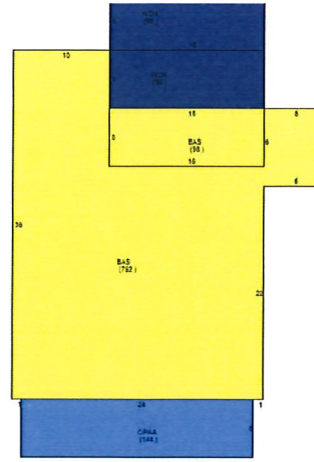
**Exterior Data**

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

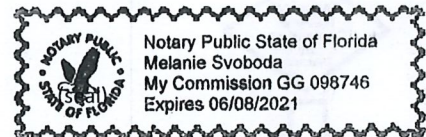
The foregoing instrument was acknowledged before me this 30 day of March, 20 18, by

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 # \_\_\_\_\_

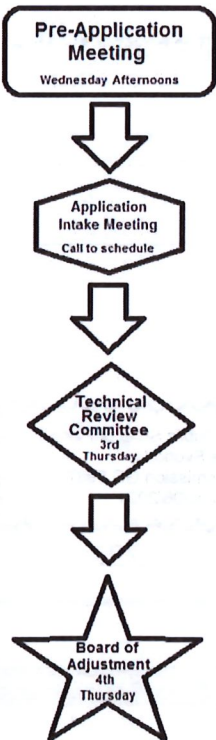
Intake Date Stamp

# 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:

---

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,



---

Michael Seal  
Architectonic Inc.



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-  
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Apr 4, 1990	0685 / 0481	XX01	PB		\$0

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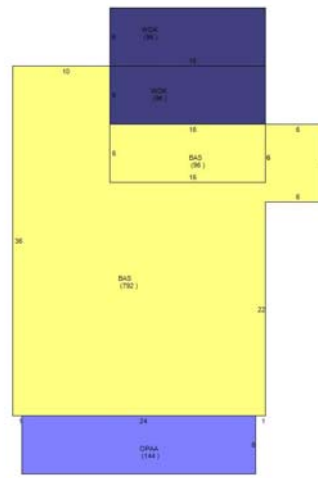
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View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC-	Year Built: 1915	Frame:
Grade: C-	Effective Year: 1980	Primary Wall: Hardwood Lap
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### 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
WDK	WOOD DECK	192	0	88

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**Permits**

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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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**Historic Preservation Board**

**6.c.**

Meeting Date: 04/23/2018

---

Information

REQUESTED ACTION

Certificate of Appropriateness 18-30 - Exit Ramp, Steps, Building Interior and Signs - 108 N. 2nd Street

LOCATION

108 N 2nd Street (Parcel ID: 2410-503-0069-000-0)

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: 04/16/2018

Started On: 04/16/2018 01:54 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

APRIL 23, 2018

COA 18-30

### Owner

RFMD Investments

### Applicant

Shellback Group, LLC  
Thirsty Turtle Seagrille

### Representative

John M. Foster, Architect, AIA

### Location

108 North 2nd Street

### Parcel

2410-503-0069-000-0

### Historic Status

Non-contributing

### Requested Action

Consideration of approval for reconstruction of exit ramp, steps and interior of the building for a new restaurant and installation of a new signs.

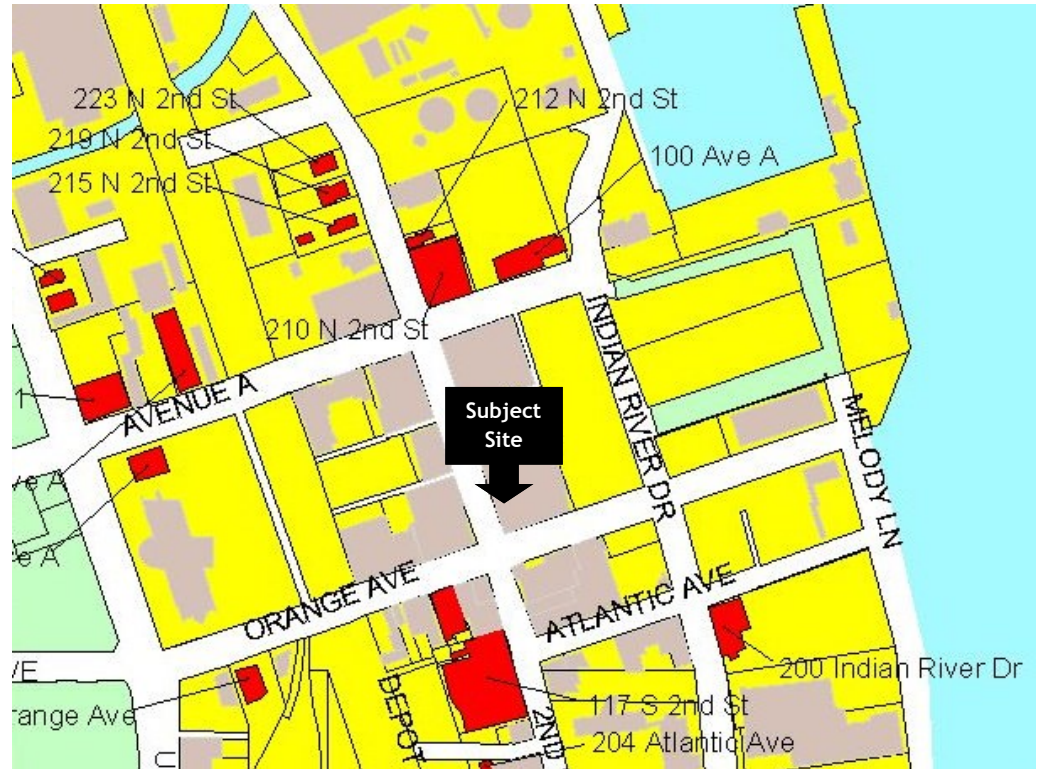
### Recommendation

Approval

### Staff

Maria Lewicka, AICP  
Historic Preservation Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### Existing Conditions:

The one-story commercial building is considered a non-contributing structure in the Downtown Historic District as it lacks the historical, architectural significance.

The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1954. In 2012 this building underwent extensive remodeling.

## Staff Analysis

### Request:

Consideration of approval for:

- Reconstruction of east ramp and steps per ADA requirements.
- Reconstruction of interior to accommodate 201 seat restaurant.
- Modification of 2nd street entry from single to double storefront doors. Existing custom storefront metal to remain, substitution of insulated, sliding windows for existing glazing.
- Creation of a patio bar by removal of 10' x 28' section of the east wall and installation of insulated sliding pocket doors.
- Installation of "Thirsty Turtle" logo and signs, lettering colors per registered trademark.

Existing building base, trim and colors to remain.



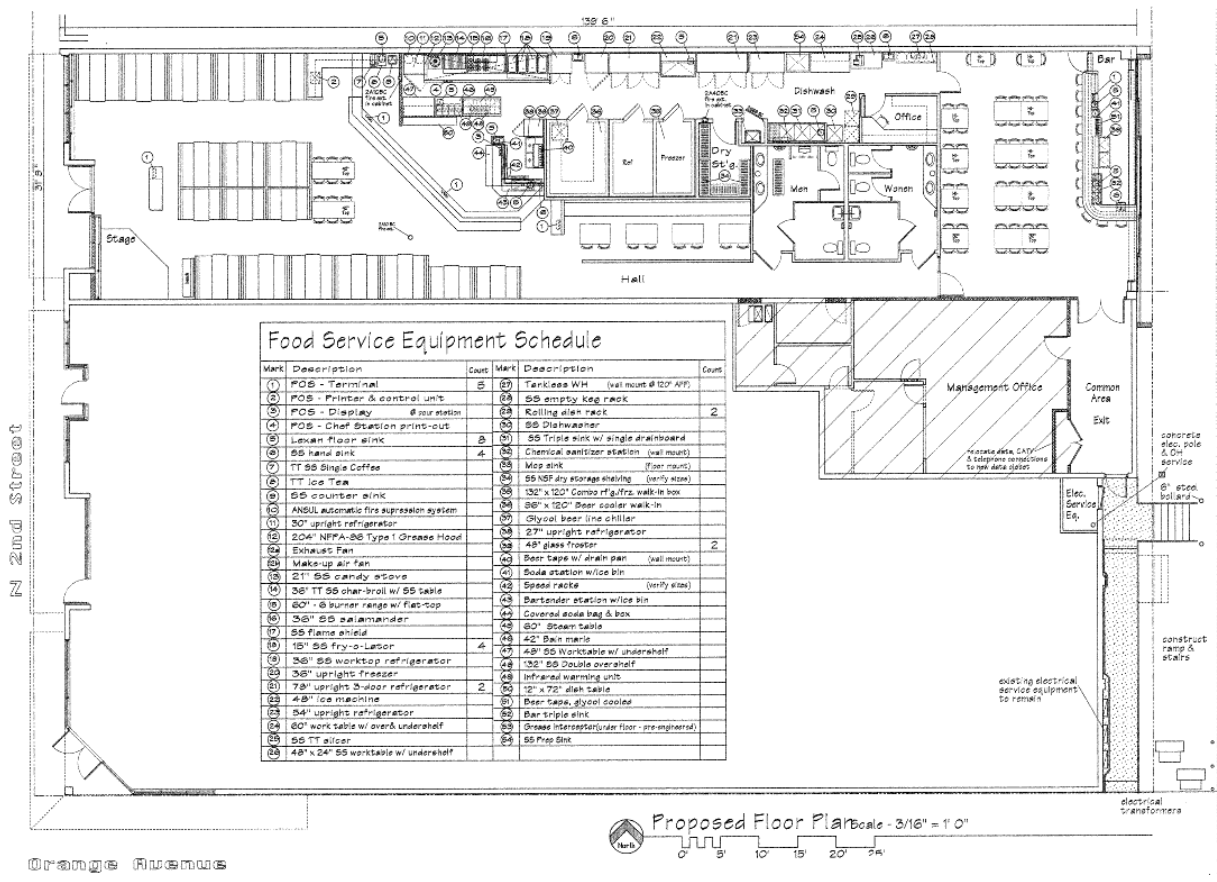
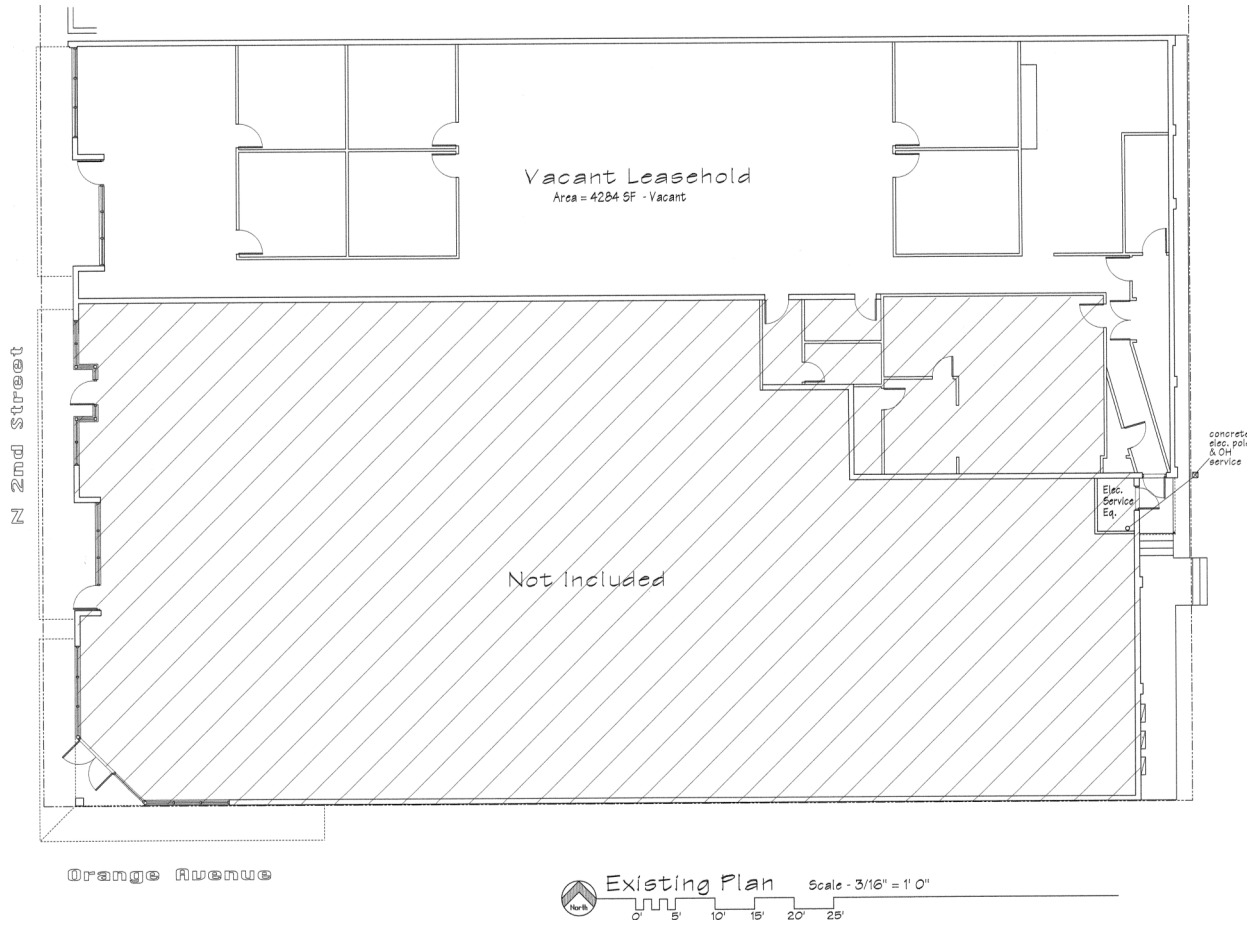
**Building Location—Aerial Photo**



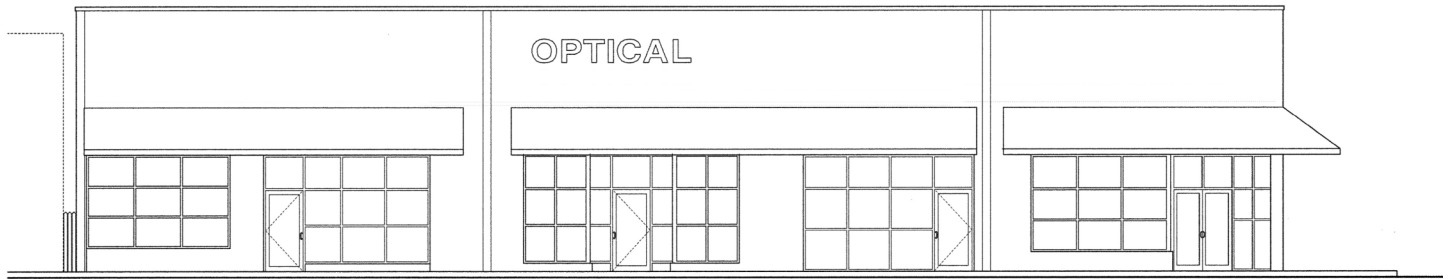
Existing Indian River Drive Façade



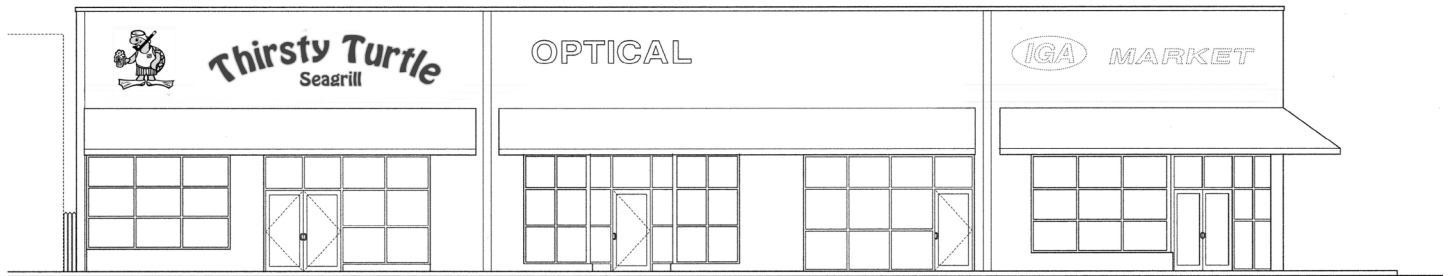
Existing N 2nd Street Façade



Existing and Proposed Floor Plan



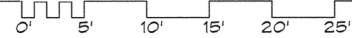
Existing West Elevation



Proposed Restaurant      Existing Commercial Building to Remain

Proposed West Elevation

Scale - 1/4" = 1' 0"



Proposed Restaurant

View from Second Street

Exterior colors of building, trim, storefront & awnings to be unchanged.

Corporate logo & signage per detail submission.

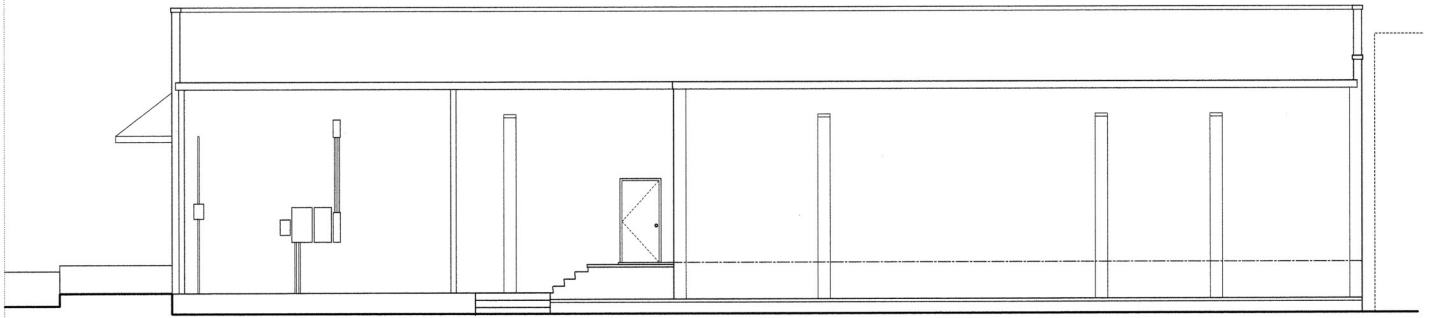
**Thirsty Turtle**  
Seagrill

108 North Second Street  
Ft. Pierce, Florida  
APRIL 6, 2018

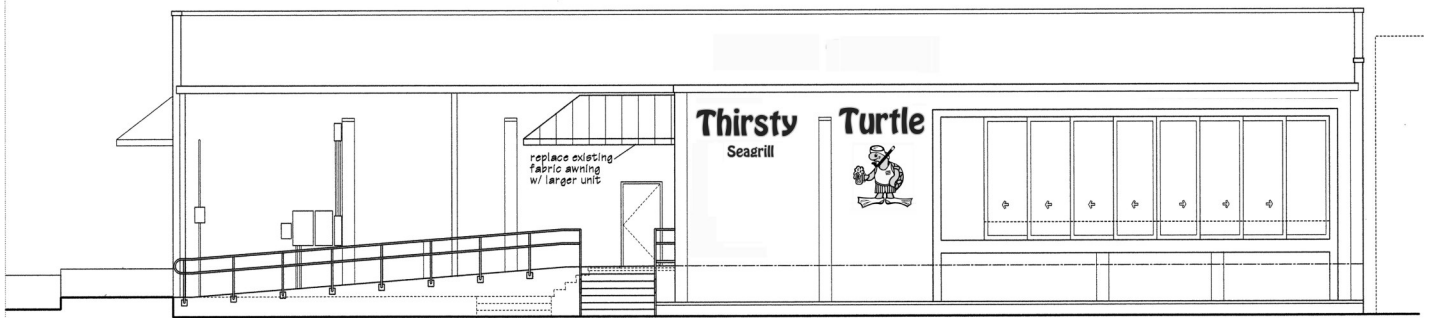
John M. Foster - Architect  
P.E., Florida, Florida State Reg. No. 8891  
Member - American Institute of Architects



### Proposed Building Colors



Existing East Elevation



Construct ADA Egress Ramp & Steps      Common Exit Corridor      Proposed Restaurant

Proposed East Elevation

Scale - 1/4" = 1' 0"

0'    5'    10'    15'    20'    25'



Construct ADA Ramp & Stair      Common Egress Corridor      Proposed Restaurant

View from Indian River Drive

**Thirsty Turtle**  
Seagrill      108 North Second Street  
Ft. Pierce, Florida      APRIL 6, 2018

John M. Foster - Architect  
P.O. Box 1000, Ft. Pierce, Florida 34946  
Member - American Institute of Architects

# Thirsty Turtle Seagrille -108 N. 2nd Street, Ft. Pierce, FL



Proposed Signs

### **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.

### **Staff Recommendation**

The proposed plans reflect minor alterations to a non-contributing structure to accommodate a new restaurant use. The new additions and alterations do not destroy historic materials that characterize the property and are compatible with the massing, size, scale, and architectural features of the structure.

Modification of 2nd street entry from single to double storefront doors which matches the existing storefront in style, design, materials and color does not conflict with the Standards for rehabilitation. Creation of a patio bar by removal of 10’ x 28’ section of the east wall and installation of insulated sliding pocket doors does not destroy distinct historic features of the structure but actually enhances the commercial appearance of the structure from the Indian River Drive view. In addition the proposed, “outside” sitting area will enhance the downtown’s attraction to visitors.

In conclusion, staff recommends approval of the proposed remodeling work, as it meets Standards two, nine and ten of the Secretary of the Interior’s Standards for Rehabilitation.

The signs proposed for the front and rear façades are notably consistent and compatible in size, scale and design to the existing signs along 2nd Street and Downtown area. They meet the requirements of the Secretary of Interior Standard 9, and City sign regulations, therefore Staff Recommends that the Historic Preservation Board approve the proposed signs as requested.



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

COA# 18-30

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 108 North 2nd Street

Parcel ID #: 2410-503-0069-000-0

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): RFMD Investments

Mailing Address: PO Box 650991, Ft. Vero Beach, FL 34965

Phone Number(s): 772 979 1115 Email: RFMDinvestments@AOL.com

#### Applicant

Name(s): Shellback Group, LLC  
Thirsty Turtle Seagrille, Ft. Pierce, Florida

Mailing Address: 972 SW Mchord Ave., Port St Lucie, FL 34953

Phone Number(s): (772) 475-0505 Email: nollinger81@gmail.com

#### Representative

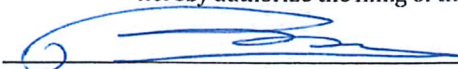
Name(s): John M. Foster - Architect - AIA

Mailing Address: 11205 Ridge Ave., Ft. Pierce, FL 34982

Phone Number(s): (772) 370-9464 Email: jmfarch@gmail.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, RFMD Investments, LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

4/5/2018  
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 type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|--|---|-------------------------------------|-------------------------------------|

Site Improvements (describe) Reconstruction of east exit ramp & steps per ADA requirements.

Other (describe) Reconstruction of interior for 201 seat restaurant.

Please provide a detailed description of the proposed work to be performed: Second Street entry modified from single to double storefront doors. Existing custom storefront metal to remain, substitution of insulated, sliding windows for existing glazing. Patio bar created by removal of 10'x 28' section of east wall, insulated sliding pocket doors installed.

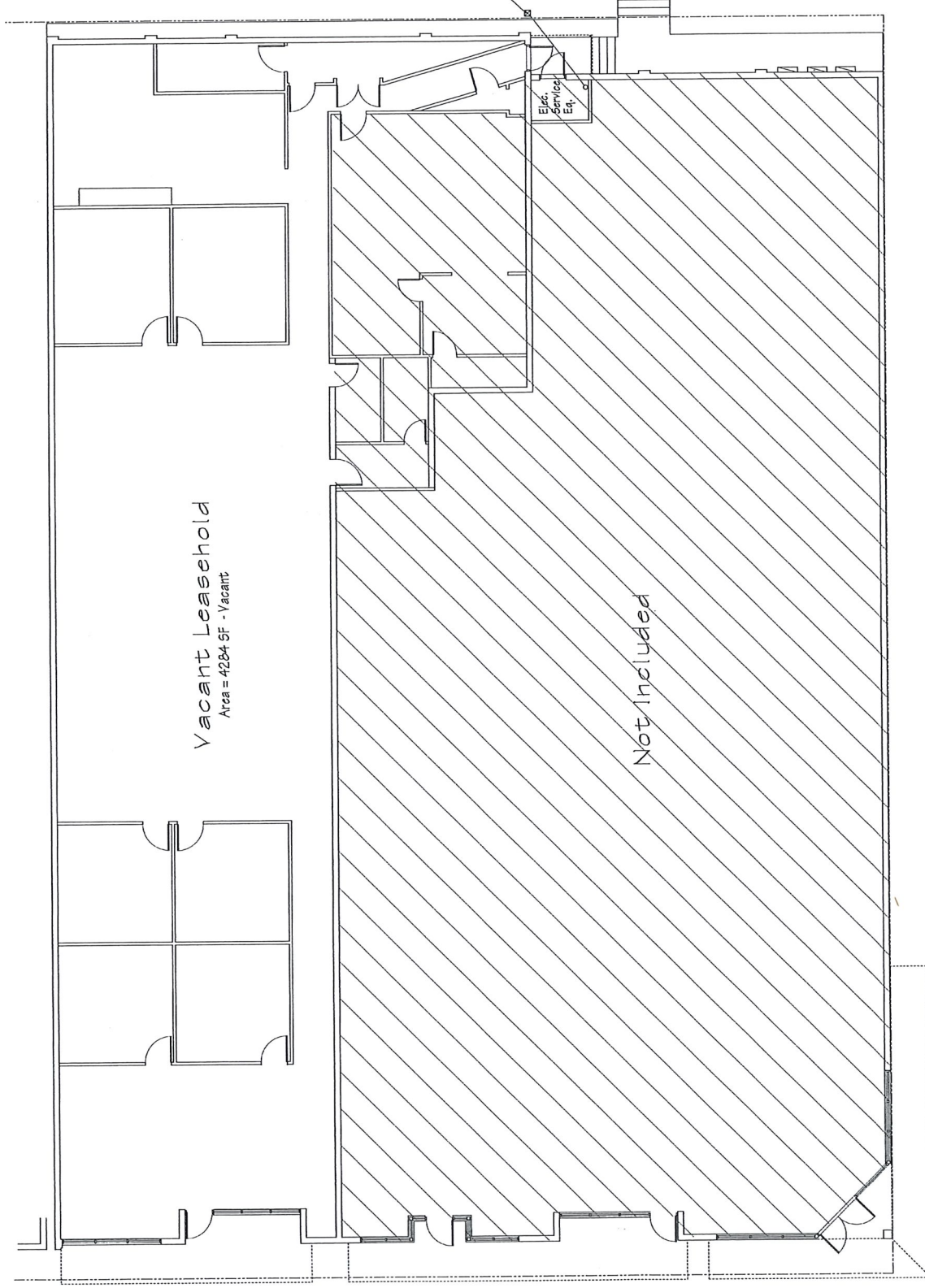
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions. **In effect, the building IS the site, with property lines within inches of the building perimeter, overall dimensions are shown on "Existing Building Plan", Sheet R-3.**
- 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. **Existing building base, trim & awning colors to remain, or to be renewed. Thirsty Turtle logo & sign lettering colors per registered trademark.**
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

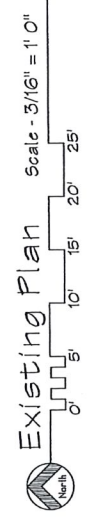
N 2nd Street



Vacant Leasehold  
Area = 4284 SF - Vacant

Not Included

രണ്ടാം നമ്പരം



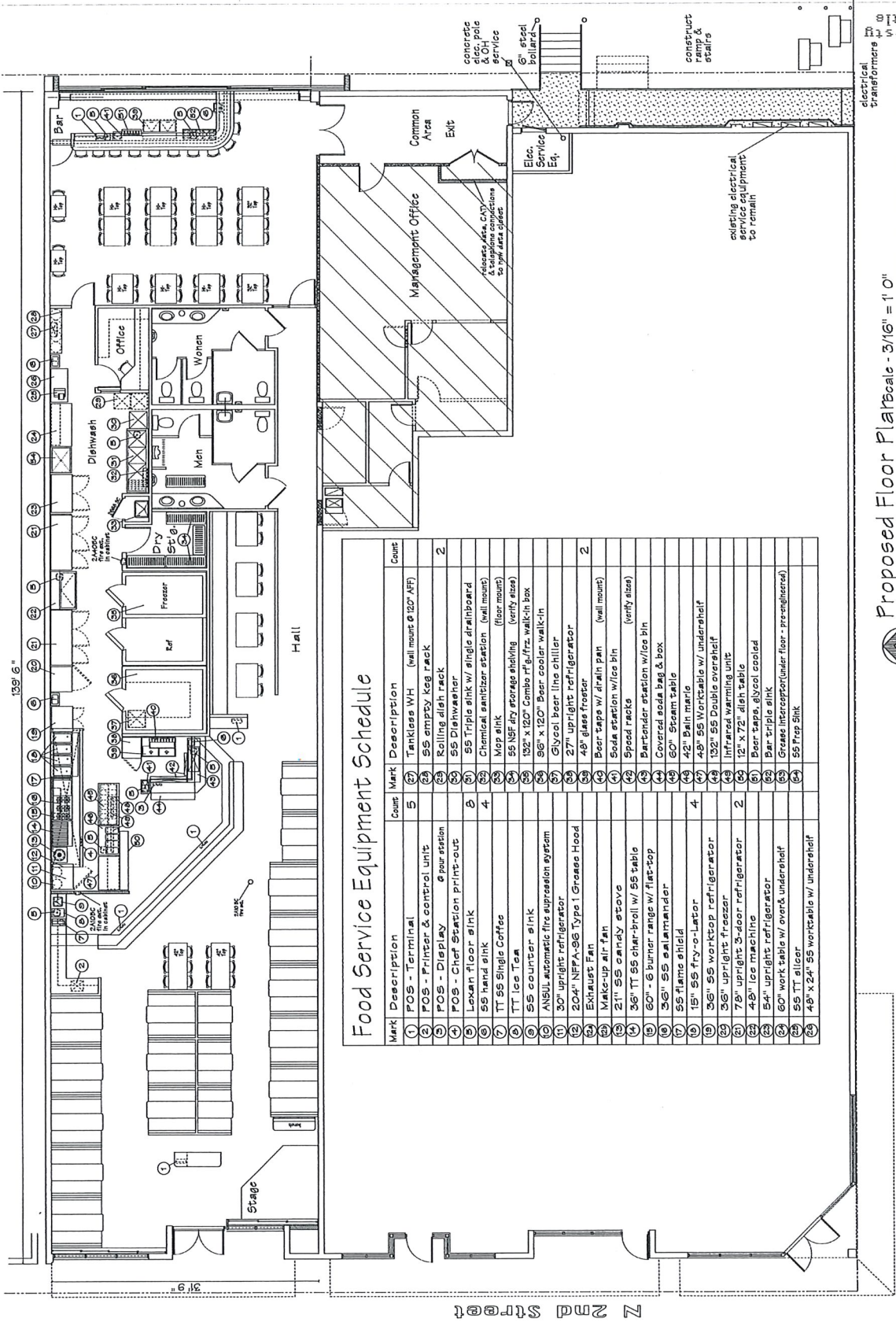
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Date	By	Description
04/06/19	JMF	Issued for Review



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Thirsty Turtle  
Restaurant & Sea Grill  
108 North Second Street, Ft. Pierce, Florida



Food Service Equipment Schedule

Mark	Description	Count	Mark	Description	Count
1	POS - Terminal	5	27	Tankless WH (wall mount @ 120" AFF)	
2	POS - Printer & control units		28	55 empty keg rack	2
3	POS - Display @ per station		29	Rolling dish rack	
4	POS - Chef Station print-out		30	55 Dishwasher	
5	55 hand sink	3	31	55 Triple sink w/ single drainboard (floor mount)	
6	TT 55 Single Coffee	4	32	Chemical sanitizer station (verify size)	
7	TT 55 Tea		33	Mop sink	
8	55 counter sink		34	55 NSF dry storage shelving (verify size)	
9	ANSUL automatic fire suppression system		35	96" x 120" Beer cooler walk-in	
10	30" upright refrigerator		36	96" x 120" Beer cooler walk-in	
11	204" NFPA-96 Type 1 Grease Hood		37	Clyceal Beer line chiller	
12	Exhaust Fan		38	27" upright refrigerator	
13	Mak-up air fan		39	48" glass froster	2
14	21" 55 candy stove		40	Beer taps w/ drain pan (wall mount)	
15	36" TT 55 char-broil w/ 55 table		41	Soda station w/ice bin (verify size)	
16	60" - 6 burner range w/ flat-top		42	Speed racks	
17	55 flame shield		43	Bar-tender station w/ice bin	
18	15" 55 Fry-o-Lator	4	44	Covered soda bag & box	
19	36" 55 worktop refrigerator		45	60" Steam table	
20	36" upright freezer		46	42" Bain marie	
21	78" upright 3-door refrigerator	2	47	48" 55 Worktable w/ Undershelf	
22	42" ice machine		48	132" 55 Double overshelf	
23	54" upright refrigerator		49	Infrared warming unit	
24	60" work table w/ overhang		50	12" x 72" dish table	
25	55 TT slicer		51	Beer taps, glycol cooled	
26	48" x 24" 55 worktable w/ Undershelf		52	Bar triple sink	
			53	Grease Interceptor/Under floor - pre-engineered	
			54	55 Prep Sink	

ORANGE AVENUE

Proposed Floor Plan Scale - 3/16" = 1' 0"

DATE	BY	DESCRIPTION
04/02/18 JMF	JMF	REVISION

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jmf@jmfarchitect.com



Thirsty Turtles  
Restaurant & Bar  
102 North Second Street, Ft. Pierce, Florida

Sheet D-3 of

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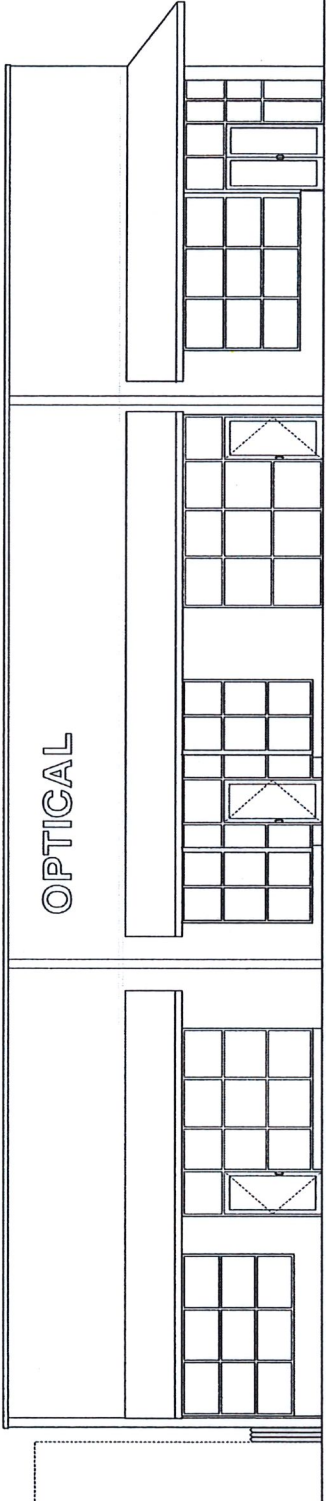
DATE	BY	DESCRIPTION



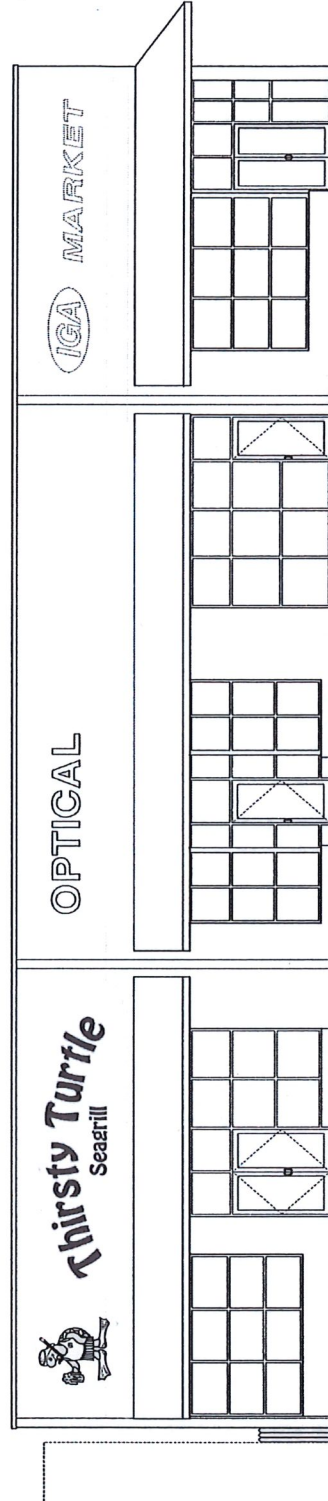
John M. Foster - Architect  
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 1205 Ridge Avenue Ft. Pierce, Florida 34962  
 (772) 370-4848 - Florida Registration No. 0511  
 Fax (772) 370-7200

**Thirsty Turtle**  
 Restaurants & Sea Grill  
 108 North Second Street, Ft. Pierce, Florida

Sheet  
**R-1**  
 of  
 07



Existing West Elevation



Proposed Restaurant

Existing Commercial Building to Remain

Proposed West Elevation Scale - 1/4" = 1' 0"





Proposed Restaurant

View from Second Street

Exterior colors of building, trim, storefront & awnings to be unchanged.

Corporate logo & signage per detail submission.


  
**John M. Foster - Architect**  
 Ft. Pierce, Florida, Florida Reg. No. 0011  
 Member - American Institute of Architects

**Thirsty Turtle**

**Seagrill**

108 North Second Street  
Ft. Pierce, Florida

APRIL 6, 2018

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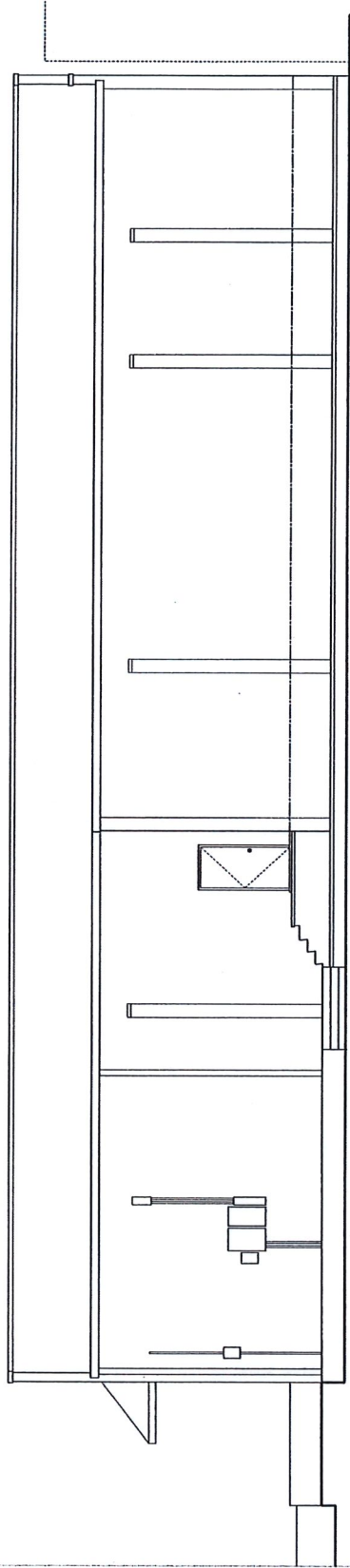
NO.	DATE	DESCRIPTION



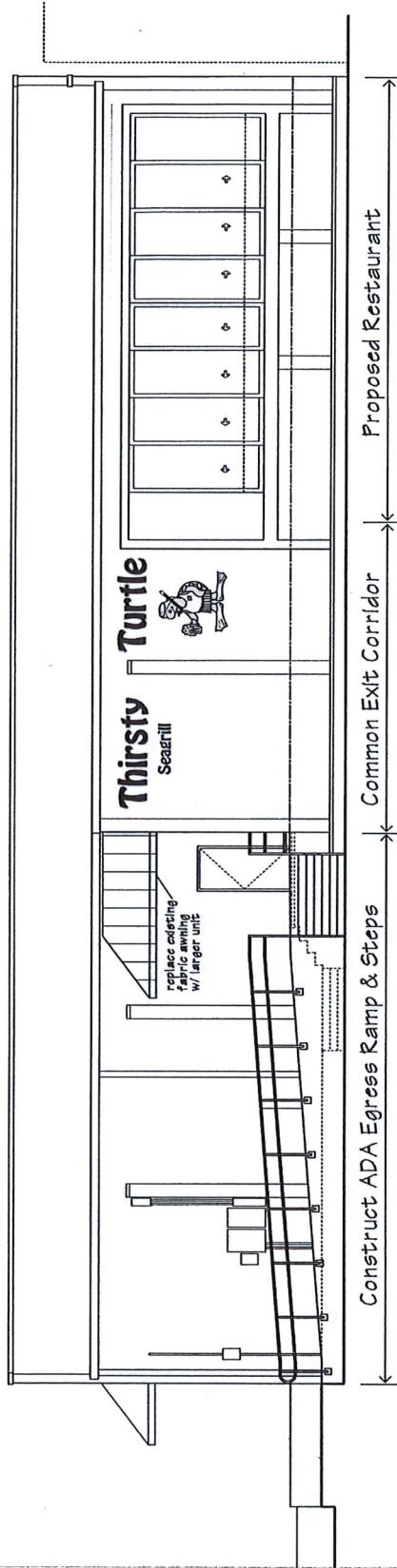
John M. Foster - Architect  
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 1200 State Avenue Ft. Pierce, Florida 34902  
 (888) 370-6464 - Florida Registration No. 0011  
 Fax: (772) 478-7200

**Thirsty Turtle**  
 Restaurant & Sea Grill  
 108 North Second Street, Ft. Pierce, Florida

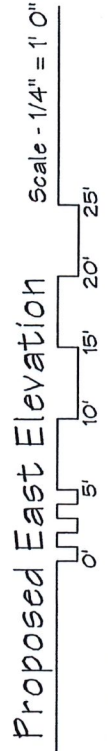
Sheet  
 B-2  
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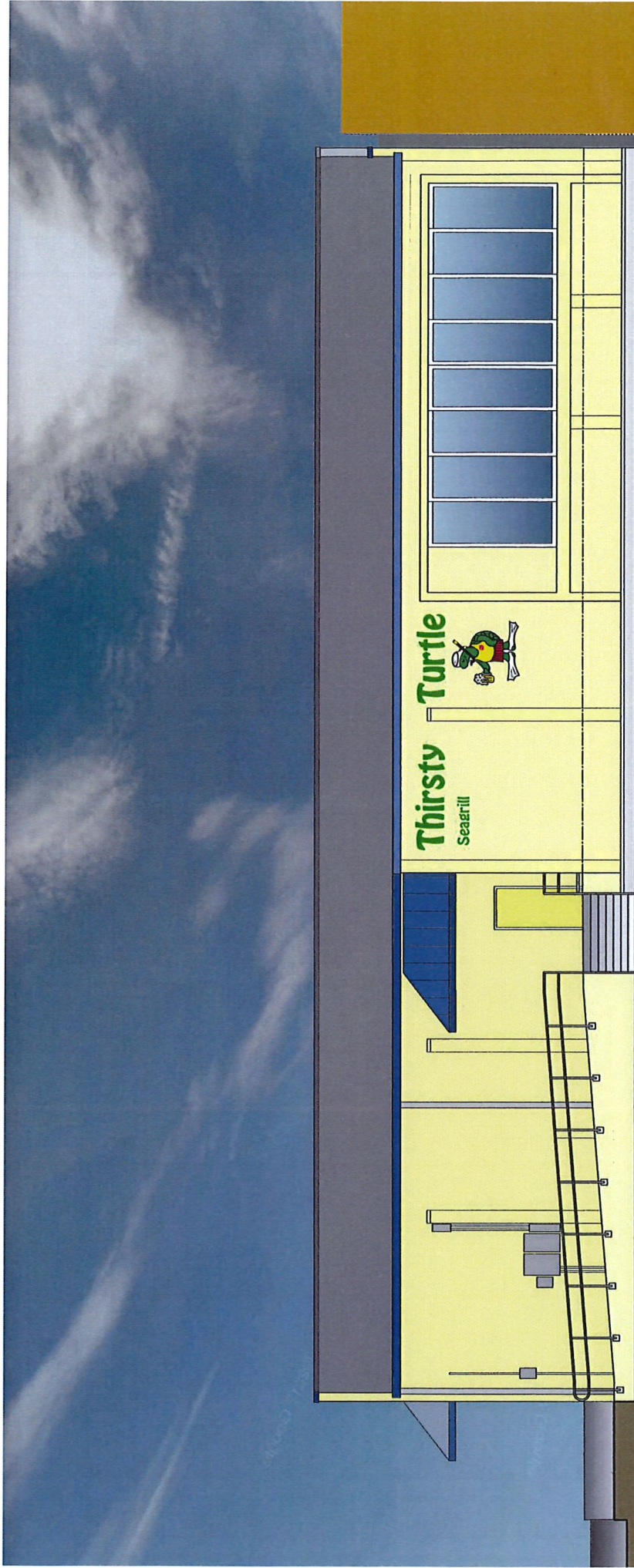


Existing East Elevation



Construct ADA Egress Ramp & Steps  
 Common Exit Corridor  
 Proposed Restaurant





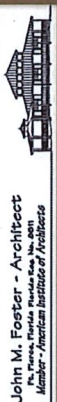
Proposed Restaurant

Common Egress Corridor

Construct ADA Ramp & Stair

View from Indian River Drive

**Thirsty Turtle**  
seagrill



John M. Foster - Architect  
Member - American Institute of Architects

108 North Second Street  
Ft. Pierce, Florida

APRIL 6, 2018

# Thirsty Turtle Seagrille - 108 N. 2nd Street, Ft. Pierce, FL



## Signage Notes

Corporate logo sign and sectional letter signs shall be designed and installed per NEC 2014, Article 600, UL 48 & FBC 2017.

Logo and individual sectional letter signs shall follow the marking requirements of NEC Section 600.4 and bear a manufacturer applied UL Sign Label indicating compliance.

Rebuilt signage shall bear a manufacturer applied "Rebuilt Electric Sign" UL Label.

Per ASCE 7-10, this proposed work is located in the 160 mph, Exposure "D" wind zone.

Colors shown are accurate within the limitations of reprographic technology

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 11205 Ridge Avenue Ft. Pierce, Florida 34982  
 (772) 370-9464 - Florida Registration No. 2811  
 - jmfarch@gmail.com



By JMF

Date 4/6/18

Sheet No. 1 of 1

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

### Property Identification

Site Address: 100 N 2nd ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10N  
 Zoning: C4

Parcel ID: 2410-503-0069-000-0  
 Account #: 23068  
 Use Type: 1700  
 Jurisdiction: Fort Pierce

### Ownership

RFMD Investments LLC  
 PO Box 650991  
 Vero Beach, FL 32965

### Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK G S 13.3 FT OF W 1/2 OF LOT 8 AND W 1/2 OF LOT 9 (MAP 24/10B) (OR 3160-2693: 3172-696, 702)

### Current Values

Just/Market Value: \$776,600  
 Assessed Value: \$587,180  
 Exemptions: \$0  
 Taxable Value: \$587,180  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 12,995  
 Gross Area (SF): 14,210  
 Land Size (acres): 0.32  
 Land Size (SF): 14,007

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 4, 2010	3172 / 0696	0112	SP	PNC Bank NA,	\$100
Feb 2, 2010	3172 / 0702	0312	QC	RFMD Investments LLC,	\$100
Dec 24, 2009	3160 / 2693	0312	SP	Harbor Federal Savings Bank,	\$550,000
Aug 1, 1979	0313 / 2281	XX00	CV		\$195,000
Nov 1, 1976	0260 / 1654	XX00	CV		\$136,000

### Building Information (1 of 1)

Finished Area: 12,995 SF  
 Gross Total Area: 14,210 SF

#### Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1954	Frame:
Grade: Y_C	Effective Year: 1985	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

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



Unable to display sketch. Index was out of range. Must be non-negative and less than the size of the collection. Parameter name: index

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	12995	12995	509
CN1	CANOPY	820	0	368
CN2	CANOPY	96	0	82
CN3	CANOPY	299	0	119

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	200	2013

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$573,500					
Land:	\$203,100					
Just/Market:	\$776,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$189,420					
Assessed:	\$587,180					
Exemption(s):	\$0					
Taxable:	\$587,180					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	6.3	Fort Pierce Stormwater Charge	\$340.20

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
2017	\$776,600	\$587,180	\$0	\$587,180
2016	\$533,800	\$533,800	\$0	\$533,800
2015	\$767,600	\$640,816	\$0	\$640,816

**Permits**

Number	Issue Date	Description	Amount	Fee
99-0001520	Dec 14, 1999	Roof	\$6,375	\$0
F00-0000332	Jun 7, 2000	Roof	\$0	\$0
F00-000227	Feb 24, 2000	Alterations/Remodeling	\$50,000	\$0
F00-000332	Mar 10, 2000	Roof	\$21,000	\$0
F89000652R	Jun 1, 1989	Roof	\$2,000	\$2,000
F92-000540	May 11, 1992	Alterations/Remodeling	\$3,732	\$3,732
F96-000381	Apr 11, 1996	Roof	\$15,000	\$15,000
MC2002-136	Dec 12, 2002	Air Conditioning Only	\$2,160	\$75
AW20053	Jan 19, 2006	Storm Shutters	\$8,786	\$163
RF20052306	Jul 14, 2005	Roof	\$14,000	\$140
BP13-2708	Oct 22, 2012	Alterations/Remodeling	\$337,500	\$3,506
BP13-3202	Nov 15, 2013	Fence	\$6,000	\$83
BP13-3203	Nov 15, 2013	Concrete	\$2,000	\$83
BP13-3353	Nov 25, 2013	Electric	\$1,000	\$170
BP13-3460	Dec 9, 2013	Alterations/Remodeling	\$12,800	\$134
BP13-3652	Jan 7, 2014	Alterations/Remodeling	\$6,800	\$80
BP14-0304	Feb 7, 2014	Electric	\$1,500	\$155
BP14-1231	May 16, 2014	Alterations/Remodeling	\$2,500	\$80
BP15-1415	Jun 9, 2015	Electric	\$1,200	\$155

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

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

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

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**Historic Preservation Board**

**6.d.**

Meeting Date: 04/23/2018

---

Information

REQUESTED ACTION

Certificate of Appropriateness 18-31 - Windows and Door - 517 Beach Court

LOCATION

517 Beach Court (Parcel ID: 2410-709-0044-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval with condition.

---

Attachments

Staff Report  
Application  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 04/16/2018

Started On: 04/16/2018 01:07 PM



**APRIL 23, 2018**

COA 18-31

***Owner/Applicant***

Ethel Reconco

***Location***

517 Beach Court

***Parcel***

2410-709-0044-000-1

***Historic Status***

Contributing structure located in the Oakland Park Historic District.

***Requested Action***

Consideration of a permit to remove the existing original windows and door and replace them with impact-resistant windows and door. Windows and door opening will remain the same.

***Recommendation***

Approval with condition

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**LOCATION MAP**

**HISTORY**

The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1928 and the Florida master Site File indicates a construction date of 1925. .

**Architectural Significance**

This is a two story masonry residential building which embodies distinctive characteristics of a Mediterranean Revival architectural style.

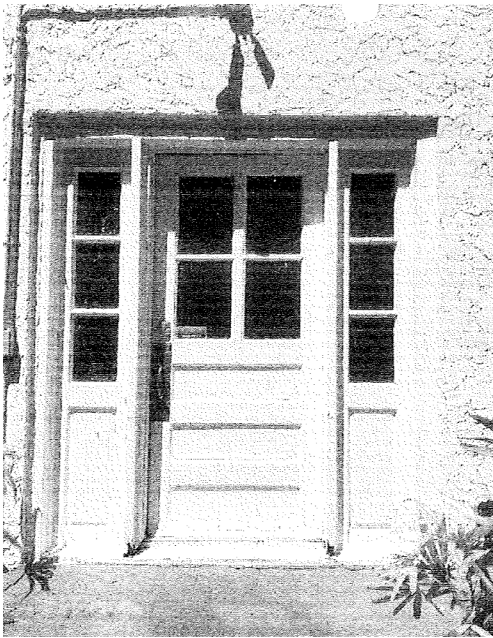
Notable architectural features of this structure include flat roof, rectilinear parapet, offset entrance, 4/1 double-hung sash windows, and stucco exterior wall fabric.



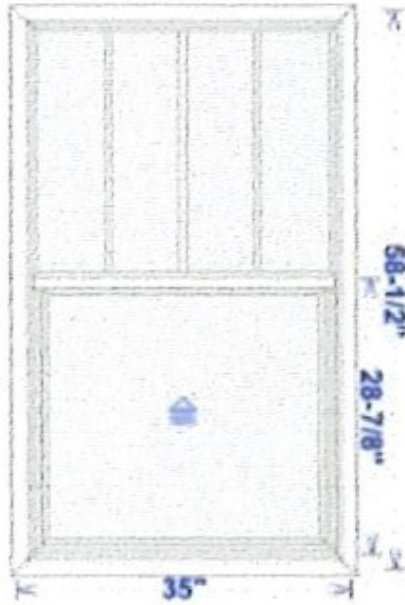
Aerial of the subject property



Front façade



Windows and door proposed for replacement



**Proposed new window  
SH5500 Vinyl Single Hung**

**Configuration:** 35.X58.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,3V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

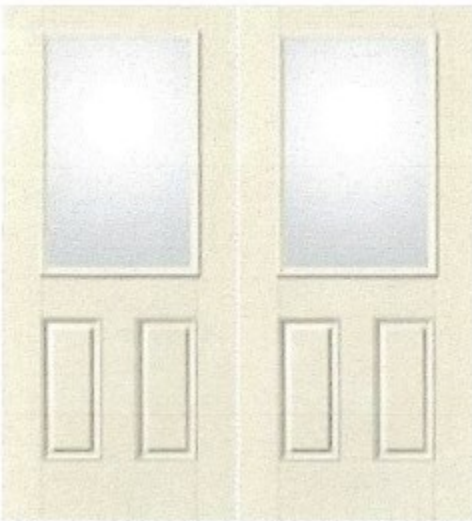
Certification Type: MIAMI  
 Frame Type: .625FLANGE  
 Window Style: STD  
 Size Ref: ACTUAL  
 Height: 58 1/2  
 Rough Masonry: 36 3/4 X 59 1/2  
 Egress: 30 3/4 X 24 5/8 (5.252 SQFT)  
 Balance Type: CONSTANT  
 Glass Family: Laminated Insulating  
 Interlayer Type: PVB090  
 Glass Color: CLEAR  
 Privacy Glass: NONE  
 Grid Style: U.COL.LITES  
 Summary Top: 4A1D LITES (3V0H BARS)  
 Screen Type: 1816 Charcoal  
 Anchor Group: A.SH5500  
 Vent Latch: N  
 Lift Rail: N  
 Lock Type: Sweep Latch  
 Reinf. Upgrade: None  
 Upgrade Hardware Finish: N  
 CAR#: 17-0630.05  
 NegativeDesignPressure: 50.0000  
 EnergyStar: 1.0000  
 UF: 0.3200  
 VT: 0.4300

NOA Selection: 17-0630.05  
 Vent Configuration: EQUAL  
 Size Selection: CUSTOM  
 Width: 35.0000  
 Actual Size: 35 X 58 1/2  
 Wood Frame: 35 1/4 X 58 3/4  
 Frame Color: White  
 Does unit need to meet Turtle Code: NO  
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN  
 Argon Gas: NONE  
 Low E: ENERGY SHIELD MAX  
 Grid Type: 9/16" Flat GridBETWEEN GLASS  
 Grid Location: UNIT  
 Summary Bottom: 1A1D LITES (0V0H BARS)  
 Screen Frame Type: ROLLFORM  
 Boxing Options: None  
 Comfort Lift: Y  
 WOCD: N  
 Decralite: N  
 Acc Glass Breakage: N  
 Vent Ht: 28.8930  
 PositiveDesignPressure: 50.0000  
 PANumber: FL-239  
 CondensationResistance: 55.0000  
 SolarHeatGainCoeff: 0.1900  
 VTCOG: 0.6300

## STAFF ANALYSIS

### Secretary of Interior 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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



**Proposed entry door**

5-0 X 6-8, Right Hand Outswing Active, Smooth-Star Embossed/Molded Open, Clear glass, WBDR-COMPLIANT, S206-ILE, Double Doors, Double Bore, 2-3/8" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, White Aluminum Astragal, Final Frame Rot Proof Bttm Jamb, 4-9/16", No Casing, Outswing Bumper with NO Thermal Break, Sill Finish Mill, 6 Self-Aligning Hinges, Satin Brass (Zinc Dichromate) - US2D, Wh Comp Weatherstrip, \*\*\* 6'8" CutDown height - 2-3/4" (2.75) \*\*\*

### Staff Recommendation

The current proposal seeks to remove wooden windows and door and install vinyl windows and aluminum door that are non-compatible with the materials appropriate to protect the historic integrity of the residence. However, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends "Undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building" and "Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that options requiring the least alteration are considered first".

Based upon Secretary of Interior Standards 2, 5 and 6, staff recommends that the Board approve the request for installation of the new windows and door with condition that the new windows and door will have the same design style, and if possible, be made with the same material as the old one.



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

COA# 18-31

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 517 Beach Ct. Fort Pierce

Parcel ID #: 2410-709-0044-000-1

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

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

### Property Owner/ Applicant Information

Property Owner(s) Name(s): Ethel Reiconco / Frederic Aliaga

Mailing Address: 517 Beach Ct. Fort Pierce

Phone Number(s): (209) 704-3512 Email: ethel@pers.com

Applicant Name(s): Ethel Reiconco

Mailing Address: 517 Beach Ct. Fort Pierce

Phone Number(s): (209) 704-3512 Email: ethel@pers.com

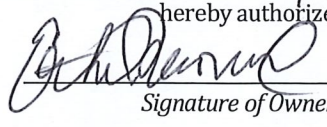
Representative Name(s): \_\_\_\_\_

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

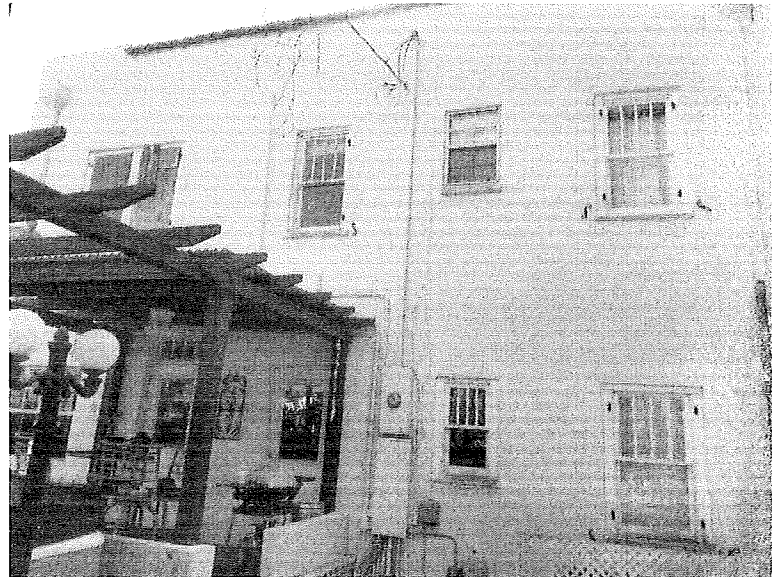
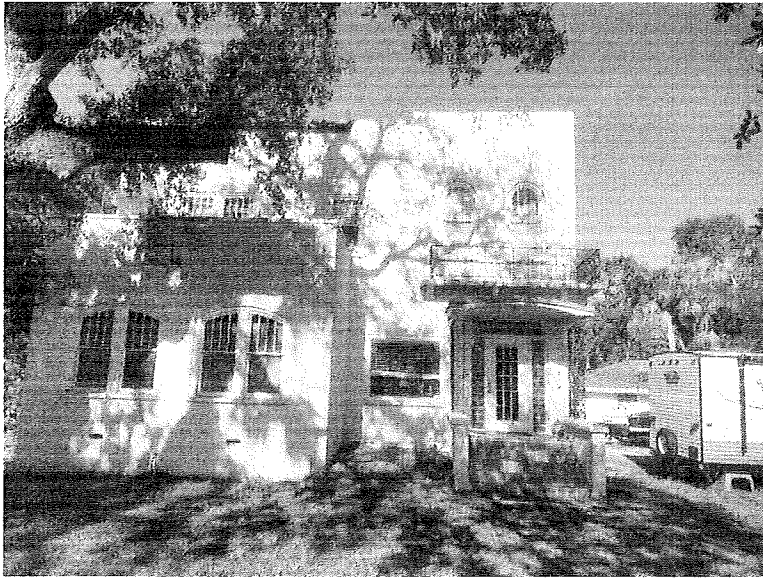
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

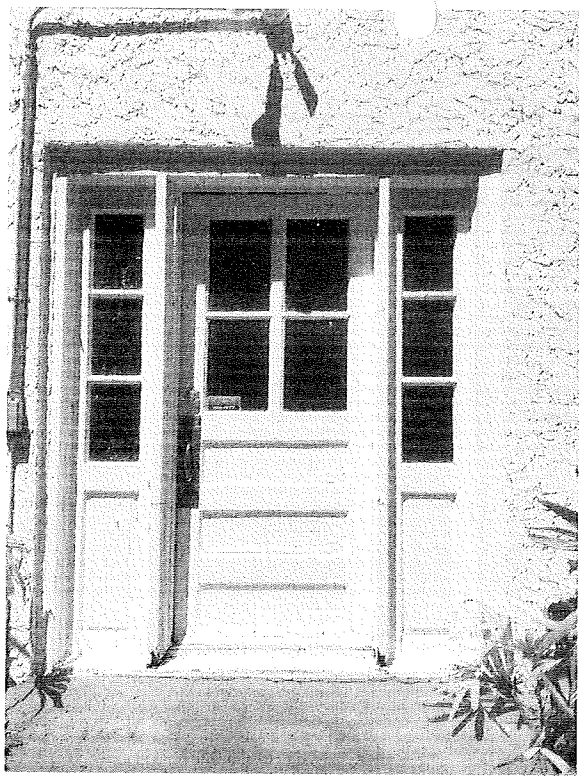
**Property Owner(s) Acknowledgements:** This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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, Ethel Reiconco / Frederic Aliaga as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

3/29/18  
Date





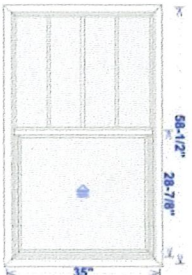


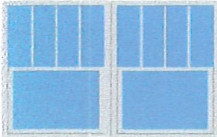
**SALES AGREEMENT WITH NOTES**

Last Modified Date: 04/06/2018 14:40:56
PO#:
Job Name: SH IMPACT VINYL
Job Address: PGT
Quote # 5177986
Sales Person: Rob Springer

<b>ShipTo:</b> EAST COAST LUMBER & SUPPLY CO
Account#: A00271
308 AVENUE A FORT PIERCE, FL 34950-4417 Phone# Fax# (772) 461-5957
003708-6

<b>Customer</b> ROB COD CONTRACTOR
Account #
ROB SPRINGER
Phone# (772) 626-9977 Fax# (772) 461-5957

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price \$466.62	Ext Price \$466.62
<b>Configuration:</b> 35.X58.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,3V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL				
 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Certification Type: MIAMI            Frame Type: .625FLANGE            Window Style: STD            Size Ref: ACTUAL            Height: 58 1/2            Rough Masonry: 36 3/4 X 59 1/2            Egress: 30 3/4 X 24 5/8 (5.252 SQFT)            Balance Type: CONSTANT            Glass Family: Laminated Insulating            Interlayer Type: PVB090            Glass Color: CLEAR            Privacy Glass: NONE            Grid Style: U.COL.LITES            Summary Top: 4A1D LITES (3V0H BARS)            Screen Type: 1816 Charcoal            Anchor Group: A.SH5500            Vent Latch: N            Lift Rail: N            Lock Type: Sweep Latch            Reinf. Upgrade: None            Upgrade Hardware Finish: N            CAR#: 17-0630.05            NegativeDesignPressure: 50.0000            EnergyStar: 1.0000            UF: 0.3200            VT: 0.4300</p> </div> <div style="width: 45%;"> <p>NOA Selection: 17-0630.05            Vent Configuration: EQUAL            Size Selection: CUSTOM            Width: 35.0000            Actual Size: 35 X 58 1/2            Wood Frame: 35 1/4 X 58 3/4            Frame Color: White            Does unit need to meet Turtle Code: NO            Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN            Argon Gas: NONE            Low E: ENERGY SHIELD MAX            Grid Type: 9/16" Flat GridBETWEEN GLASS            Grid Location: UNIT            Summary Bottom: 1A1D LITES (0V0H BARS)            Screen Frame Type: ROLLFORM            Boxing Options: None            Comfort Lift: Y            WOCD: N            Decralite: N            Acc Glass Breakage: N            Vent Ht: 28.8930            PositiveDesignPressure: 50.0000            PANumber: FL-239            CondensationResistance: 55.0000            SolarHeatGainCoeff: 0.1900            VTCOG: 0.6300</p> </div> </div>				
<b>Location:</b>		<b>Notes:</b>		
0002 (2.00)	MULTI-PART MULTI-PART UNITS	Ordered: 1.00	Sell Price \$1,039.92	Ext Price \$1,039.92
<b>Configuration:</b> 70.X58.5X.,5500,TW,MTCH COL,W,.625FLANGE,EQUAL				



BEGIN MODEL SET 002. ....  
 Combination Configuration: TW  
 Unit 2: SH5500  
 Assembly Options: MTCHCOL  
 Send Mull(s): Y  
 Size Slection: ACTUAL  
 Height: 58.5000  
 Frame Color: White  
 Boxing Options: N

Series: 5500.0000  
 Unit 1 (Bottom Left Unit): SH5500  
 Frame Type: .625FLANGE  
 Width Equal or Width: EQUAL  
 Mull Part Selection: MULL/CVR/CLPS  
 Width: 70.0000  
 Vertical Mull: 1.25X3.25X.625  
 Glass Color: CL

Location:

Notes:

0002 (3.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
----------------	-------------------------------	------------------	----------------------	---------------------

Configuration: 34.375X58.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,3V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: MIAMI  
 Frame Type: .625FLANGE  
 Window Style: STD  
 Size Ref: ACTUAL  
 Rough Masonry: 36 1/8 X 59 1/2  
 Egress: 30 1/8 X 24 5/8 (5.1453 SQFT)  
 Balance Type: CONSTANT  
 Glass Family: ating  
 Interlayer Type: PVB090  
 Glass Color: CLEAR  
 Privacy Glass: NONE  
 Grid Style: U.COL.LITES  
 Summary Top: 4A1D LITES (3V0H BARS)  
 Screen Type: 1816 Charcoal  
 Anchor Group: A.SH5500  
 Vent Latch: N  
 Lift Rail: N  
 Lock Type: Sweep Latch  
 Reinf. Upgrade: None  
 Upgrade Hardware Finish: N  
 CAR#: 17-0630.05  
 NegativeDesignPressure: 50.0000  
 EnergyStar: 1.0000  
 UF: 0.3200  
 VT: 0.4300

NOA Selection: 17-0630.05  
 Vent Configuration: EQUAL  
 Size Selection: CUSTOM  
 Actual Size: 34 3/8 X 58 1/2  
 Wood Frame: 34 5/8 X 58 3/4  
 Frame Color: White  
 Does unit need to meet Turtle Code: NO  
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN  
 Argon Gas: NONE  
 Low E: ENERGY SHIELD MAX  
 Grid Type: 9/16" Flat GridBETWEEN GLASS  
 Grid Location: UNIT  
 Summary Bottom: 1A1D LITES (0V0H BARS)  
 Screen Frame Type: ROLLFORM  
 Boxing Options: None  
 Comfort Lift: Y  
 WOCD: N  
 Decralite: N  
 Acc Glass Breakage: N  
 Vent Ht: 28.8930  
 PositiveDesignPressure: 50.0000  
 PANumber: FL-239  
 CondensationResistance: 55.0000  
 SolarHeatGainCoeff: 0.1900  
 VTCOG: 0.6300

Location:

Notes:

0002 (4.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
----------------	-------------------------------	------------------	----------------------	---------------------

Configuration: 34.375X58.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,3V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: MIAMI  
 Frame Type: .625FLANGE  
 Window Style: STD  
 Size Ref: ACTUAL  
 Rough Masonry: 36 1/8 X 59 1/2  
 Egress: 30 1/8 X 24 5/8 (5.1453 SQFT)  
 Balance Type: CONSTANT  
 Glass Family: ating  
 Interlayer Type: PVB090  
 Glass Color: CLEAR  
 Privacy Glass: NONE  
 Grid Style: U.COLLLITES  
 Summary Top: 4A1D LITES (3V0H BARS)  
 Screen Type: 1816 Charcoal  
 Anchor Group: A.SH5500  
 Vent Latch: N  
 Lift Rail: N  
 Lock Type: Sweep Latch  
 Reinf. Upgrade: None  
 Upgrade Hardware Finish: N  
 CAR#: 17-0630.05  
 NegativeDesignPressure: 50.0000  
 EnergyStar: 1.0000  
 UF: 0.3200  
 VT: 0.4300

NOA Selection: 17-0630.05  
 Vent Configuration: EQUAL  
 Size Selection: CUSTOM  
 Actual Size: 34 3/8 X 58 1/2  
 Wood Frame: 34 5/8 X 58 3/4  
 Frame Color: White  
 Does unit need to meet Turtle Code: NO  
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN)  
 Argon Gas: NONE  
 Low E: ENERGY SHIELD MAX  
 Grid Type: 9/16" Flat GridBETWEEN GLASS  
 Grid Location: UNIT  
 Summary Bottom: 1A1D LITES (0V0H BARS)  
 Screen Frame Type: ROLLFORM  
 Boxing Options: None  
 Comfort Lift: Y  
 WOCD: N  
 Decralite: N  
 Acc Glass Breakage: N  
 Vent Ht: 28.8930  
 PositiveDesignPressure: 50.0000  
 PANumber: FL-239  
 CondensationResistance: 55.0000  
 SolarHeatGainCoeff: 0.1900  
 VTCOG: 0.6300

Location: Notes:

0002 (5.00)	MULL MULL BARS	Ordered: 1.00	Sell Price \$0.00	Ext Price \$0.00
Configuration: ,58.5,W,.625FLANGE,SERIES 5500,MTCHCOL,MULL/CVR/CLPS				

Product Family Series: 5500.0000  
 NOA Selection: 17-0630.01  
 Frame Type: .625FLANGE  
 Mull Clip Type: T-CLIP/T-CLIP  
 Frame Color: W  
 Packaging Options: N

Certification Type: MIAMI  
 Part Selection: MULL/CVR/CLPS  
 Mull Bar Type: 1.25X3.25X.625  
 Size Selection: CUSTOM  
 Assembly Options: MTCHCOL  
 END MODEL SET 002: .....

Location: Notes:

<b>TOTAL SALE AMT:</b>	\$1,506.54
<b>TOTAL CUSTOMER TAX:</b>	\$97.93
<b>NET SALE AMOUNT:</b>	\$1,604.47

\*\* PRICES ARE GOOD FOR 30 DAYS. --- BEFORE SIGNING OFF PLEASE VERIFY SIZES, QUANTITIES, MODEL AND PRICES. THIS IS A SPECIAL ORDER AND CANNOT BE CHANGED OR CANCELLED ONCE IT IS PLACED. SPECIAL ORDERED ITEMS ARE NOT RETURNABLE--ALL SALES ARE FINAL.  
 \*\*NOTE:IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ARCHITECT OR OWNER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.

# Quotation

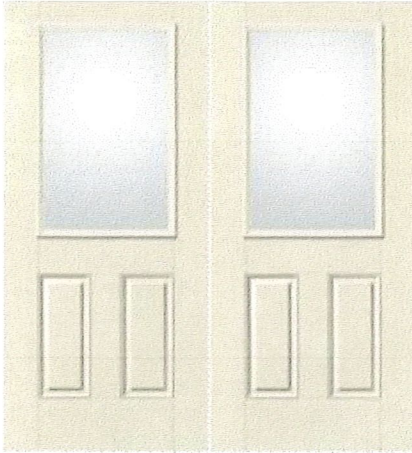
East Coast Lumber - Fort Pierce,  
FL

308 Avenue A  
Fort Pierce,  
United States

Quote ID SQANO000797-1

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	1,649.32	1,649.32



5-0 X 6-8, Right Hand Outswing Active, Smooth-Star Embossed/Molded Open, Clear glass, WBDR-COMPLIANT, S206-ILE, Double Doors, Double Bore, 2-3/8" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, White Aluminum Astragal, Final Frame Rot Proof Btm Jamb, 4-9/16", No Casing, Outswing Bumper with NO Thermal Break, Sill Finish Mill, 6 Self-Aligning Hinges, Satin Brass (Zinc Dichromate) - US2D, Wh Comp Weatherstrip, \*\*\* 6'8" CutDown height - 2-3/4" (2.75) \*\*\*

All prices are in USD

<b>Adjusted Subtotal (Discounted)</b>		1,649.32
Tax	6.50%	107.21
Labor Tax	0.00%	0.00
Shipping and Handling	0.00	0.00
Other Charges (Specify)	0.00	0.00

---

**Total Quote Value** 1,756.52

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

**Property Identification**

Site Address: 517 BEACH CT  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10S  
 Zoning: R1

Parcel ID: 2410-709-0044-000-1  
 Account #: 23675  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Frederick A Aliaga  
 Ethel P Reconco  
 517 Beach CT  
 Fort Pierce, FL 34950

**Legal Description**

OAKLAND PARK BLK 7 LOTS 1, 4 AND 5 (MAP 24/10F) (OR 3541-1360)

**Current Values**

Just/Market Value: \$210,000  
 Assessed Value: \$210,000  
 Exemptions: \$50,000  
 Taxable Value: \$160,000  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 3,486  
 Gross Area (SF): 4,242  
 Land Size (acres): 0.45  
 Land Size (SF): 19,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 15, 2013	3541 / 1360	0001	WD	Walgrave,David J	\$160,000
Apr 22, 2004	1951 / 0147	XX00	WD	Louissant,Solanges	\$260,000
Nov 19, 1998	1191 / 0249	XX00	WD	Craig J Tylosky	\$67,700
Jun 28, 1990	0697 / 2717	XX00	WD	Robert W McFarland	\$62,000
Dec 1, 1987	0570 / 0824	XX01	CV		\$49,000
Dec 1, 1987	0570 / 0823	XX01	CV		\$11,000

**Building Information (1 of 2)**

Finished Area: 3,102 SF  
 Gross Total Area: 3,138 SF

**Exterior Data**

View:  
 Building Type: HC-  
 Grade: C-  
 Story Height: 2 Story

Roof Cover: Roll Comp  
 Year Built: 1928  
 Effective Year: 1980  
 No. Units: 1

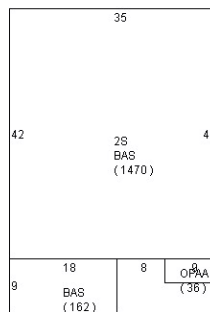
Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 6  
 Full Baths: 2  
 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: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1470	1470	154
BAS	BASE AREA	1632	1632	208
OPAA	Open Porch Attached Average	36	0	26

**Building Information (2 of 2)**

Finished Area: 384 SF

Gross Total Area: 1,104 SF

**Exterior Data**

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

Roof Cover: Clay Tile  
 Year Built: 1928  
 Effective Year: 1990  
 No. Units: 1

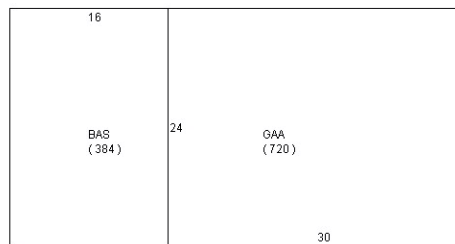
Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 1  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 100%

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	384	384	80
GAA	Garage Attached Average	720	0	108

**Special Features and Yard Items**


Type	Qty	Units	Year Blt
Driv-Concret	1	720	1928

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$187,700					
Land:	\$22,300	2017	2017	0500	Homestead Exemption	\$25,000
Just/Market:	\$210,000	2017	2017	0550	Homestead Exemption over \$ 50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$210,000					
Exemption(s):	\$50,000					
Taxable:	\$160,000					

**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 Assesments 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	\$210,000	\$210,000	\$50,000	\$160,000
2016	\$174,400	\$173,910	\$0	\$173,910
2015	\$158,100	\$158,100	\$0	\$158,100

**Permits**

Number	Issue Date	Description	Amount	Fee
F910000197	Feb 22, 1991	Additions to existing construction	\$25,000	\$25,000
RF2004177	Jul 2, 2004	Roof	\$2,400	\$75
RF2006-116	Feb 1, 2006	Roof	\$7,000	\$70

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

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

**7.a.**

Meeting Date: 04/23/2018

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Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - March 2018

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative COA, March 2018

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 04/16/2018

Started On: 04/16/2018 11:50 AM

### **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in March 2018.

- COA #18-22, 415 N 13<sup>th</sup> Street – Solar Panel
- COA #18-23, 426 Means Court – Roof Replacement
- COA #18-26, 405 S 7<sup>th</sup> Street – Façade Sign
- COA #18-27, 411 N 2<sup>nd</sup> Street – Façade Sign



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

COA#18-27     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 411 N 2<sup>nd</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install new façade sign with LED lighting. Sign color will resemble weathered copper.  Please see attached.		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

  
 \_\_\_\_\_                      4/04/18  
 Maria Lewicka, MCP                      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	Jon Nolli 411 N 2 <sup>nd</sup> Street Fort Pierce, FL 34950	E-Mail <a href="mailto:Jonnolli@aol.com">Jonnolli@aol.com</a>
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



# 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: 411 N 2nd Street

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): Jon Nalli

Mailing Address: 411 N 2nd St

Phone Number(s): 561-758-6497 Email: jonnalli@aol.com

#### Applicant

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

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

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

#### Representative

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

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

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

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

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

[Signature]  
Signature of Owner

3/12/18  
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 checked="" type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) Adding sign to front of building.

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

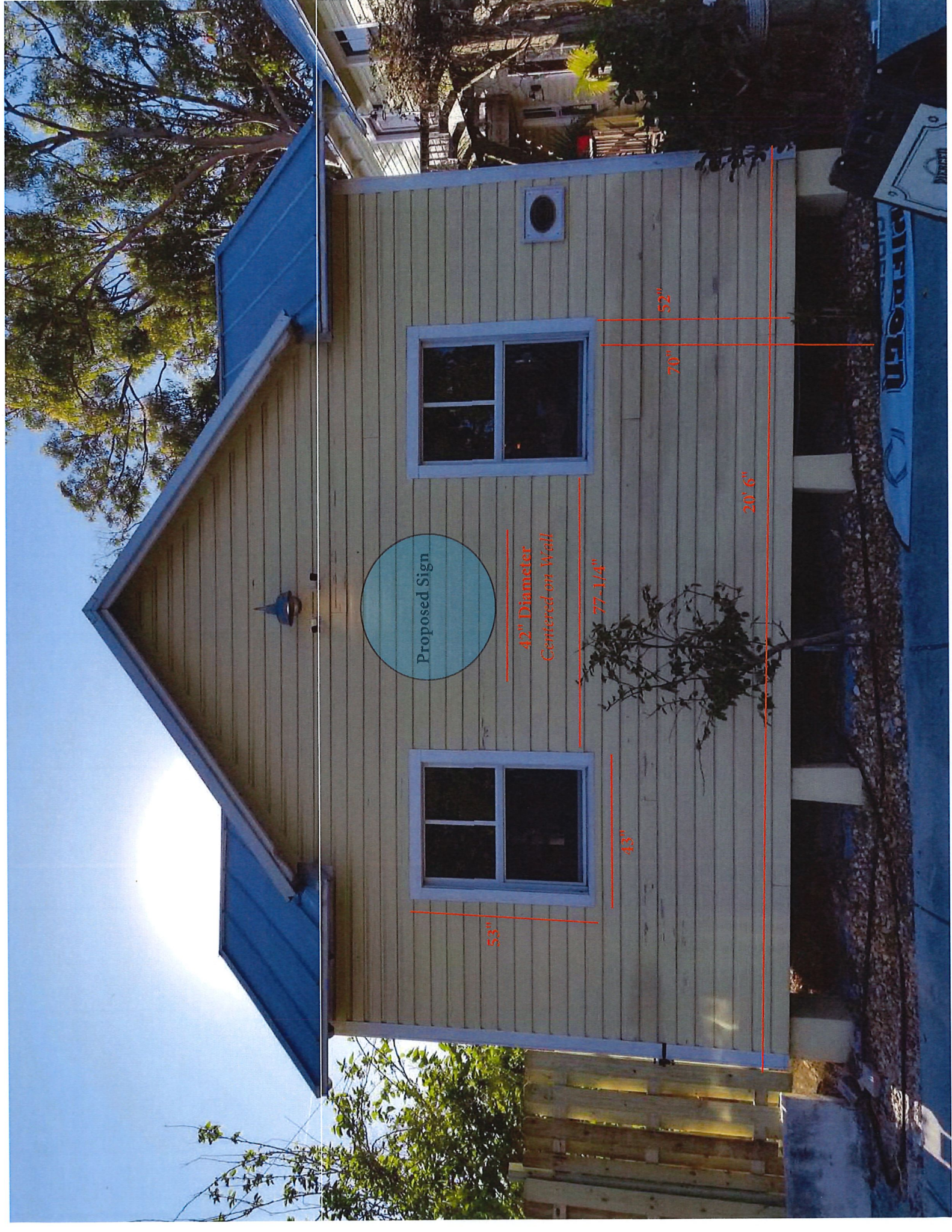
Installation of business sign on east wall of building as illustrated in the attached documentation. Sign will be affixed/secured to the building. Sign has internal LED lighting. LED lighting can display a wide range of colors/hues. Reds will not be used with lighting. Sign color will resemble weathered copper.

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.



Proposed Sign

42" Diameter  
Centered on Wall

77-1/4"

52"

70"

20' 6"

43"

53"







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

COA#18-26     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 405 S 7<sup>th</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install new non-illuminated façade sign.  Please see attached.		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

  
 Maria Lewicka, AICP                      3/28/18  
 Historic Preservation Planner                      Date

*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	Genesis PT LLC 441 NW Prima Vista Blvd. # 105 Port St. Lucie, FL 34983	E-Mail
Applicant	Flamingo Signs LLC 4444 SE Commerce Avenue Stuart, FL	E-Mail flamingosigns@aol.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

MAR 27 2018  
CITY OF FORT PIERCE

Bldg Permit # 18-676

COA# 18-26

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 405 S 7th St  
Parcel ID #: 2410-708-0001-000-5  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner/ Applicant Information

Property Owner(s) Name(s): Genesis PT LLC  
Mailing Address: 441 NW Poma Vista Blvd #105 PSL, FL  
Phone Number(s): 772-460-2520 Email: thomasjorge@aol.com

Applicant Name(s): Flamingo Signs LLC  
Mailing Address: 4444 SE Commerce Ave Stuart, FL  
Phone Number(s): 772-220-7377 Email: flamingosigns@aol.com

Representative Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

*Property Owner(s) Acknowledgments: 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, TOM FISHER as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.  
Tom Fisher Signature of Owner  
3/9/18 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: \_\_\_\_\_

*Install new non-illuminated sign*

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.

1 - ALUMINUM COMPOSITE PANEL WITH HP VINYL GRAPHICS FIRST SURFACE

**"REVIEWED FOR CODE COMPLIANCE"**

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 of the Florida Building Code. All proposed work is subject to any corrections required by field inspectors that may be necessary in order to comply with applicable codes.

24 SF  
MAX

ALLOWABLE SIGN AREA = 20 S.F.

BUILDING = 12' X 60' = 720 S.F.

720 X 12% = 86.4 S.F.

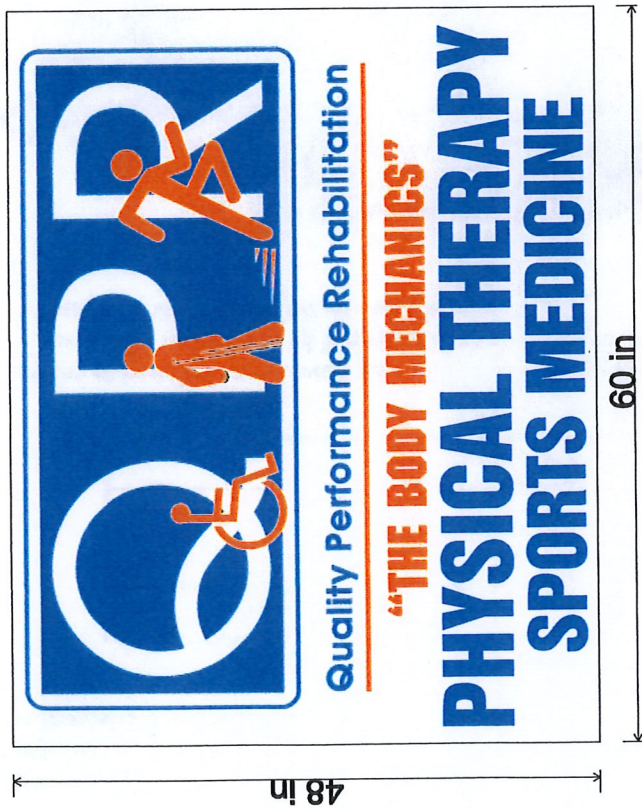
ALLOWABLE SIGN AREA = 86.4 S.F.

SIGN = 4' X 5' = 20 S.F.

CITY OF FORT PIERCE

Reviewed: \_\_\_\_\_

Date: \_\_\_\_\_



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



60' BUILDING FRONT

- APPROVED
- APPROVED W/ CHANGES
- NOT APPROVED
- RESUBMIT W/ CHANGES

QUALITY PERFORMANCE ADDRESS FT PIERCE  
 WORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN  
 ANY CHANGES ONCE WORK BEGINS.



4444 S.E. COMMERCE AVE.  
 STUART, FL 34997  
 772.220.7768  
 flamingosigns@aol.com

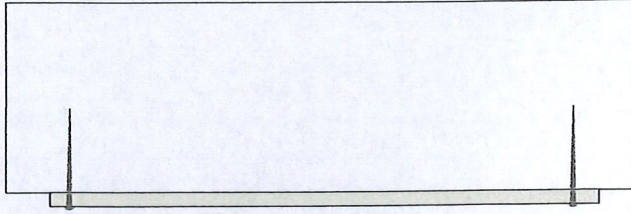
This drawing, rendering & specs are the exclusive property of Flamingo Signs. All rights reserved. No part of this drawing may be reproduced in any way, shape or form without the expressed written consent of the client.

# ALUMINUM COMPOSITE WALL SIGN

1/4" ALUMINUM WITH POLYETHELENE  
CORE SIGN PANEL WITH VINYL GRAPHICS  
ON PRIMARY SURFACE

PANEL MOUNTED TO WALL WITH  
8 - 1/4" x 2.25" TAPCONS

WALL SECTION: CONCRETE BLOCK



8.16.18  
JAMES E. PAIT, P.E.

ULTIMATE WIND VELOCITY = 170 MPH  
RISK CATEGORY II EXPOSURE "C"  
6th EDITION "2017 FBC"

TITLE QUALITY PERFORMANCE ADDRESS FT PIERCE  
NETWORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN  
COLORS ARE REQUIRED OR MORE DETAILS PLEASE NOTE. CUSTOMER IS  
FOR ANY CHANGES ONCE WORK BEGINS.



4444 S.E. COMMERCE AVE.  
STUART, FL 34997  
772 220 7577  
FAX 772 220 7768

JAMES E. PAIT, P.E. REG # 25497  
12201 S.E. COLBY AVE. HOBE SOUND, FL 33455  
PHONE 545 9553 FAX 545 9279



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

COA#18-22     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 415 N 13<sup>th</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install one 4 x 8 solar panel on the roof for domestic hot water system.  Please see attached.		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

  
 \_\_\_\_\_                      3/09/18  
 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.	Mamie Ingram PO Box 2803 Fort Pierce, FL 34954	E-Mail
Representative	Climatic Solar Corporation 650 2 <sup>nd</sup> Lane Vero Beach, FL 32962	E-Mail <a href="mailto:office@climaticsolar.com">office@climaticsolar.com</a>
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Bldg. Permit # BLD2018020091

COA# 18-22



# 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: 415 N 13th Street

Parcel ID #: 2409-502-0031-000-8

Type of Designation:  Contributing  Non-contributing Site within the Lincoln Park Historic District

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

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Ingram, Mamie

Mailing Address: PO Box 2803 Ft. Pierce, FL 34954

Phone Number(s): 772-532-6504 Email: \_\_\_\_\_

Applicant  
Name(s): Ingram, Mamie

Mailing Address: PO Box 2803 Ft. Pierce, FL 34964

Phone Number(s): 772-532-6504 Email: \_\_\_\_\_

Representative  
Name(s): Climatic Solar Corp

Mailing Address: 650 2nd Lane Vero Beach, FL 32962

Phone Number(s): 772-567-3104 Email: office@climaticsolar.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, Mamie Ingram as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Mamie Ingram  
Signature of Owner

2/27/2018  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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

Other (describe) Solar Domestic Hot Water System

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

Install (1) 4X8 solar panel on roof for domestic hot water system.

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.

# Untitled Map

Write a description for your map.

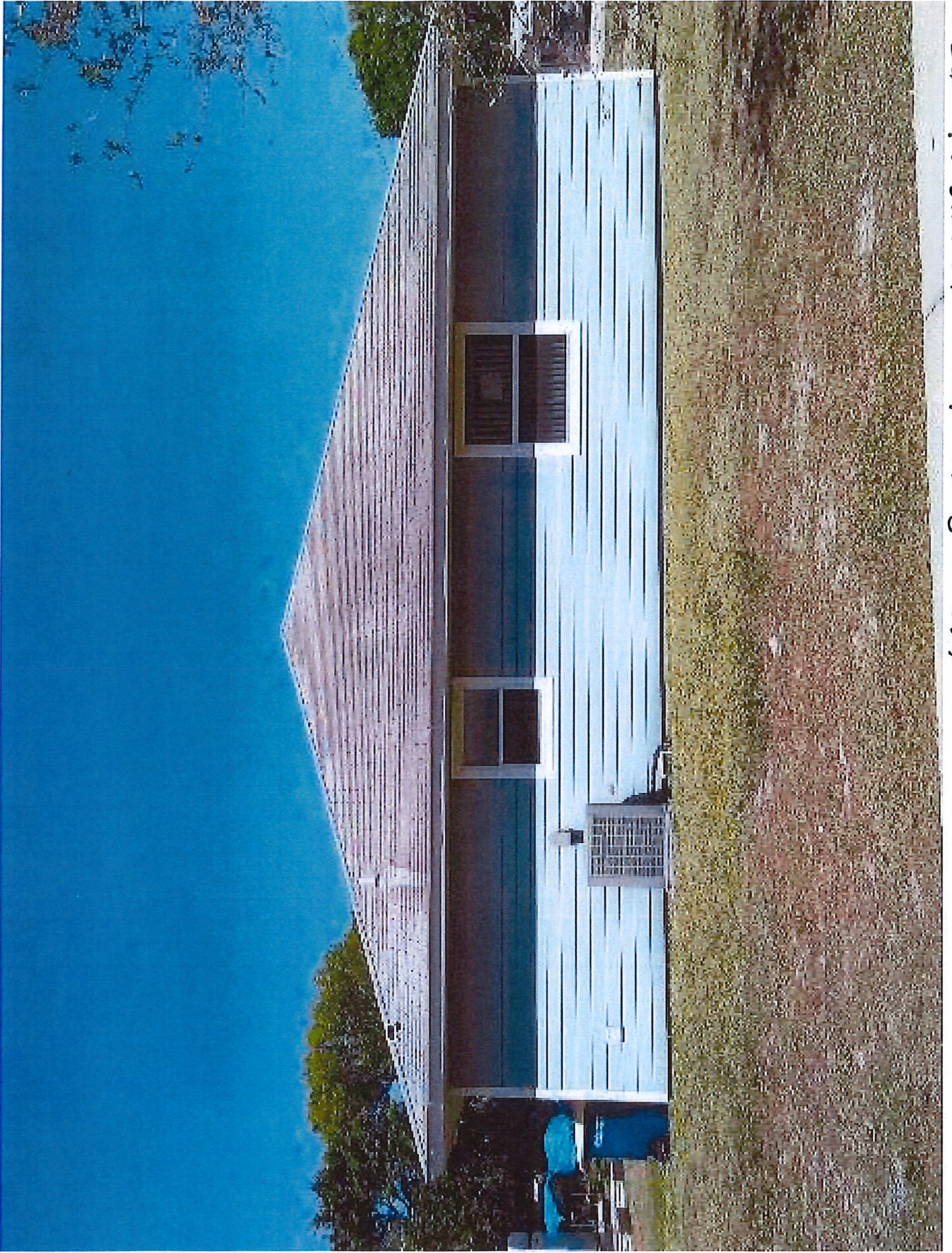
## Legend

📍 415 N 13th St



Google Earth

© 2013 Google  
Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



ROOF FACING SOUTH WHERE PANELS WILL BE.



ROOF RACING WEST



*ROOF FACING EAST*

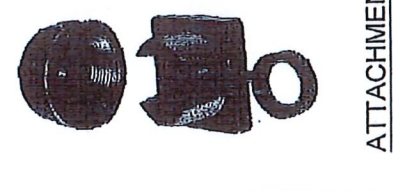
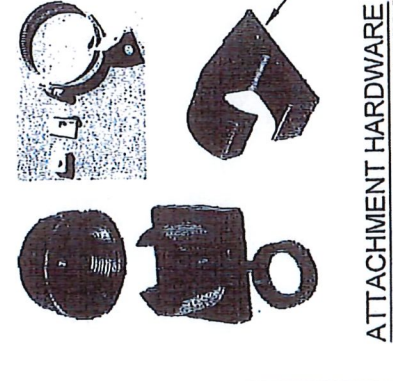
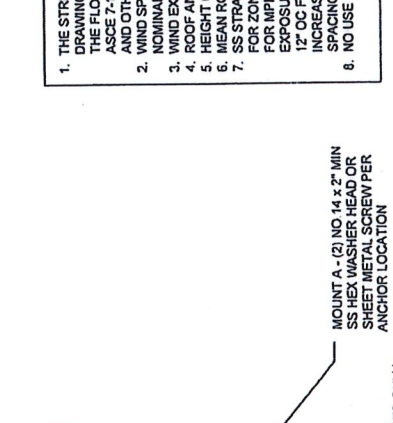
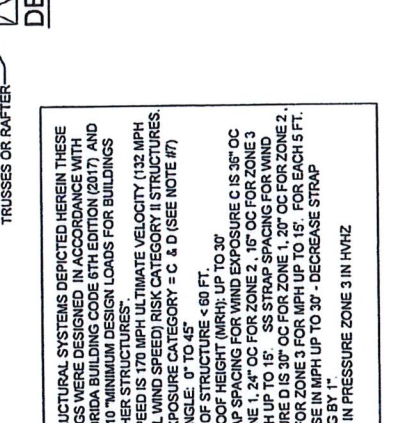
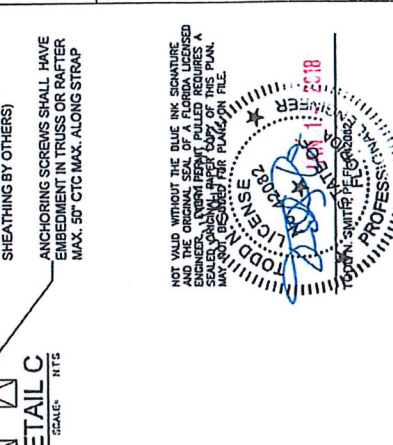
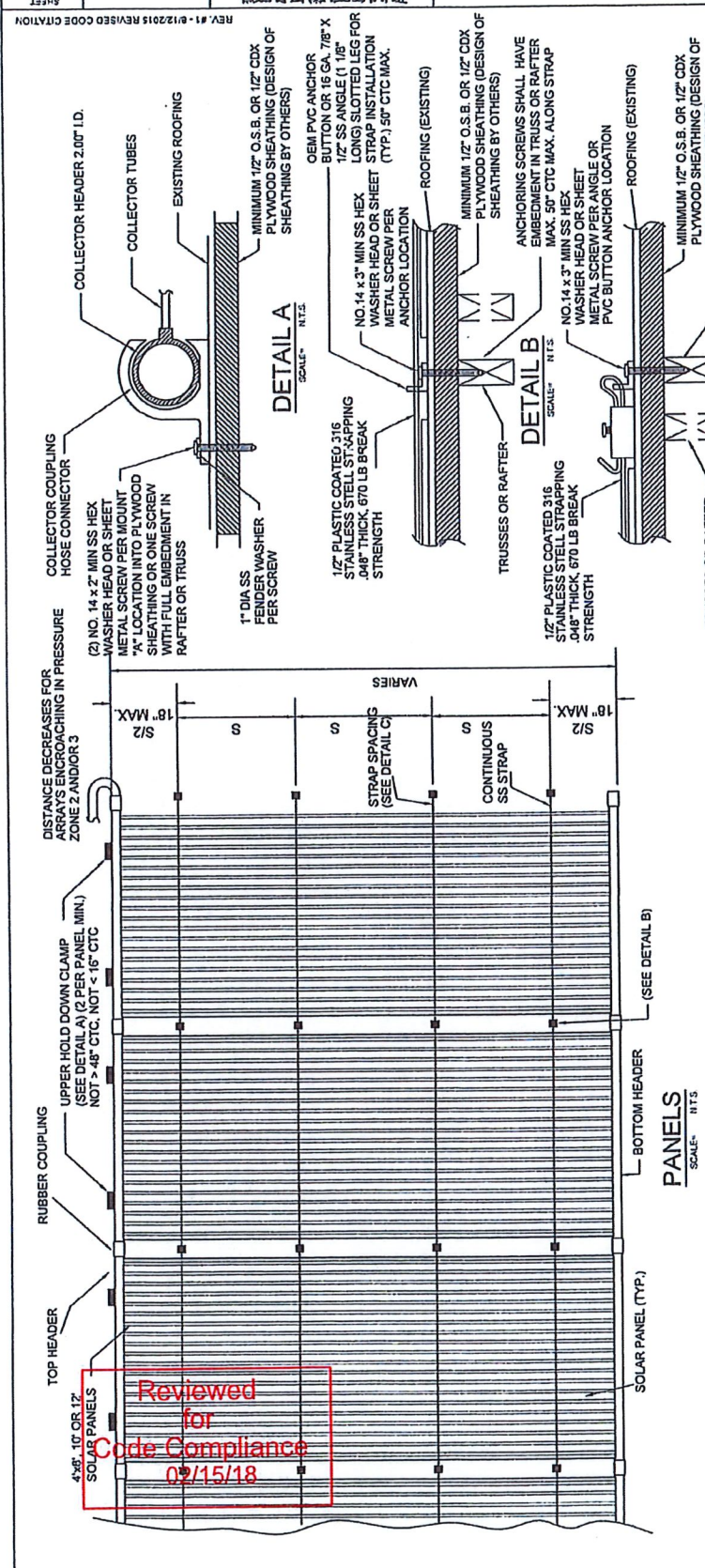


DESIGNED	TJS
CHECKED	TJS
DATE	11-11-2018
SCALE	N.T.S.

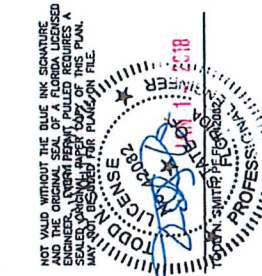
REV. #1 - 01/22/2018 REVISED CODE CITATION

TODD N. SMITH, P.E., INC.  
SEASATAN, FL 32058  
Ph. (772) 589-8722

INSTALLATION OF A ROOF TOP SOLAR POOL HEATER



1. THE STRUCTURAL SYSTEMS DEPICTED HEREIN THESE DRAWINGS WERE DESIGNED IN ACCORDANCE WITH THE FLORIDA MINIMUM DESIGN LOADS (2017) AND ASCE OTHER STRUCTURES.
2. WIND SPEED IS 170 MPH ULTIMATE VELOCITY (132 MPH NOMINAL WIND SPEED) RISK CATEGORY II STRUCTURES.
3. HEIGHT OF STRUCTURE < 60 FT.
4. ROOF ANGLE: 0° TO 45°
5. MEAN ROOF HEIGHT (MRY): UP TO 30'
6. SS STRAP SPACING FOR WIND EXPOSURE C IS 36\"/>



REVIEWED FOR CODE COMPLIANCE 02/15/18



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

COA#18-23     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 426 Means Court

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Tear off existing shingle roof and install a new shingle modified roof (Tamco Heritage in Desert Sand color).  Please see attached.		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

  
\_\_\_\_\_  
Maria Lewicka, AICP                      3/12/18  
Historic Preservation Planner                      Date

*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	Salvatore & Susana Marchese 2410 93 <sup>rd</sup> Street Flushing, NY 11369	E-Mail
Applicant	All Area Roofing / Andrew Griffis 3921 S US Hwy 1 Fort Pierce, FL 34982	E-Mail <a href="mailto:jennifer@allarearroofing.com">jennifer@allarearroofing.com</a>
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



THE SUNRISE CITY  
**FORT PIERCE**  
 PLANNING DEPARTMENT *Florida*



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

COA# 18-23

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 426 Means Ct Ft Pierce, FL 34951

Parcel ID #: 2409-501-0248-000-9

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

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

### Property Owner / Applicant Information

Property Owner(s) Name(s): Salvatore & Susana Marchese

Mailing Address: 2410 93<sup>rd</sup> St Flushing, NY 11369

Phone Number(s): 561-404-9051 Email: \_\_\_\_\_

Applicant Name(s): All Area Roofing / Andrew Griffin

Mailing Address: 3921 S US Hwy 1 Ft Pierce, FL 34982

Phone Number(s): 772-464-6800 Email: jennifer@allarearofing.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, Salvatore & Susana Marchese as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Salvatore Marchese  
 Signature of Owner

02/28/2018  
 Date

Susana Marchese

**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) Shingle/Flat Re-roof  
 Other (describe) \_\_\_\_\_

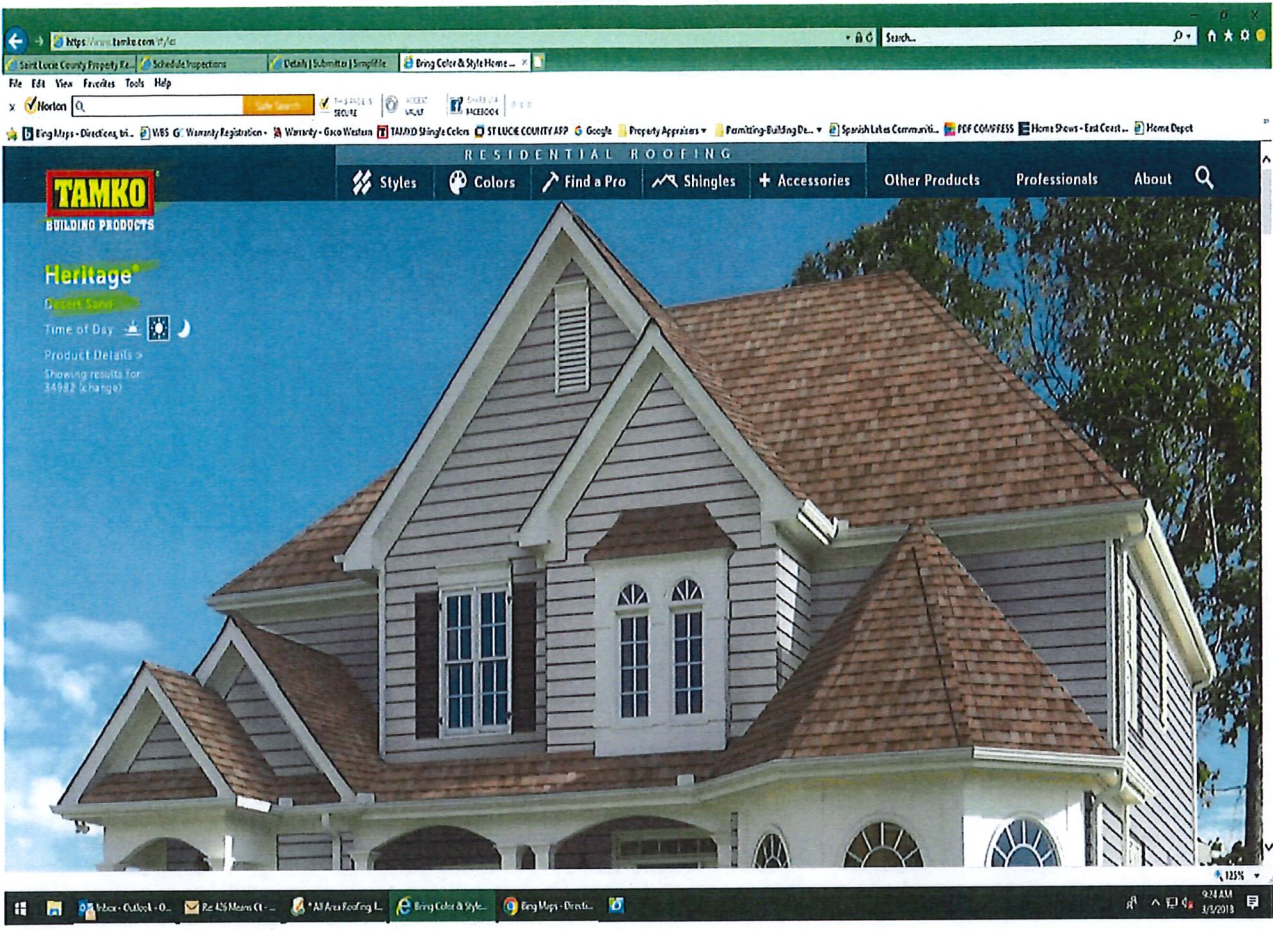
Please provide a detailed description of the proposed work to be performed: Tear off existing shingle/flat roof & install a new shingle/modified roof

Have other alterations been made to the site within the last 12 months?  No  Yes, N/A

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) Tamko Heritage FL # 18355.1
- Color samples. Desert Sand
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.



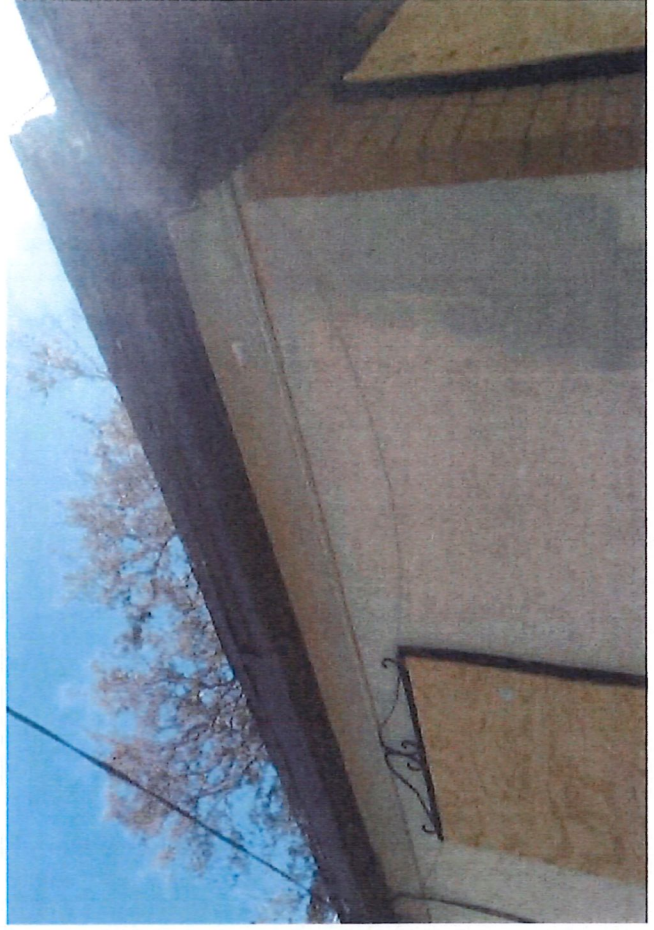
426 Means Ct



426 Means Ct



426 means CT



Yale Means Cf

