

# **HISTORIC PRESERVATION BOARD**

## **BOARD AGENDA**

Historic Preservation Board Regular Meeting - Monday, January 25, 2021 - 2:00 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. **APPROVAL OF MINUTES**
  - a. Minutes from the December 14, 2020 meeting
5. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 20-70 - Fence - 427 N. 14th Street
  - b. Certificate of Appropriateness 20-72 - New Restaurant - 421 N. US Highway 1
  - c. Certificate of Appropriateness 20-75 - Facade Sign - 108 N. Depot Drive
6. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - December 2020
7. **COMMENTS FROM THE PUBLIC**
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**

**4. a.**

Meeting Date: 01/25/2021

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Information

REQUESTED ACTION

Minutes from the December 14, 2020 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Minutes

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 12/17/2020 08:35 AM

Final Approval Date: 12/21/2020

# 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, DECEMBER 14, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Charlie Hayek; Michael Broderick; Holly Theuns; George Johansen; Anthony Westbury; Suzanne Boardman, Chair**

Absent: **Kori Benton**

Staff Present: **Jennifer Hofmeister, Planning Director  
Tanya Earley, Assistant City Attorney  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant**

4. **APPROVAL OF MINUTES**

- a. Minutes from the October 26, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the October 26, 2020 meeting.**

**AYE: Michael Broderick, Holly Theuns, George Johansen, Anthony Westbury, Charlie Hayek, Chair Suzanne Boardman**

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 20-67 and Variance - Outdoor Urban Market - 1134 and 1138 Avenue D**

This item was moved to 5c.

The clerk introduced Certificate of Appropriateness 20-67 for the Outdoor Urban Market at 1134 and 1138 Avenue D, Fort Pierce, Florida.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Ms. Theuns – no  
Mr. Johansen – no  
Mr. Westbury – no  
Mr. Hayek – no  
Mr. Broderick - no  
Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is proposing a temporary installation, five (5) years, of an Outdoor Urban Market and community space with supportive 'shipping container' structures, including the following:

- One (1) 20 x 8 x 8 library
- Two (2) 40 x 8 x 8 classroom/multi purpose spaces
- One (1) 40 x 8 x 9.5 commissary kitchen
- Two (2) gated entry thresholds
- One (1) 6 x 8 x 9.5 storage
- One (1) long term rental portable bathroom
- One (1) wood deck • One (1) wood entry/exit.

The principal intent of 'The ROOT' is to provide support for commerce, community mobilization and recreational opportunities by preserving and enhancing a sense of place, complementary to the Lincoln Park community culture, public arts and attractiveness to residents and visitors. 'The ROOT' will support the larger redevelopment efforts of the area as desired by the City. Although the architectural design of the proposed structures is not compatible with the adjacent buildings, the buildings will blend well with the existing surroundings in similar height, scale and color pallet. The structures are temporary and when removed in the future, the essential form and integrity of the historic property and its environment will not be impaired.

Staff recommends approval of the applicant proposal for temporary installation [for five (5) years maximum] of the outdoor urban market and community activity/event space with supportive shipping container structures as the overall proposal and design are consistent with the

Secretary of Interior Standards 9 and 10. Additionally, staff recommends approval of the variance as it meets requirements of City Code Sec. 22-108 of the City Code - Criteria for granting variances (1) through (5).

Board questions for Staff: Mr. Hayek inquired on who is going to pay for the renovations and develop the site and who receives the profit? Ms. Hofmeister explained the Lincoln Park Young Professionals were awarded the RFP and they received grant funds for developing the site. Mr. Broderick inquired on the gate material and if the driveway will have accessible and pedestrian traffic. Ms. Lewicka said the gate will be a piece of cut out from one of the containers and the driveway will be a service driveway only. Mr. Broderick inquired how the 5 year expiration trigger will work. Ms. Lewicka stated a temporary use permit will be required by the Planning and Building departments. Mr. Broderick inquired on the zoning for the property and Ms. Theuns inquired on how the containers will be tied down.

Applicant questions for Staff: None

Applicant presentation: Annie Calisti, Applicant Representative, sworn, explained the purpose of the project is to establish a locally grown business which will be a catalyst for the community. Ms. Calisti noted the containers can be picked up and moved to a new site. Ms. Calista said the idea is to establish a "ROOT" and move to another lot that is affordable and sustainable.

Board questions for Applicant: Mr. Westbury inquired on who will be running the project, the long term plan and what happens if it fails. Ms. Calisti stated the Lincoln Park Young Professionals have received lots of funding with the purpose to reactivate the area so Lincoln Park Young Professionals can grow. Mr. Broderick inquired on the timeline and the fence and gate material. Ms. Calisti stated depending on the building permit process, the timeline will be around six months and there will be a metal gate for security and a calusa fence on the back of the property. Chair Boardman inquired on how the site will look once the grant is up. Ms. Calisti stated they will leave the site as they found it .

Public comment:

Brenda Johnson, sworn, addressed her concerns with traffic, noise, drugs and prostitution. Vennis Gilmore, President of the Young Professionals, sworn, stated the Lincoln Park Young Professionals saw an opportunity to invest back into Avenue D and bring it back to its glory.

Madam Chair Boardman closed the public hearing.

Comments by the Board: The Board discussed hours of operation, site lighting, and parking requirements. Mr. Hayek suggested having a meeting with the neighbors to get a reading of the neighborhood and create harmony. Both Mr. Broderick and Ms. Theuns agreed that once the lights are on the criminal element goes elsewhere to do business.

**Motion was made by Holly Theuns, and seconded by Michael Broderick to approve Certificate of Appropriateness 20-67 and the Variance as requested for the Outdoor Urban Market located at 1134 and 1138 Avenue D with the following items:**

- 1. Staff will approve and work closely with the applicant regarding design**
- 2. Staff will encourage communication between all parties**
- 3. Fencing along the side of the property will be approved by staff**

**AYE: Holly Theuns, George Johansen, Anthony Westbury, Charlie Hayek, Michael Broderick, Chair Suzanne Boardman**

Passed

b. **Certificate of Appropriateness 20-69 - Renovation and Monument Sign - 911 Delaware Avenue**

This item was moved to 5a.

The clerk introduced Certificate of Appropriateness 20-69 for renovation and a monument sign at 911 Delaware Avenue, Fort Pierce, Florida.

Madam Chair Boardman asked Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures as they apply to all subsequent Quasi-Judicial Hearings.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Mr. Johansen – no  
Mr. Westbury – no  
Mr. Hayek – yes  
Mr. Broderick - yes  
Ms. Theuns – no  
Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is requesting Certificate of Appropriateness approval for replacement of a front door, correction of the existing handicap ramp to conform with ADA requirements, exterior painting and installation of a new ground sign.

Based upon Secretary of Interior's Standard # 9, staff recommends that the Board approve the request for the proposed changes and additions and that the Board approve the proposed sign subject to the following conditions:

1. Maximum sign area shall not exceed 48 square feet.
2. Maximum sign height shall not exceed six (6) feet.

Board questions for Staff: Mr. Broderick inquired if the base is included on the proposed height and square footage of the sign.

Applicant questions for Staff: None

Applicant presentation: Mike Menard, Applicant Representative, sworn, stated they have no problem reducing the sign size to 6 feet high and 48 square feet overall. Mr. Menard explained that the property was never officially converted to commercial so it is being made ADA compliant and being brought up to the life safety code.

Board questions for Applicant: Mr. Westbury inquired if the sign will be illuminated and Mr. Menard stated the the sign will be internally lit.

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: The Board asked if they could approve the amended proposed sign. Ms. Hofmeister stated the applicant would have to resubmit but staff could approve the sign administratively if the Board approves the staff recommendations.

**Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve Certificate of Appropriateness 20-69 with staff recommendations including the reduction of the sign dimensions to meet code.**

**AYE: George Johansen, Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, Chair Suzanne Boardman**

Passed

**c. Certificate of Appropriateness 20-70 - Remodeling - 435 N. 11th Street**

This item was moved to 5b.

The clerk introduced Certificate of Appropriateness 20-70 for remodeling at 435 N. 11th Street, Fort Pierce, Florida.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Mr. Westbury – no

Mr. Hayek – no

Mr. Broderick - no

Ms. Theuns – no

Mr. Johansen – no

Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

**Staff Presentation:**

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is proposing a renovation of the building which includes removing and replacing the existing roof, removing parapet walls to accommodate new roof trusses with increase pitch to 7:12, removing and replacing windows and doors with some opening changes, partially demolish front wall, and add beams and columns to create a covered porch. The subject property is a single-family residence which shows signs of deterioration and substantial damage. The owners wish to restore and improve the property. The restoration of the original building, complimented by the new porch and roof design, will enrich the architecture and functional efficiency of the residence and enhance the property's contribution to the historic character of the Lincoln Park Historic District. Staff recommends approval of the Certificate of Appropriateness application as requested as it meets the Secretary of the Interior's Standards 5 and 9.

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: None

Board questions for Applicant: None

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: The Board expressed how much better the property will look.

**Motion was made by Michael Broderick, and seconded by Anthony Westbury to approve Certificate of Appropriateness 20-70 as requested.**

**AYE: Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, George Johansen, Chair Suzanne Boardman**

Passed

**6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - October 2020
- b. Administratively Approved Certificates of Appropriateness - November 2020
- c. Historic Preservation Board Meeting Time

The Board chose to keep the Historic Preservation Board meeting time at 2:00 PM.

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

**Motion was made by Holly Theuns, and seconded by Michael Broderick to excuse the absence of Mr. Benton.**

**AYE: Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, Kori Benton, George Johansen, Chair Suzanne Boardman**

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**5. a.**

Meeting Date: 01/25/2021

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Information

REQUESTED ACTION

Certificate of Appropriateness 20-70 - Fence - 427 N. 14th Street

LOCATION

427 N 14th Street (Parcel ID: 2409-503-0048-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval with Conditions

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Attachments

Staff Report  
Application  
Property Card  
Public Notification

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/19/2021

Started On: 01/15/2021 12:52 PM



JANUARY 25, 2021

**COA 20-70**

**Owner**

Foundation, LLC

**Applicant**

Impact Construction Co.

**Location**

427 N 14th Street

**Parcel**

2409-503-0048-000-3

**Historic Status**

Contributing structures located in the Lincoln Park Historic District.

**Requested Action**

Installation of a new shadowbox fence with natural finish.

**Recommendation**

Approval with conditions

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**Subject Site**

**B A C K G R O U N D**

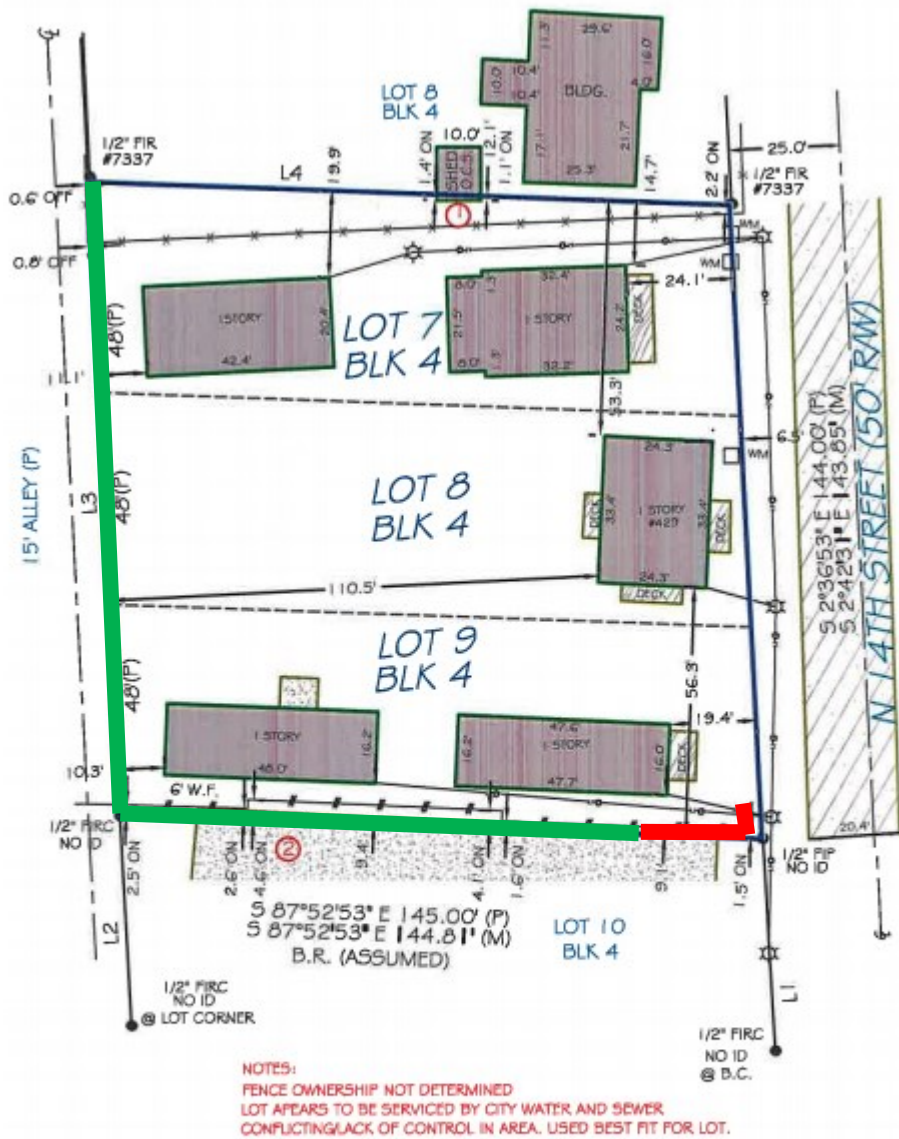
The subject site is located within the Lincoln Park Historic District. The property consists of five (5) residential cottages build from year 1947 to 1952.

**R E Q U E S T**

The applicant is requesting COA approval for the installation of the following site improvements:



- Installation of a four (4) foot high pressure-treated pine shadowbox fence along the first 25 feet (on the front yard) south property line and continue for the six (6) feet along the east, front property line.
- Installation of a six (6) foot high shadow box pressure-treated pine shadowbox fence along the west, rear property line and along the south side property line.





NOTES:  
FENCE OWNERSHIP NOT DETERMINED  
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
CONFLICTING LACK OF CONTROL IN AREA. USED BEST FIT FOR LOT.

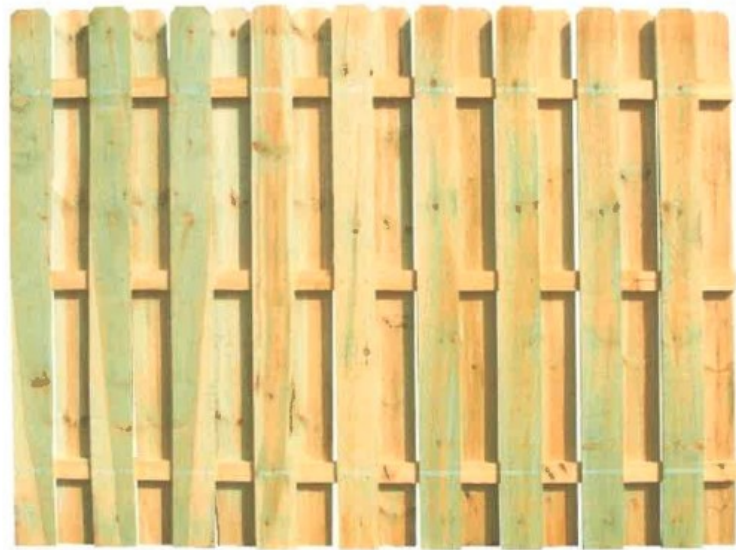


-  Proposed 6' shadowbox wood fence
-  Proposed 4' shadowbox wood fence

### Proposed fence/site plan



**Existing Cottages**



**Proposed pressure-treated pine shadowbox fence**

**Picket fences** could be painted. The preferred color is white.

Other proposed colors may be approved by the Historic Preservation Board.

**Picket fence** is often used decoratively for domestic boundaries. Distinguished by their evenly spaced vertical boards, the pickets are attached to horizontal rails.

HEIGHT 3' -4'

GAP 2\"-4"

PICKET 3\"-6"

Gaps between pickets are typically about 2/3 of picket width.

Additional landscape may be provided.

**Fort Pierce Historic Districts  
Wood Picket Fence Guide**

## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

## STAFF RECOMMENDATION

Fences are important elements of the design and character of historic structures and districts. The scale and character of a fence must be compatible with the houses and the neighboring structures. The subject proposal seeks to install a four (4) foot and six (6) foot high, pressure-treated pine shadowbox fence which do not meet the recommendations based on Secretary of Interior's Standard #9. The height and mass of the fence, the unfinished wood material does not blend well with the small cottages and white light weight railings of the porches. Therefore, staff recommends that the Board approve the request for installation of a wood fence with the following conditions:

1. The entire fence will be 4 foot high.
2. The entire fence will be painted white.
3. The picket fence construction will be similar to or as recommended by the Fort Pierce Historic District Wood Picket Fence Guide.
4. The portion of the fence facing the street will be obscured by landscaping.



**Proposed fence**



**Recommended picket fence**



# 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: 427 N 14 street Fort Pierce, FL 34950

Parcel ID #: 2409-503-0048-000-3

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): Foundation, LLC

Mailing Address: clo Marlex Property Mgt PO Box 278796 Miramar, FL 33027

Phone Number(s): 954-696-1425 Email: 754-423-2334 Email: C-mpatterson@hotmail.com

##### Applicant

Name(s): Christoph Impact Construction Co

Mailing Address: 5739 Pembroke Road Hollywood, FL 33023

Phone Number(s): 954-901-1111 Email: Noel@impactconstruction.co

##### Representative

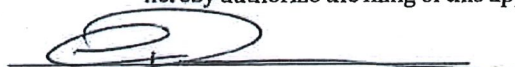
Name(s): Christopher Patterson

Mailing Address: PO Box 278796 Miramar, FL 33027

Phone Number(s): 954-696-1425 Email: 754-423-2334 Email: C-mpatterson@hotmail.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, Christopher Patterson as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

12/10/2020  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) Fence

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

Please provide a detailed description of the proposed work to be performed: install shadowbox fence

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.

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



www.exactland.com | office: 866.735.1916 | fax: 866.744.2882



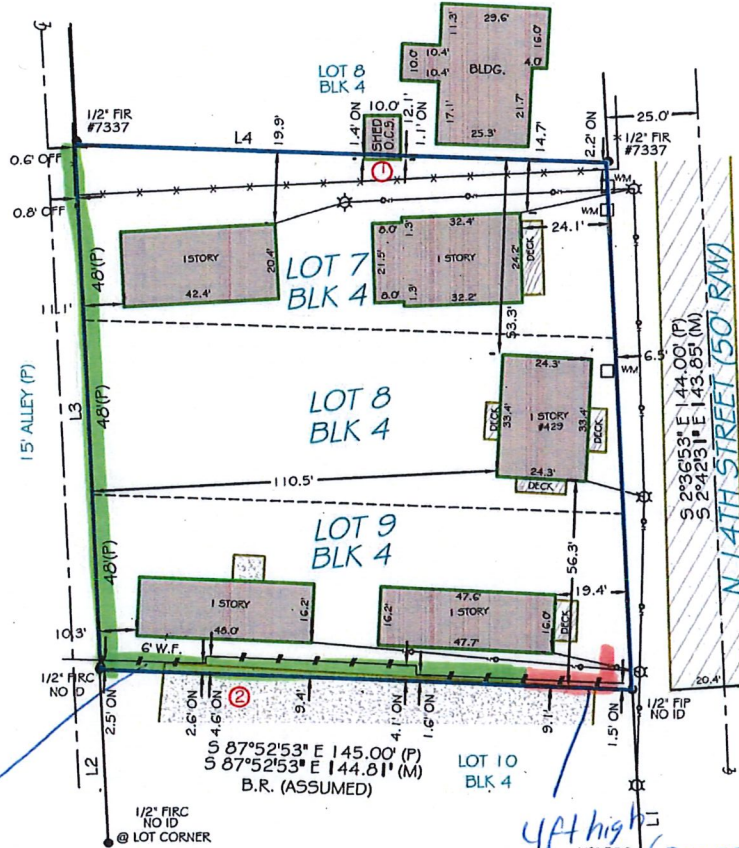
PROPERTY ADDRESS: 429 N 14TH STREET, FORT PIERCE, FLORIDA 34950

SURVEY NUMBER: 2011.4228

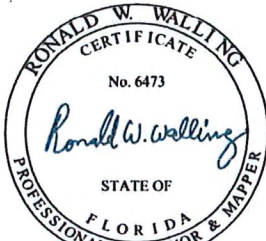
2011.4228  
BOUNDARY SURVEY  
ST. LUCIE COUNTY

TABLE:

L1,	N 2°36'53" W 96.50' (P)
	N 2°39'22" W 96.39' (M)
L2	N 2°36'53" W 48.00' (P)
	N 2°57'43" W 47.66' (M)
L3	N 2°36'53" W 144.00' (P)
	N 2°47'42" W 143.95' (M)
L4	N 87°52'53" W 145.00' (P)
	N 87°51'08" W 145.04' (M)



NOTES:  
FENCE OWNERSHIP NOT DETERMINED  
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
CONFLICTING/LACK OF CONTROL IN AREA. USED BEST FIT FOR LOT.



**RONALD W. WALLING**  
State of Florida Professional Surveyor and Mapper  
License Number 6473

**SURVEYORS CERTIFICATION:**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

**POINTS OF INTEREST:**

1 in NONE VISIBLE



**AFFILIATE MEMBERS**



LB# 8291  
Office: 866.735.1916 | Fax: 866.744.2882  
11940 Fairway Lakes Drive, Suite 11 Fort Myers, FL 33913

DATE OF SURVEY: 11/24/20  
FIELD WORK DATE: 11/24/2020  
REVISION DATE(S): (REV.0 11/24/2020)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



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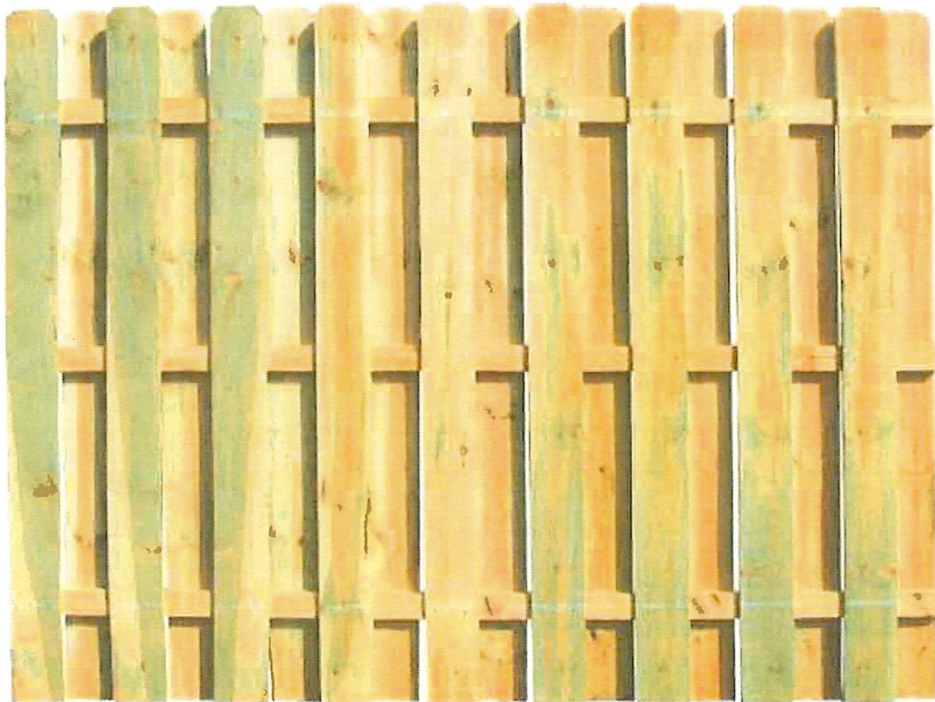
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Internet #202054769 Model #118830 Store SKU #647550



Feedback

6 ft. H x 8 ft. W Pressure-Treated Pine Shadowbox Fence Panel

1003



(90)

[Write A Review](#)

[Questions & Answers \(69\)](#)

## Maria Lewicka

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**From:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Sent:** Wednesday, December 30, 2020 5:40 PM  
**To:** Maria Lewicka  
**Subject:** Re: 427 N 14th Street, fence permit, COA Application  
**Attachments:** 001.jpg

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

See attached updated highlighting of the survey showing the first 25' on the North side of the property with 4' high fencing.

Please confirm receipt.

Thank you,  
Meredith Patterson  
954-696-1425

---

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Monday, December 28, 2020 4:33 PM  
**To:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Cc:** Chad Dawson <cdawson@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>  
**Subject:** Re: 427 N 14th Street, fence permit, COA Application

Thank you for your response. I received a picture of the proposed shadowbox fence. Fences on the front yard (25 feet from the front property line) may be only 4' high. Also, the first 25 feet of the fence on the North side of the property may be maximum 4 foot high. The submitted COA will be placed on the HPB meeting agenda on January 25, 2021.

Regards,  
Maria

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**From:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Sent:** Monday, December 28, 2020 3:02 PM  
**To:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Cc:** Chad Dawson <cdawson@cityoffortpierce.com>  
**Subject:** Re: 427 N 14th Street, fence permit, COA Application

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Maria,

Happy Holidays! In my email sent on December 21st, I sent a picture of the proposed fence type. See attached again. We will be using wooden picket fencing for all sections.

The 4 foot high fence will be approx 8 feet in length on the North side of the property line and approximately 6 feet in length on the front North East corner of the property as indicated with the color orange on the highlighted survey.

Please confirm receipt of this message.

Thank you,  
Meredith Patterson  
954-696-1425

---

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Monday, December 28, 2020 12:37 PM  
**To:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Cc:** Chad Dawson <cdawson@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Alicia Rosenthal <arosenthal@cityoffortpierce.com>  
**Subject:** Re: 427 N 14th Street, fence permit, COA Application

Good afternoon,

Can you please provide the length of the proposed 4-foot-high fence on the side and front lines of the property?

Chain link fences are not allowed on the front yards and not desirable on the side and back property lines in the historic districts.

Could you propose a different type of fence? For example, white picket fence or black or green aluminum railing fence?

Thank you,  
Maria

---

**From:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Sent:** Thursday, December 24, 2020 10:37 AM  
**To:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Cc:** Chad Dawson <cdawson@cityoffortpierce.com>  
**Subject:** Re: 427 N 14th Street, fence permit, COA Application

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Please see attached.

Thank you,  
Meredith Patterson  
954-696-1425

---

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Monday, December 21, 2020 3:16 PM

### Property Identification

Site Address: 427 N 14th ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-503-0048-000-3  
Jurisdiction: Fort Pierce

Use Type: 0800  
Account #: 21366  
Map ID: 24/09N  
Zoning: Medium Den

### Ownership

Foundation LLC  
2676 SW 129th TER  
Miramar, FL 33027

### Legal Description

GOLDSMITH'S S/D BLK 4 LOTS 7, 8 AND 9

### Current Values

Just/Market Value: \$59,200  
Assessed Value: \$37,684  
Exemptions: \$0  
Taxable Value: \$37,684

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.



### Total Areas

Finished/Under Air (SF): 4,200  
Gross Sketched Area (SF): 4,676  
Land Size (acres): 0.48  
Land Size (SF): 20,880

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

### Sale History

Date:	Aug 20, 2020
Book/Page:	4465 / 2366
Sale Code:	0111
Deed:	QC
Grantor:	Capital Made EZ LLC
Price:	\$100
Date:	Dec 6, 2013
Book/Page:	3586 / 0976
Sale Code:	0001
Deed:	WD
Grantor:	Gecko Properties Inc
Price:	\$27,900

Date: Feb 12, 2013  
Book/Page: 3487 / 0795  
Sale Code: 0205  
Deed: SP  
Grantor: Gecko Properties Inc  
Price: \$46,000

Date: Feb 12, 2013  
Book/Page: 3487 / 0786  
Sale Code: 0311  
Deed: QC  
Grantor: Gecko Properties Inc  
Price: \$100

Date: May 29, 2012  
Book/Page: 3398 / 1060  
Sale Code: 0311  
Deed: QC  
Grantor: Waterfall Victoria Master Fund LTD  
Price: \$100

Date: Apr 13, 2012  
Book/Page: 3380 / 1800  
Sale Code: 0311  
Deed: CT  
Grantor: GreenPoint Mortgage  
Price: \$100

Date: Oct 26, 2008  
Book/Page: 3066 / 2798  
Sale Code: XX03  
Deed: QC  
Grantor: GreenPoint Mortgage  
Price: \$100

Date: Oct 26, 2008  
Book/Page: 3052 / 1222  
Sale Code: XX03  
Deed: QC  
Grantor: Florida Rehab Inc  
Price: \$100

Date: Feb 18, 2005  
Book/Page: 2171 / 1121  
Sale Code: XX00  
Deed: WD  
Grantor: Riverside Housing Inc  
Price: \$155,000

Date: Jun 11, 2003  
Book/Page: 1732 / 1565  
Sale Code: XX01  
Deed: QC  
Grantor: Lawson Blaine  
Price: \$22,000

Date: May 31, 2001  
Book/Page: 1398 / 0012  
Sale Code: XX01  
Deed: WD  
Grantor: Mascioli I A  
Price: \$100

Date: Mar 19, 2001  
 Book/Page: 1374 / 0326  
 Sale Code: XX01  
 Deed: WD  
 Grantor: Lawson Blaine  
 Price: \$100

Date: Apr 1, 1983  
 Book/Page: 0398 / 0882  
 Sale Code: XX01  
 Deed: CV  
 Grantor:  
 Price: \$44,000

**Building Information (1 of 5)**

Finished Area: 768 SF  
 Gross Sketched Area: 846 SF

Exterior Data

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

Roof Cover: Sheet Metal  
 Year Built: 1948  
 Effective Year: 1948  
 No. Units: 12

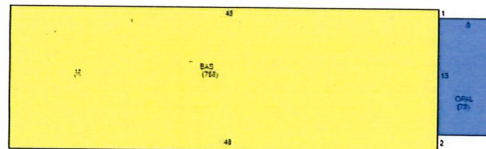
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

Interior Data

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

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

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



**Building Information (2 of 5)**

Finished Area: 816 SF  
 Gross Sketched Area: 956 SF

Exterior Data

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

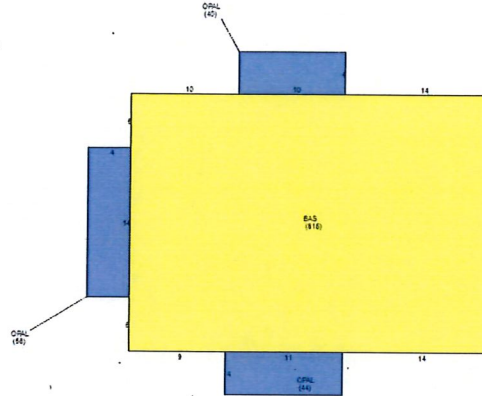
Roof Cover: Sheet Metal  
 Year Built: 1949  
 Effective Year: 1949  
 No. Units: 1

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

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

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

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



### Building Information (3 of 5)

Finished Area: 966 SF

Gross Sketched Area: 1,086 SF

#### Exterior Data

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

Roof Cover: Sheet Metal  
 Year Built: 1952  
 Effective Year: 1930  
 No. Units: 1

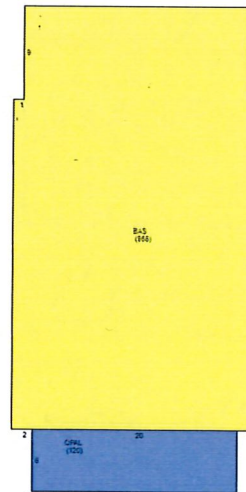
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

#### Interior Data

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

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

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



### Building Information (4 of 5)

Finished Area: 768 SF

Gross Sketched Area: 838 SF

#### Exterior Data

View:  
 Building Type: MFH

Roof Cover: Sheet Metal  
 Year Built: 1952

Roof Structure: Gable  
 Frame:

Grade: MFLQ  
Story Height: 1 Story

Effective Year: 1930  
No. Units: 1

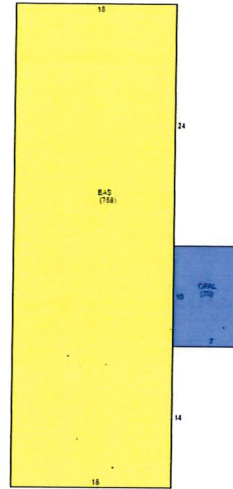
Primary Wall: Frm Stucco  
Secondary Wall:

Interior Data

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

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

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



Building Information (5 of 5)

Finished Area: 882 SF

Gross Sketched Area: 950 SF

Exterior Data

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

Roof Cover: Sheet Metal  
Year Built: 1947  
Effective Year: 1930  
No. Units: 1

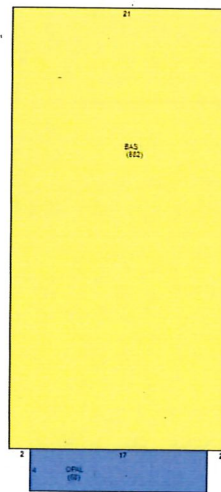
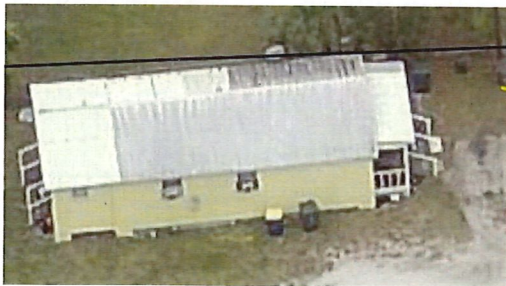
Roof Structure: Gable  
Frame:  
Primary Wall: Frm Stucco  
Secondary Wall:

Interior Data

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

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

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



Special Features and Yard Items

Type

Qty

Units

Year Blt

## Current Year Values

### Current Values Breakdown

Building:	\$45,200
Land:	\$14,000
Just/Market:	\$59,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$21,516
Assessed:	\$37,684
Exemption(s):	\$0
Taxable:	\$37,684

### Current Year Exemption Value Breakdown

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.4	Fort Pierce Stormwater Charge	\$165.60

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

## Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$59,200	\$37,684	\$0	\$37,684
2019	\$50,600	\$34,259	\$0	\$34,259
2018	\$46,500	\$31,145	\$0	\$31,145

## Permits

Number	Issue Date	Description	Amount	Fee
F00-0001257	Oct 20, 2000	Demolition	\$0	\$0
F910001010	Aug 6, 1991	Alterations/Remodeling	\$5,000	\$5,000
F92-000452	Apr 22, 1992	Alterations/Remodeling	\$4,000	\$4,000
F92-000681	Jun 23, 1992	Alterations/Remodeling	\$5,000	\$5,000
F92-000686	Jun 23, 1992	Alterations/Remodeling	\$4,000	\$4,000
F92-000687	Jun 23, 1992	Alterations/Remodeling	\$4,000	\$4,000
F96-000848	Jul 15, 1996	Demolition	\$800	\$800

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 20-70 – New Fence – 427 N 14<sup>th</sup> Street

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** January 15, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 1/13/2021

**Historic Preservation Board**

**5. b.**

Meeting Date: 01/25/2021

---

Information

REQUESTED ACTION

Certificate of Appropriateness 20-72 - New Restaurant - 421 N. US Highway 1

LOCATION

421 US Highway 1 (Parcel ID: 2410-603-0008-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report

Application

Property Card

Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/19/2021

Started On: 01/15/2021 12:37 PM



JANUARY 25, 2021

**COA 20-72**

**Owner / Applicant**

Tessa Adams

**Location**

421 N US Highway 1

**Parcel ID**

2410-603-0008-000-2

**Historic Status**

This is a vacant lot located in the Lincoln Park Historic District.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**B A C K G R O U N D**

The subject lot is located at 421 North US Highway 1 in the Lincoln Park Historic District. The property has been vacant since December 2006 and is currently occupied and licensed for a used car dealership.

**A P P L I C A N T R E Q U E S T & D E S C R I P T I O N**

The applicant is proposing the following:

- Construction of a new 2,332 square foot Phatz Chick n Shack Restaurant and 979 square feet of outdoor seating,
- Construction of two (2) new driveways and parking areas to accommodate 23 spaces, and
- Installation of a new landscaping.

The applicant is proposing a building design that incorporates large storefront windows that have a historical look and feel, a raised arch entrance that is higher than the building, a unique roof covering the outdoor sitting area, and abundant landscape areas around the building and perimeter of the site. Additionally, the classic white paint on the stucco finish will be enhanced with classic black trim and designer metal window awnings.

**S E C R E T A R Y O F I N T E R I O R S T A N D A R D S F O R C O N - S I D E R A T I O N**

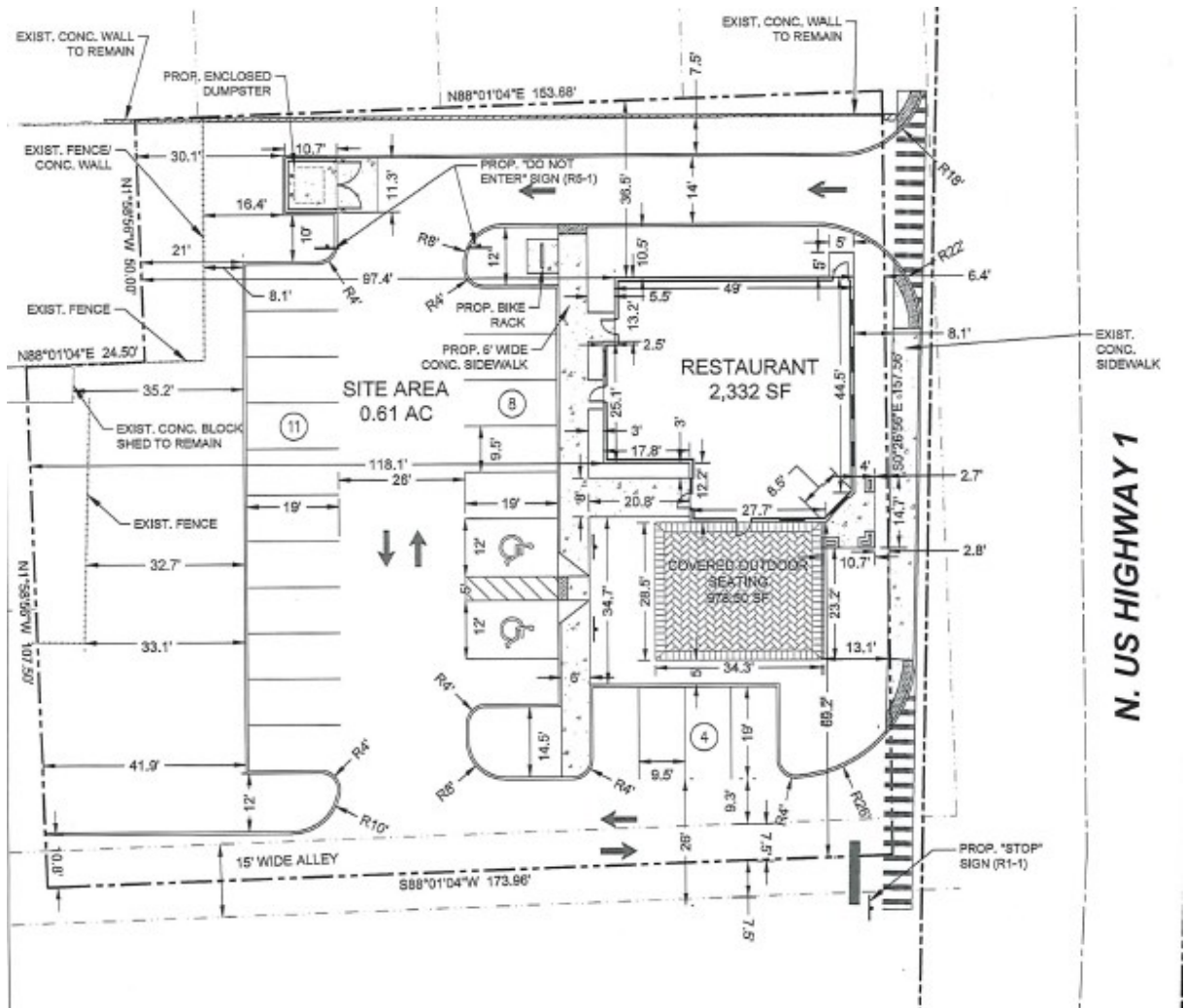
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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



**SITE LOCATION**



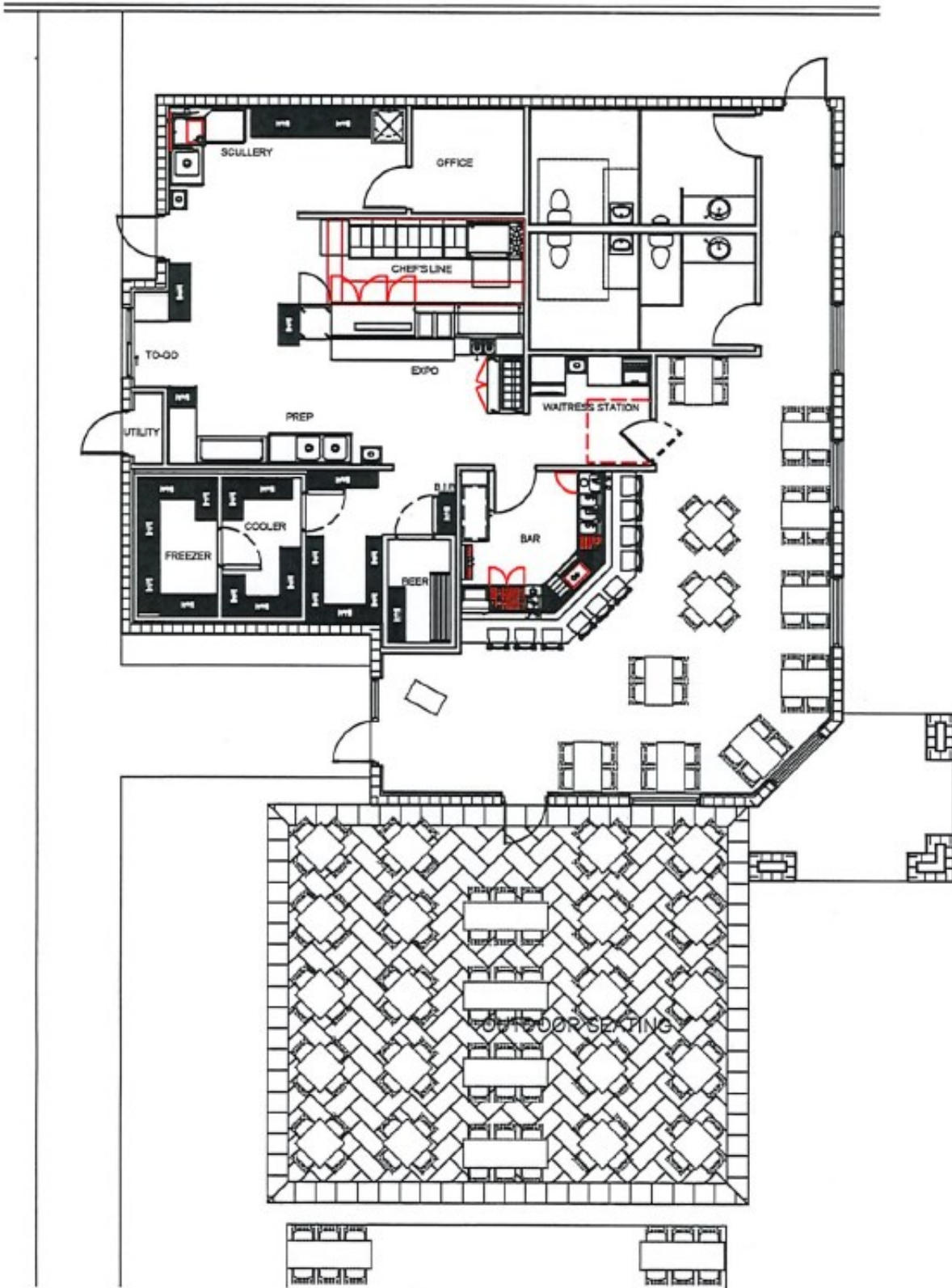
EXISTING PROPERTY



PROPOSED SITE PLAN



DRIVE



PROPOSED FLOOR PLAN



**US HIGHWAY 1 — LOOKING SOUTH**



**US HIGHWAY 1 — LOOKING NORTH**



**BUILDINGS ACROSS THE STREET — FRONT ELEVATIONS**



**BUILDINGS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTY**

## STAFF RECOMMENDATION

The proposed restaurant is to be constructed on vacant parcels facing US Highway 1 within the Lincoln Park Historic District. Located on the periphery of the Lincoln Park Historic District, US Highway 1 corridor consists of commercial, religious and institutional buildings built through the years with various architectural styles and rich diversity of materials and colors. The proposed design would enhance the character of the area. The mass, scale, height and colors of the proposed building are not intrusive and blend with existing architecture. The planned new development maintains human scale, relates well to the street and enhances pedestrian orientation and general appeal of the area.

Overall, the proposal is consistent with Secretary of the Interior standards, and staff recommends that the Historic Preservation Board approve the request.





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

COA# 20-72

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 421 US Highway 1  
Parcel ID #: 2410-603-0008-000-2  
Type of Designation:  Contributing  Non-contributing Site within the X Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner / Applicant Information

Property Owner(s)  
Name(s): Tessa Adams  
Mailing Address: 3705 Ave T, Fort Pierce, FL 34947  
Phone Number(s): 772-237-9719 Email: sigsalon@aol.com

Applicant  
Name(s): same as above  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative  
Name(s): Tod Mowery, AICP - Redtail DG  
Mailing Address: 100 S 2nd Street, Fort Pierce, FL 34953  
Phone Number(s): 772-742-1555 Email: todm@redtaildg.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, Tessa Adams as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Tessa Adams  
Signature of Owner

12/4/2020  
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: \_\_\_\_\_

New Phatz Chick n Shack Restaurant. 2,332 sf of new restaurant and 979 sf of outdoor seating area.

Restaurant is set with a historic looking facade and is set up on the street to allow better interaction with the Historic District.

All parking for the restaurant will be behind the structure with a little on the side. Existing access easement driveway remains on south side.

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): \_\_\_\_\_

Front setback. Currently showing just over 6 feet versus required 15 foot setback. Without variance, design doesn't promote street side development.

Parking Requirements - Current parking requirements call for 34 spaces versus the 23 spaces shown on siteplan.

**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. **colored elevation shows exact existing photo conditions with new building overlaid**
- Material(s) specifications and/or sample(s) **block construction with stucco finish and metal shutters**
- Color samples. **Sample as shown on colored elevation - white with black accent**
- N/A Demolition – Plans for what will be taking the demolished structure's place should be submitted.



December 3, 2020

Brandon C. Creagan  
MCRP, LEED Green, Associate Planner  
City of Fort Pierce  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

**RE: 421 US Highway 1  
Phatz Chick n Shack new restaurant location – Design Review, Development Review and COA**

Dear Brandon,

On behalf of Phatz Chick n Shack, we are pleased to submit this application for Development Review, Design Review and Historic Preservation Review. Historically, this site was used for many years as a car dealership and almost the entire site was covered with building. The former dealership comprised approximately 14,500 square feet. In 2006 the building was torn down and the site has been vacant since that time. It has most recently been used as a surface lot for a car dealership.

So what does the future hold for this site? Well we are excited to present the new location for Phatz Chick n Shack. They will be relocating from their existing leased site across the street to the new store, which they will own. The new 2,332 sf restaurant will be pushed up to the street to provide a more historic context. The design uses large historic storefront windows, a raised arch entrance that is higher than the building, it will include a unique wavy roof covering the 979 sf outdoor seating area and abundant landscape areas around the building and perimeter. The classic white paint on the stucco finish will be enhanced with classic black trim and designer metal window awnings. The restaurant will have both a parking lot entrance and a street side entrance. It will feel very open and will be a wonderful addition to the downtown district.

It should be noted that there are 2 existing driveway for the site. Both are quite wide. The driveways have been narrowed. The northern driveway is a one way ingress driveway and also provides for garbage truck pickup. The southern driveway is on the existing bidirectional ingress/egress access easement. The easement provides access to the adjacent properties and to the adjacent n/s alley. We had to work around it with our designs.

We look forward to working with staff and seeing this dream come true. These are the types of iconic projects we all love to get behind.

Thank you,

*Tod*

Tod Mowery, AICP  
President

C: Tessa Adams  
Hoyt Murphy  
Mike Jacquin





**DEVELOPMENT REVIEW**

Property address or Location 421 US Highway 1

Parcel ID #(s) 2410-603-0008-000-2

Project description Restaurant

Tessa Adams  
**Property Owner(s)**  
3705 Ave T  
**Street Address**  
Fort Pierce FL 34947  
**City State Zip**  
772-237-9719  
**Phone Number**  
sigsalon@aol.com  
**Email Address**

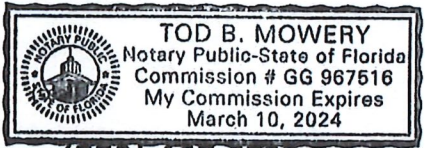
Tod Mowery AICP Redtail DG  
**Applicant/Representative, Title, Company**  
100 S.2nd Street  
**Street Address**  
Fort Pierce FL 34953  
**City State Zip**  
772-742-1555  
**Phone Number**  
todm@redtaildg.com  
**Email Address**

*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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Tessa Adams  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE  
The foregoing instrument was acknowledged before me this 4th day of DECEMBER 20 20, by TESSA ADAMS who is personally known to me or has produced \_\_\_\_\_ as identification.

Tod Mowery  
Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 2332 Residential: Proposed Units: 0

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C3	C3	C3	C3

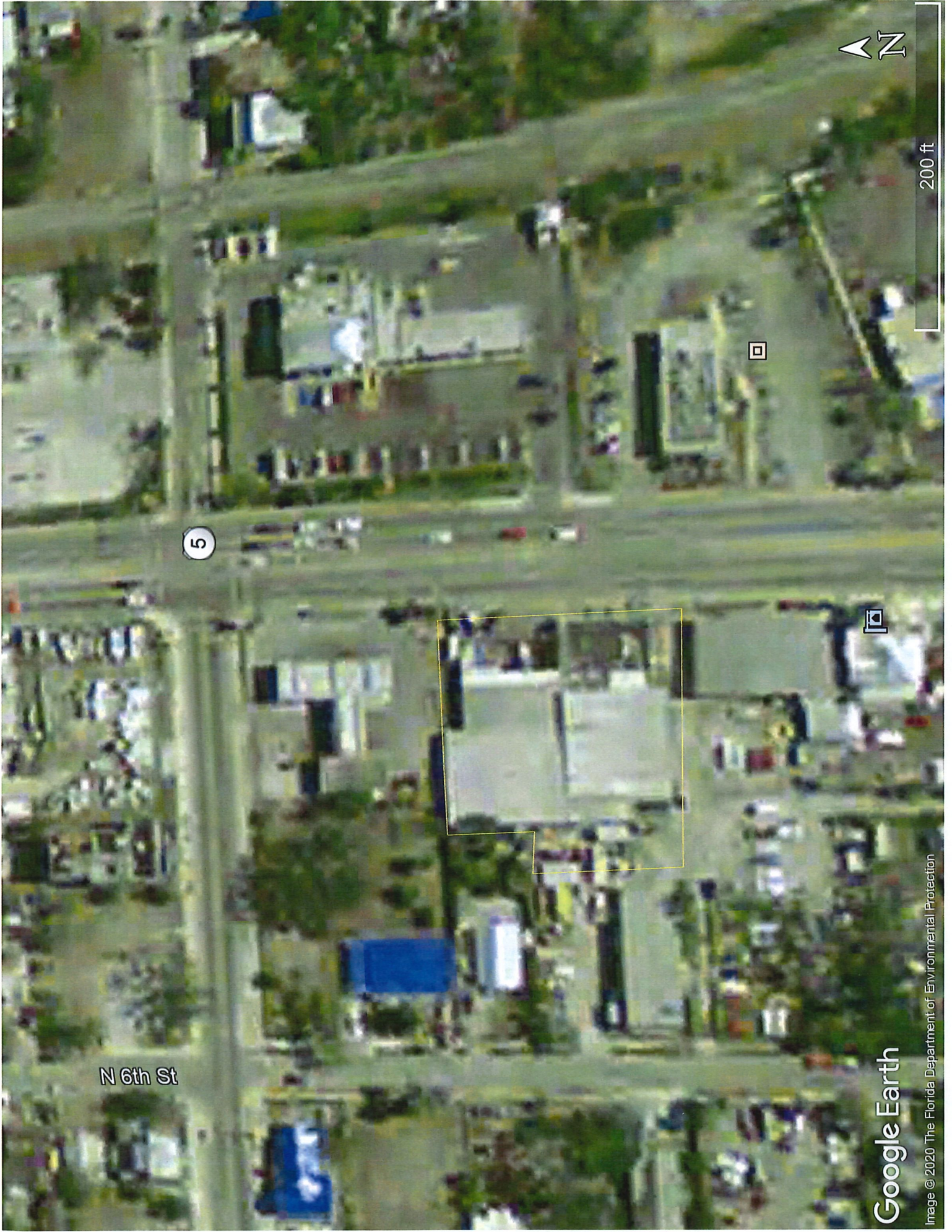
### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- N/A  Environmental Impact Report
- N/A  Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- N/A  Concurrency Review submittals (see Concurrency Review application)



200 ft

5

N 6th St

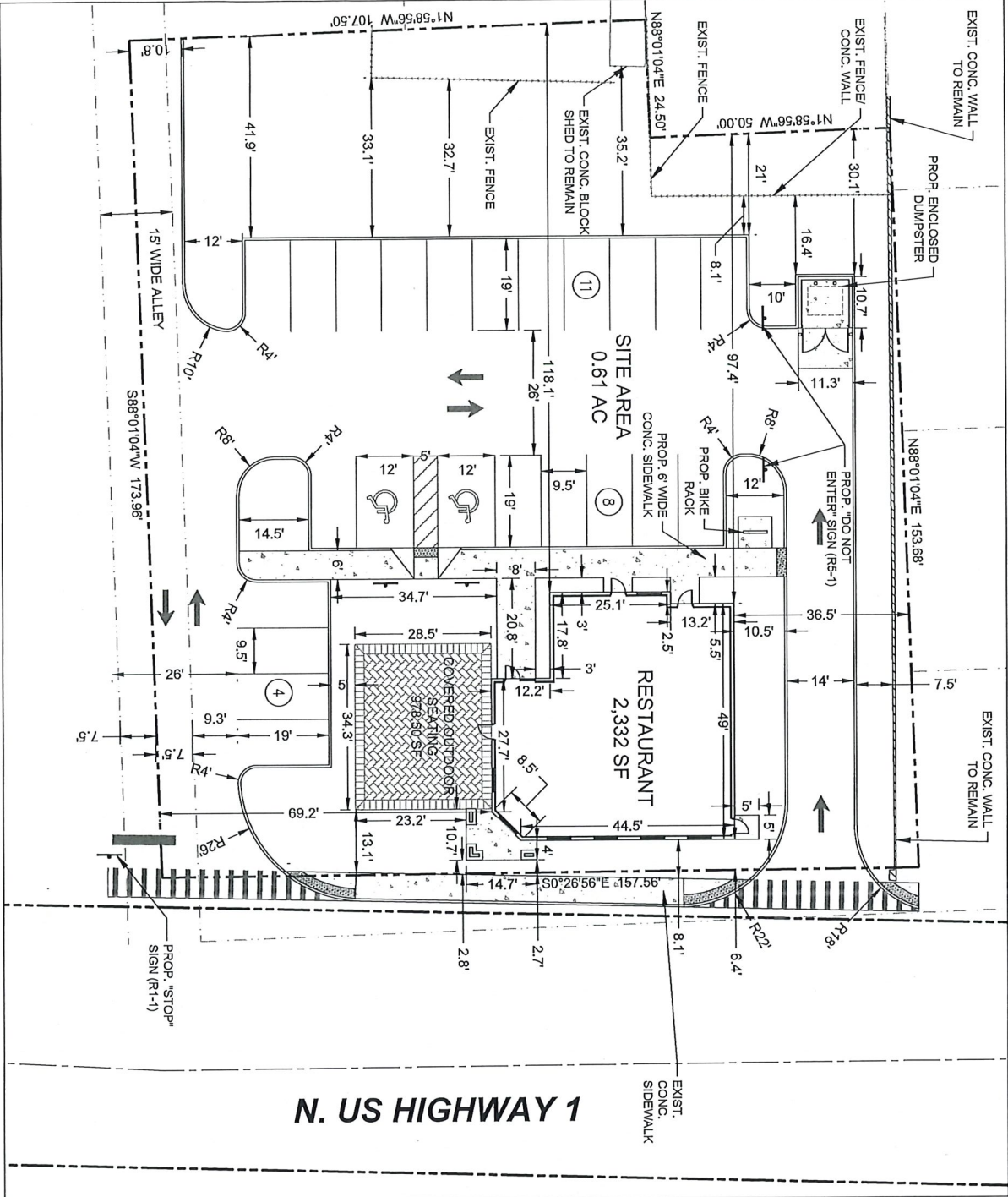
Google Earth

Image © 2020 The Florida Department of Environmental Protection





**Phatz Restaurant - Fort Pierce, Florida**  
Street Elevation Proposal (East Facade)



**N. US HIGHWAY 1**



**LEGEND**

- EXISTING BUILDING
- PROPOSED CHANGING AND DITCHES
- PROPOSED MANHOLE SPACES
- PROPOSED COVERED SIDEWALK
- PROPOSED COVERED CONCRETE PAVEMENT AREA

**SITE DATA**

ZONING: C-1 - GENERAL COMMERCIAL

PROPOSED USE: RESTAURANT

PROPOSED SIDEWALK: SIDEWALK

PROPOSED COVERED CONCRETE PAVEMENT AREA: 978.50 SF

**SITE AREAS**

RESTAURANT: 2,332 SF

COVERED OUTDOOR SEATING: 978.50 SF

TOTAL RESTAURANT AND SEATING: 3,310.50 SF

TOTAL SITE AREA: 0.61 AC

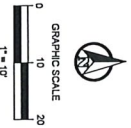
**BUILDING DATA**

TOTAL BUILDING FOOTPRINT: 2,332 SF

TOTAL BUILDING COVERAGE: 3.81% OF 61,000 SF

TOTAL SITE AREA: 0.61 AC

TOTAL SITE COVERAGE: 5.36% OF 113,800 SF



1" = 10'

**SITE ADDRESS**  
421 N. US HIGHWAY 1  
PHATZ CHICK N SHACK

**ENGINEER/SURVEYOR**  
[Signature]

**PLANNER/LANDSCAPE**  
[Signature]

**421 N. US HIGHWAY 1  
PHATZ CHICK N SHACK  
SITE PLAN**

FT. PIERCE FLORIDA

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

REVISION COMMENTS:

AN DESIGNED BY: \_\_\_\_\_

AK DRAWN BY: \_\_\_\_\_

PHOTOSTATIC FILENAME: \_\_\_\_\_

BY: \_\_\_\_\_

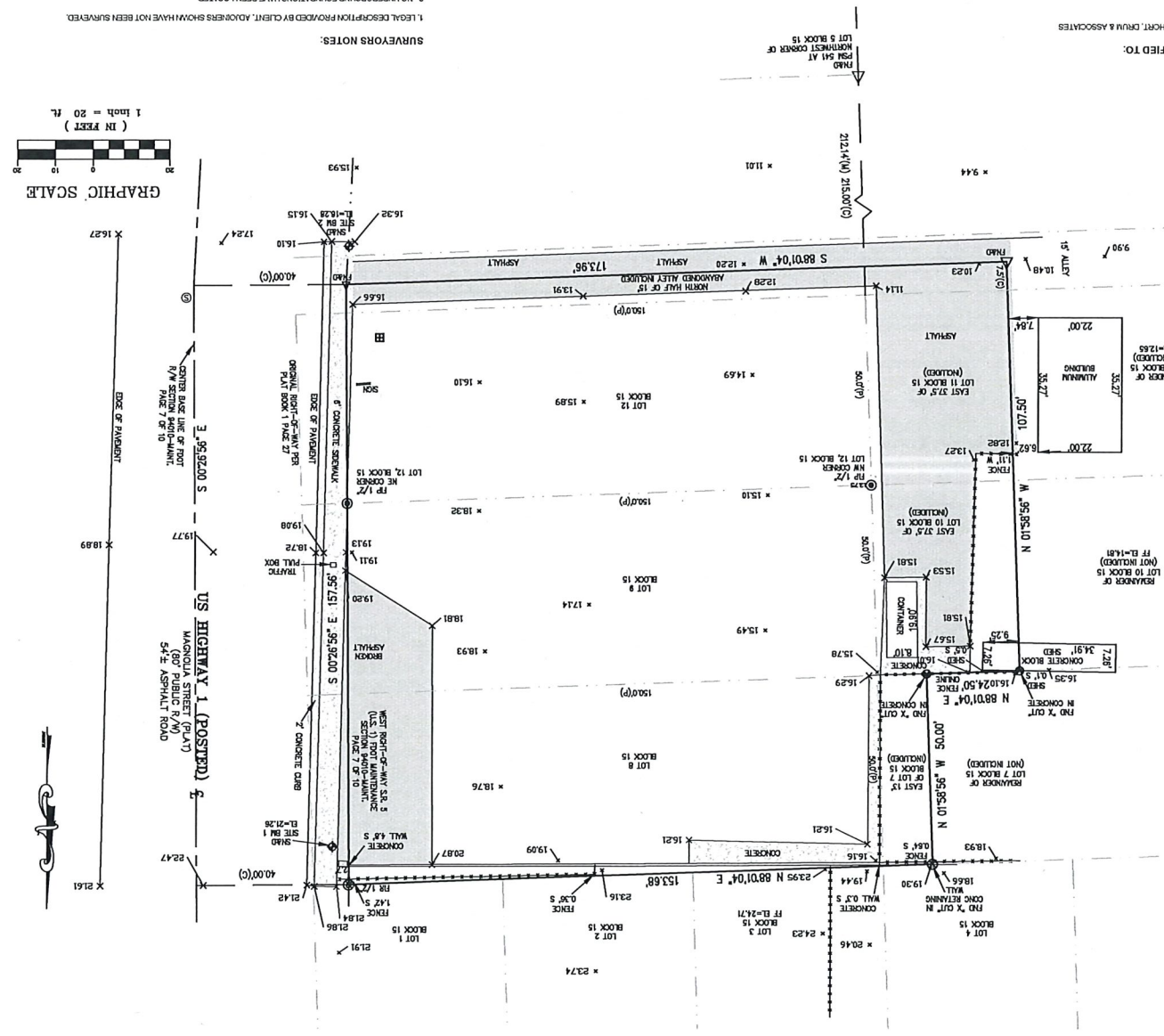
DATE: 11/17/2020

SCALE: 1" = 10'

DATE: 11/17/2020

MAP OF SURVEY - BOUNDARY AND TOPOGRAPHIC SURVEY

OF  
 SUBDIVISION OF BLOCK 15 AND BLOCK "O" OF THE OFFICIAL MAP OF EAST 37.5 FEET OF LOTS 7, 8, 9, 10 AND 11, OF BLOCK 15, A.C. DITMAR'S  
 ABANDONED ALLEY ADJACENT TO LOT 12 AND THE EAST 37.5 FEET OF ALL OF LOT 11, LESS RIGHT OF WAY FOR PUBLIC STREETS OR ROAD.  
 TOGETHER WITH AND SUBJECT TO EASEMENT GIVEN BY AND GIVEN TO J. STEPHEN TERNEY, III, AS TRUSTEE AND PARTNER (MEASURED)  
 PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 493, PAGE 1836 (Contains 0.61 acres or 26505.77 square feet (MEASURED))



CONTOUR INTERVAL: 2.00 FEET  
 ELEVATION: 12.68 FT (ELEVATION)  
 DATE: 2020.11.02  
 TIME: 14:30:24 -05'00'



CERTIFIED TO:  
 MILLS, SHORT, DRUM & ASSOCIATES

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJUSTERS SHOW HAVE NOT BEEN SURVEYED.
2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED.
3. LOTS SHOWN HEREIN WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER IN CHARGE OF THIS SURVEY. LOCAL PERMITS AND COPIES OF LANS NOT BEEN LOCATED.
5. THE WEST LINE OF HIGHWAY US 1 IS ASSUMED TO BEAR 89°27'07" E AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.
6. ALL RIGHTS-OF-WAY SHOWN HEREIN ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 121100194K HAVING AN EFFECTIVE DATE FEBRUARY 19, 2020, THIS PROPERTY APPEARS TO BE WITHIN ZONE X OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL. GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL SURVEYORS AND MAPPERS IN CHARGE OF THIS SURVEY. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL JURISDICTIONAL DETERMINATION.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS A MONOR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY UNLESS OTHERWISE STATED. CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHARGE OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A WARRANTY TO ANY OTHER FLORIDA STATUTE. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY OF ANY OTHER INFORMATION NOT SHOWN HEREON. ACCIDENTAL OMISSIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT INTENDED AND THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN THAT INTENDED BY THE SIGNING SURVEYOR.
11. EXISTING ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ADDRESS: 421 N HIGHWAY 1, FORT PIERCE, FLORIDA 34950

LEGEND

①	ADJUSTED POINT
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MILLS, Short, Drum & Associates  
 Land Surveying & Mapping  
 INDIAN RIVER OFFICE (PRINCIPAL)  
 700 22ND PLACE, SUITE 2C & 2D  
 VERO BEACH, FLORIDA 32960  
 BREVARD OFFICE  
 4820 LIPSCOMB STREET NE, STE. 2  
 PALM BAY, FLORIDA 32909  
 PHONE: (772) 226-7282

UPDATES and/or REVISIONS BY DATE  
 JOB # 20-0031 MSP  
 DRAWN BY: KC  
 9-16-2020  
 CHECKED BY: HAK  
 9-22-2020  
 FIELD BOOK: FILE  
 11-02-2020  
 PAGE:  
 FIELD DATE: 09-08-2020









### Property Identification

Site Address: 421 N US HIGHWAY 1  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2410-603-0008-000-2  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 23298  
 Map ID: 24/10N  
 Zoning: General Co

### Ownership

MAK-N-MOOVES LLC  
 3705 Avenue T  
 Fort Pierce, FL 34947

### Legal Description

PLAT OF A C DITTMAR'S RE-S/D BLK15 E 13 FT OF LOT 7 AND ALL LOTS 8, 9 AND 12 AND E 37.5 FT OF LOTS 10 AND 11 AND N 1/2 VAC ALLEY ADJ ON S (MAP 24/10C)

### Current Values

Just/Market Value: \$112,900  
 Assessed Value: \$112,900  
 Exemptions: \$0  
 Taxable Value: \$112,900



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 0.58  
 Land Size (SF): 25,098

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

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date:	Nov 30, 2020
Book/Page:	4516 / 0569
Sale Code:	0001
Deed:	WD
Grantor:	T L Sea Acquisitions LLC
Price:	\$275,000
Date:	Jun 19, 2006
Book/Page:	2618 / 2550
Sale Code:	XX00
Deed:	WD
Grantor:	Palm Green Investments LLC
Price:	\$270,000

Date: May 18, 2000  
 Book/Page: 1301 / 1510  
 Sale Code: XX00  
 Deed: WD  
 Grantor: Carrico Virginia M  
 Price: \$155,000

Date: Mar 1, 1986  
 Book/Page: 0493 / 1884  
 Sale Code: XX01  
 Deed: CV  
 Grantor:  
 Price: \$110,000

Date: Mar 1, 1986  
 Book/Page: 0493 / 1844  
 Sale Code: XX01  
 Deed: CV  
 Grantor:  
 Price: \$110,000

Date: Feb 1, 1986  
 Book/Page: 0491 / 2370  
 Sale Code: XX01  
 Deed: CV  
 Grantor:  
 Price: \$75,000

Date: Mar 1, 1983  
 Book/Page: 0396 / 0982  
 Sale Code: XX01  
 Deed: CV  
 Grantor:  
 Price: \$0

Date: Feb 1, 1975  
 Book/Page: 0236 / 2848  
 Sale Code: XX00  
 Deed: CV  
 Grantor:  
 Price: \$100,000

### Special Features and Yard Items

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

### Current Year Values

#### Current Values Breakdown

Building:	\$0
Land:	\$112,900
Just/Market:	\$112,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$112,900
Exemption(s):	\$0
Taxable:	\$112,900

#### Current Year Exemption Value Breakdown

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2019	0041	1.6	Fort Pierce Stormwater Charge	\$110.40

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
2020	\$112,900	\$112,900	\$0	\$112,900
2019	\$112,900	\$112,900	\$0	\$112,900
2018	\$112,900	\$112,900	\$0	\$112,900

**Permits**

Number	Issue Date	Description	Amount	Fee
DM2005286	Mar 6, 2006	Demolition	\$0	\$130
DM2006153	Dec 13, 2006	Demolition	\$20,000	\$130

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 20-72 – New Restaurant – 421 US Highway 1

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** January 15, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 1/13/2021

**Historic Preservation Board**

**5. c.**

Meeting Date: 01/25/2021

---

Information

REQUESTED ACTION

Certificate of Appropriateness 20-75 - Facade Sign - 108 N. Depot Drive

LOCATION

108 N Depot Drive (Parcel ID: 2410-503-0082-000-7)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Denial

---

Attachments

Staff Report

Application

Property Card

Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/19/2021

Started On: 01/15/2021 01:00 PM



JANUARY 25, 2021

**COA 20-75**

**Owner**

Real Enterprises LLC

**Applicant**

Richard Simnett

**Location**

108 N Depot Drive

**Parcel**

2410-503-0082-000-7

**Historic Status**

Non-Contributing structures located in the Downtown Historic District.

**Requested Action**

Installation of a new sign.

**Recommendation**

Denial

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**Front façade**

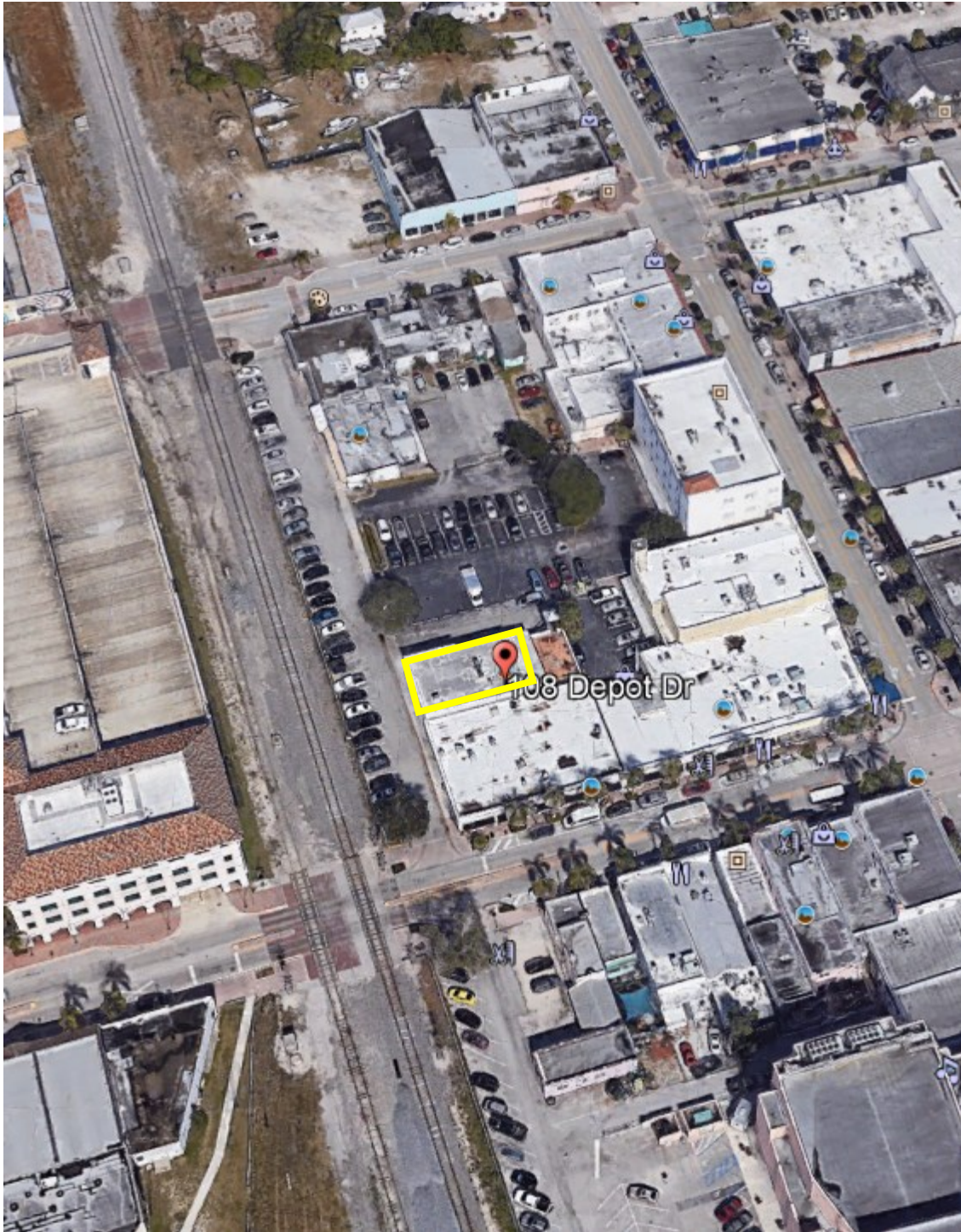
**B A C K G R O U N D**

This two (2)-story masonry Commercial Style building is a non-contributing structure in Downtown Historic District. Notable architectural features include a flat roof, stucco walls, rectilinear parapet, simple headmast and beltcourses. The Property Appraiser's Record Card indicates the structure was built in 1897.

**R E Q U E S T**

The applicant is requesting COA approval for the installation of the 26" x 43" digital directory sign to the front of the building next to the front doors. The application states the following:

- The sign will be similar to a "TV in a box with changing images". (one per tenant).
- Each tenant will have their own design that reflects their business.
- The frequency of the image content change has not been determined. However, the application states that it is anticipated to be approximately every 30-60 seconds.



**Subject property - aerial photo**



**Proposed Sign**

## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

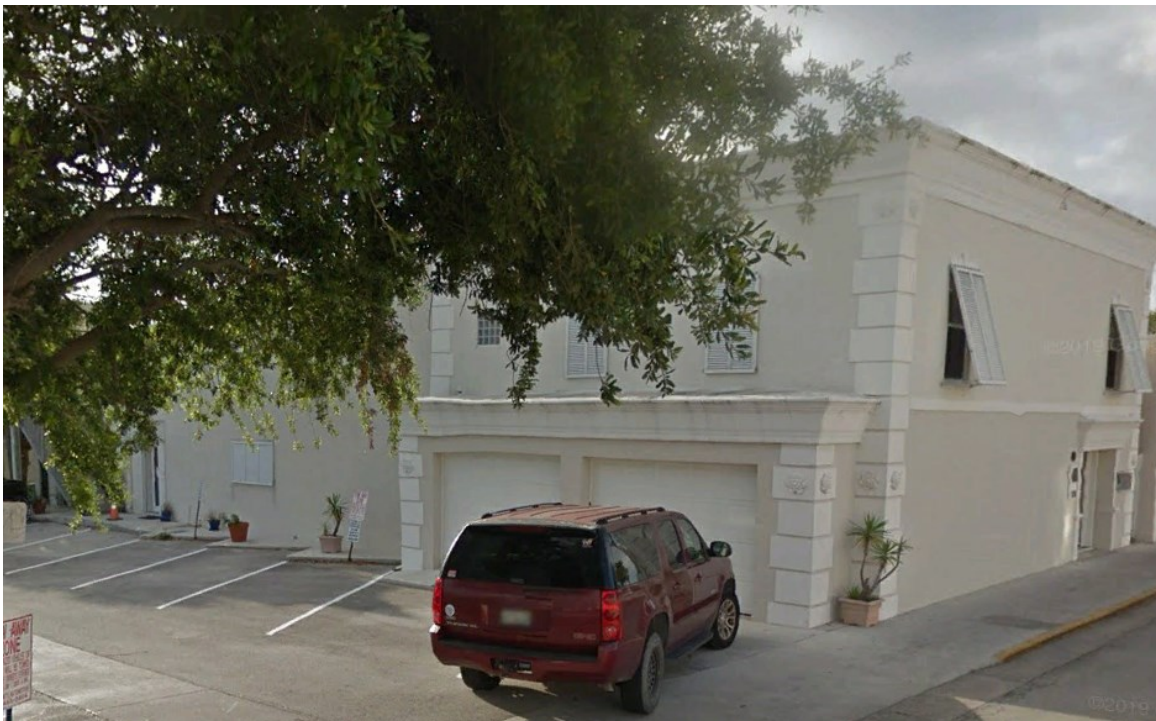
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions,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

## STAFF RECOMMENDATION

Signs are very important elements in defining and preserving the overall character of storefronts of historic commercial buildings. Business signs should be appropriately designed, scaled and installed to be informative, perhaps decorative, and a contribution to the historical atmosphere of the building, business and surrounding district.

It is staff's professional opinion that a traditional directory sign at the subject location would be appropriate and acceptable. The proposed illuminated, digital, electronic screen display with constant content changing with flashing, animated motion, is not in harmony with the historic character of the downtown. Such a display is not compatible with the historic materials, features and integrity of the building, the district and the Secretary of the Interior's Standard #9. Further, approval of such a sign within this historic district would potentially set precedent for future installations, greatly diminishing the historic significance, charm and appeal of the downtown.

Therefore, based upon Secretary of Interior's Standard #9, staff recommends that the proposed digital directory sign be denied.





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

COA# 20-75

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 108 N Depot Dr. Fort Pierce, FL 34950  
Parcel ID #: 2410-503-0082-000-7  
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): Richard Simnett  
Mailing Address: 4910 Selvitz Rd. Fort Pierce, FL 34981  
Phone Number(s): 772-205-3584 Email: rsimnett@mediagiantdesign.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, Richard Simnett as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

12/03/2020  
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) \_\_\_\_\_

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

Addition of a 26" x 43" digital sign / directory to the front of our building next to the front doors. Addition of basic lettering as a sign for the building "The Carlton Center".

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.





OFFICE SPACE  
AVAILABLE



CALL AL BEL TRAN  
772-928-6105

M  
108

KRAAZ

## Maria Lewicka

---

**From:** Rick Simnett <rsimnett@mediagiantdesign.com>  
**Sent:** Tuesday, December 22, 2020 11:56 AM  
**To:** Maria Lewicka  
**Subject:** Re: COA Application - The Carlton Center

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Maria,

The sign is a digital sign - so think TV in a box with changing images (1 per tenant in the building). Each tenant can have their own design that reflects their business, so giving you a design wouldnt be representative of what the final image may look like.

1. The frequency of the image change hasnt been determined by I would assume every 30 - 60 seconds.
2. The enclosure extends 6" off the front of the building.
3. Im not sure what you are asking for but the height of the enclosure is approximately 44".

---  
Kind Regards,  
Rick Simnett  
Media Giant Design  
www.mediagiantdesign.com  
772-205-3584 x201

On 2020-12-22 11:02, Maria Lewicka wrote:

> Good morning,  
>  
> The attached sign shows a colorful image but not a directory sign.  
> Please attach the proposed format for the directory sign you would  
> like to be approved.  
>  
> In addition I have the following questions:  
>  
> How frequently the image will be changing?  
> How much the proposed sign extends from the wall of the building?  
> What are the vertical dimensions over the pedestrian walkway?  
>  
> Thanks for your assistance,  
> Maria  
>  
> Maria Lewicka, AICP | Historic Preservation Planner | City of Fort  
> Pierce Planning Department  
>  
> -----Original Message-----  
> From: Rick Simnett <rsimnett@mediagiantdesign.com>  
> Sent: Wednesday, December 16, 2020 2:03 PM  
> To: Maria Lewicka <mlewicka@cityoffortpierce.com>

> Subject: Re: COA Application - The Carlton Center

>

> SECURITY WARNING: This email originated outside of the City of Fort  
> Pierce systems. Please use caution when clicking links or opening  
> attachments. For questions or concerns please contact IT immediately.

>

>

>

> Hi Maria,

> Just for clarification - its a digital directory sign. So a larger  
> version of the image of the digital directory sign is attached. Also,  
> here is the link to the specific product we are using and will be  
> mounting to the outside of the building for passers by.

>

> <https://www.thedisplayshield.com/the-display-shield-30-40-vertical-out-door-display-enclosure/>

>

>

> ---

> Kind Regards,

> Rick Simnett

> Media Giant Design

> [www.mediagiantdesign.com](http://www.mediagiantdesign.com)

> 772-205-3584 x201

>

> On 2020-12-16 13:36, Maria Lewicka wrote:

>> I understand it will be a directory sign. I would like to see how the  
>> directory sign, that is a subject of this approval, will look like.

>>

>> -----

>>

>> From: Rick Simnett <[rsimnett@mediagiantdesign.com](mailto:rsimnett@mediagiantdesign.com)>

>> Sent: Wednesday, December 16, 2020 1:29 PM

>> To: Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>

>> Subject: Re: COA Application - The Carlton Center

>>

>> SECURITY WARNING: This email originated outside of the City of Fort  
>> Pierce systems. Please use caution when clicking links or opening  
>> attachments. For questions or concerns please contact IT immediately.

>>

>>

>> Hi Maria,

>> The drawing is the photograph you requested. I used photoshop to add  
>> the "display" to the image, you will see it to the right of the  
>> doorway in that photo. Is there something different you need?

>>

>> Id like to pay by card - name is Richard Simnett, 7725772735,

>> [rsimnett@mediagiantdesign.com](mailto:rsimnett@mediagiantdesign.com)

>>

>> ---

>> Kind Regards,

>> Rick Simnett

### Property Identification

Site Address: 108 DEPOT DR  
Sec/Town/Range: 10/35S/40E  
Parcel ID: 2410-503-0082-000-7  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 23076  
Map ID: 24/10N  
Zoning: Central Co

### Ownership

REAL ENTERPRISES LLC  
130 S Indian River DR Ste 202  
Fort Pierce, FL 34950-4353

### Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK H N 1/2 OF LOTS 8 AND 9  
(MAP 24/10B) (OR 4081-2740)

### Current Values.

Just/Market Value: \$331,800  
Assessed Value: \$331,800  
Exemptions: \$0  
Taxable Value: \$331,800



### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 5,628  
Gross Sketched Area (SF): 7,816  
Land Size (acres): 0.16  
Land Size (SF): 7,000

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date:	Dec 29, 2017
Book/Page:	4081 / 2740
Sale Code:	0002
Deed:	WD
Grantor:	Ward Jon H
Price:	\$400,000
Date:	Sep 27, 2000
Book/Page:	1331 / 2572
Sale Code:	XX00
Deed:	WD
Grantor:	Fender Family Ltd Partnership
Price:	\$155,000

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

Date: Jan 1, 1996  
Book/Page: 0993 / 0740  
Sale Code: XX00  
Deed: QC  
Grantor: Fender George S  
Price: \$120,000

Date: Jan 8, 1990  
Book/Page: 0673 / 0201  
Sale Code: XX00  
Deed: WD  
Grantor: William F Donovan  
Price: \$53,800

Date: Aug 1, 1986  
Book/Page: 0510 / 0282  
Sale Code: XX01  
Deed: CV  
Grantor: Charles Newman  
Price: \$100

Date: Aug 1, 1986  
Book/Page: 0510 / 0280  
Sale Code: XX01  
Deed: CV  
Grantor:  
Price: \$100

Date: Mar 1, 1981  
Book/Page: 0352 / 0048  
Sale Code: XX00  
Deed: CV  
Grantor:  
Price: \$80,000

### Building Information (1 of 1)

Finished Area: 5,628 SF

Gross Sketched Area: 7,816 SF

#### Exterior Data

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

Roof Cover: Rolled Memb  
Year Built: 1897  
Effective Year: 2002  
No. Units: 1

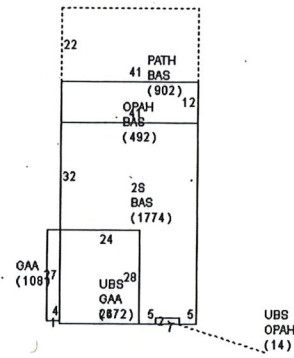
Roof Structure: Flat/Shed  
Frame:  
Primary Wall: CB Stucco  
Secondary Wall:

#### Interior Data

Bedrooms: 4  
Full Baths: 2  
Half Baths: 2  
A/C %: 100%

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

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



### Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP1 HIGH	1	2632	1980

### Current Year Values

#### Current Values Breakdown

Building:	\$250,600
Land:	\$81,200
Just/Market:	\$331,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$331,800
Exemption(s):	\$0
Taxable:	\$331,800

#### Current Year Exemption Value Breakdown

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	3	Fort Pierce Stormwater Charge	\$207.00

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
2020	\$331,800	\$331,800	\$0	\$331,800
2019	\$348,900	\$348,900	\$0	\$348,900
2018	\$373,400	\$373,400	\$0	\$373,400

### Permits

Number	Issue Date	Description	Amount	Fee
F01-00001023	Jul 23, 2001	Demolition	\$0	\$0
F01-1278	Nov 20, 2001	Alterations/Remodeling	\$0	\$150
F01-1278B	Nov 19, 2001	Alterations/Remodeling	\$0	\$0
F01-1278C	Nov 19, 2001	Alterations/Remodeling	\$100,000	\$1,125
F01-1278	Jan 2, 2002	Roof	\$8,874	\$214
F01-1692	Jan 9, 2002	Additions to existing construction	\$7,100	\$196
BP12-1438	Aug 8, 2012	Air Conditioning Only	\$16,912	\$170
BP19-0186	Jan 23, 2019	Air Conditioning Only	\$5,660	\$0

BP19-0240	Jan 23, 2019	Air Conditioning Only	\$12,415	\$0
BP18-0988	May 8, 2019	Electric	\$2,300	\$0
BP18-2470	May 8, 2019	Electric	\$800	\$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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 20-75 – New Wall Signs – 108 N Depot Drive

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** January 15, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 1/13/2021

**Historic Preservation Board**

**6. a.**

Meeting Date: 01/25/2021

---

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - December 2020

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative COA, December 2020

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/15/2021

Started On: 01/15/2021 09:26 AM

## **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in December 2020.

- COA #20-71, 732 Delaware Avenue – Roof replacement
- COA #20-73, 419 N 6<sup>th</sup> Street – Roof replacement
- COA #20-74, 701 Delaware Avenue, fence addition



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

COA#20-74     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 701 Delaware Avenue  
 Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions of Approval	Applicable Standards
Install 6 ft tall, black vinyl coated, chain link fence with one (1) 5 ft. gate. Fence to be located around A/C unit and power box.  See attached drawings.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

\_\_\_\_\_  
 Suzanne Boardman, Chair                      Date  
 Historic Preservation Board

*Administrative Approval*

  
 \_\_\_\_\_                      12/17/20  
 Maria Lewicka, AICP                      Date  
 Historic Preservation Planner

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	Caraf Holdings Delaware LLC. 701 Delaware Avenue Fort Pierce, FL 34950	E-Mail <a href="mailto:armando@carafoil.com">armando@carafoil.com</a>
Applicant	Armando Fachado 7844 NW 178 <sup>th</sup> Street Hialeah, FL 33015	E-Mail <a href="mailto:armando@carafoil.com">armando@carafoil.com</a>
Representative	Professional Grade Fence 470 Martin Road SE Palm Bay, FL 32909	E-Mail <a href="mailto:professionalgradefence@yahoo.com">professionalgradefence@yahoo.com</a>



RECEIVED

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

DEC 14 2020

COA# 20-74

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 701 Delaware Ave. Fort Pierce, FL 34950

Parcel ID #: 2410-709-0001-000-8

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): Caraf Holdings Delaware LLC

Mailing Address: 701 DELAWARE AVE Fort Pierce, FL 34950

Phone Number(s): 786-265-7210 Email: armando@carafoil.com

Applicant Name(s): Armando Fachado

Mailing Address: 7844 NW 178th ST Hialeah, FL 33015

Phone Number(s): 786-265-7210 Email: armando@carafoil.com


Representative Name(s): Professional Grade Fence

Mailing Address: 470 Martin Rd SE Palm Bay, FL 32909

Phone Number(s): 321-749-9884 Email: professionalgradefence@yahoo.com

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

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

  
\_\_\_\_\_  
Signature of Owner

12/10/2020  
\_\_\_\_\_  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

Site Improvements (describe) New fence

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

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

Install 62ft of 6ft tall, black vinyl coated, chain link fence. (1) 5ft gate. Fence to be located around A/C unit and power 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)
- Color samples.
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.





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

COA#20-73     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 419 N 6<sup>th</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing shingle roof and replace it with 5 V crimp, mill finish metal roofing system.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Suzanne Boardman, Chair                      Date  
 Historic Preservation Board

  
 \_\_\_\_\_                      12/09/20  
 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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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	419 N 20 <sup>th</sup> Street LLC 4555 S Indian River Drive Fort Pierce, FL 34982	E-Mail
Applicant/Representative	WWW Enterprises & Son, Inc./Wanda Gahn 8833 Lonesome Pine Trail	<a href="mailto:wandagahn@aol.com">wandagahn@aol.com</a>



**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:** 419 N 6th St  
**Parcel ID #:** 241060300340003  
**Type of Designation:**  Contributing  Non-contributing Site within the X Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

**Property Owner / Applicant Information**

**Property Owner(s)**  
Name(s): 419 N 20th Street LLC  
Mailing Address: 4555 S Indian River Dr., Fort Pierce, Fl. 34982  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant**  
Name(s): WWW Enterprises & Son, Inc  
Mailing Address: 8833 Lonesome Pine Trail  
Phone Number(s): 772-465-9373 Email: wandagahn@aol.com

**Representative**  
Name(s): Wanda Gahn  
Mailing Address: 8833 Lonesome Pine Trail  
Phone Number(s): 772-465-9373 Email: wandagahn@aol.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, Mary Saravello as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.  
Mary Saravello  
Signature of Owner  
Date DEC 09 2020

RECEIVED

**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) Re-Roof

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

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

Remove existing shingle roof., re-nail to current building code. Dry-in with peel-n-stick underlayment.

Install new 5V crimp 26 ga mill finish metal roofing system

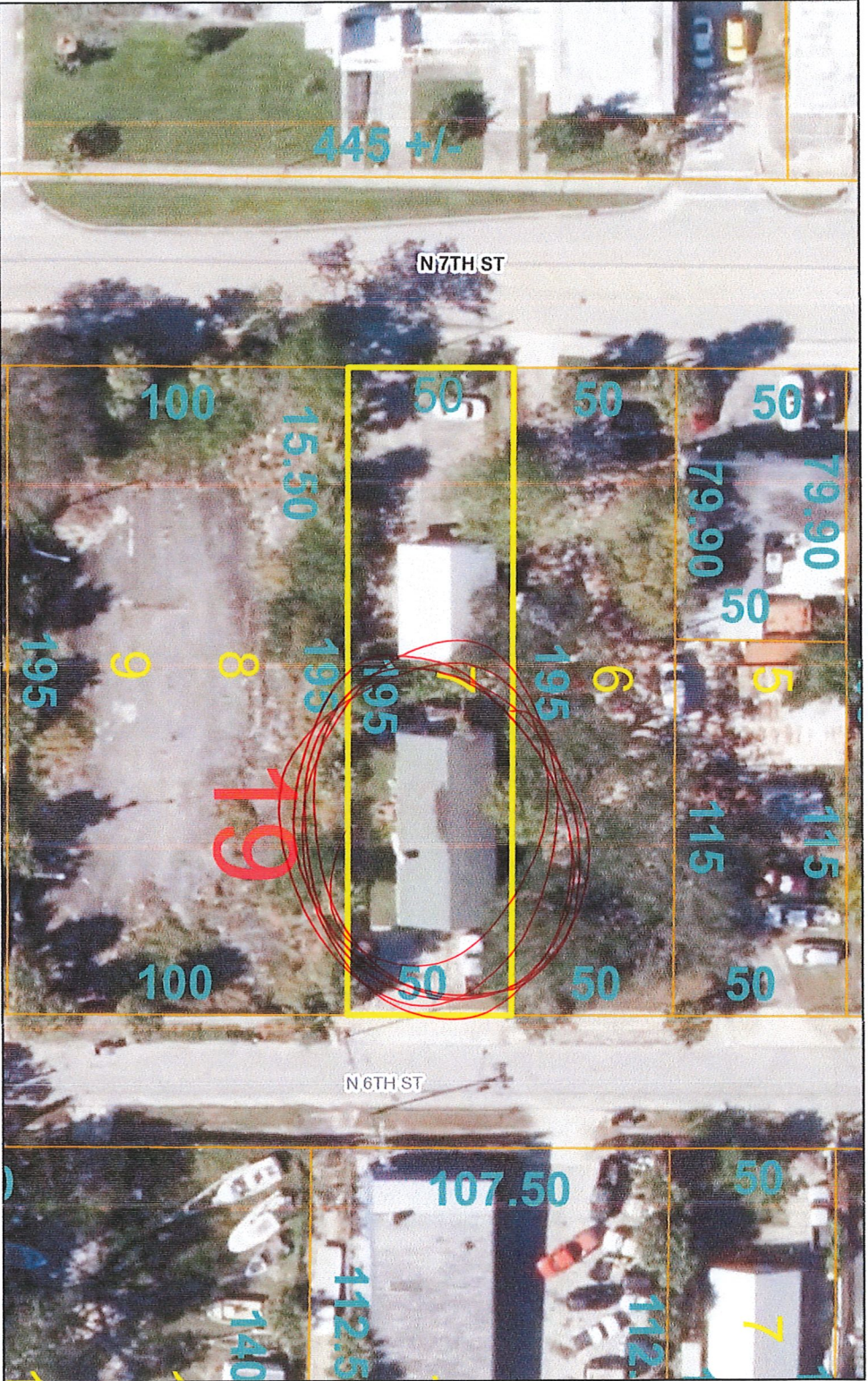
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

**Application Requirements**

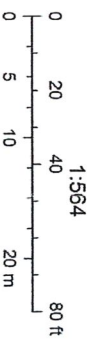
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the 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.

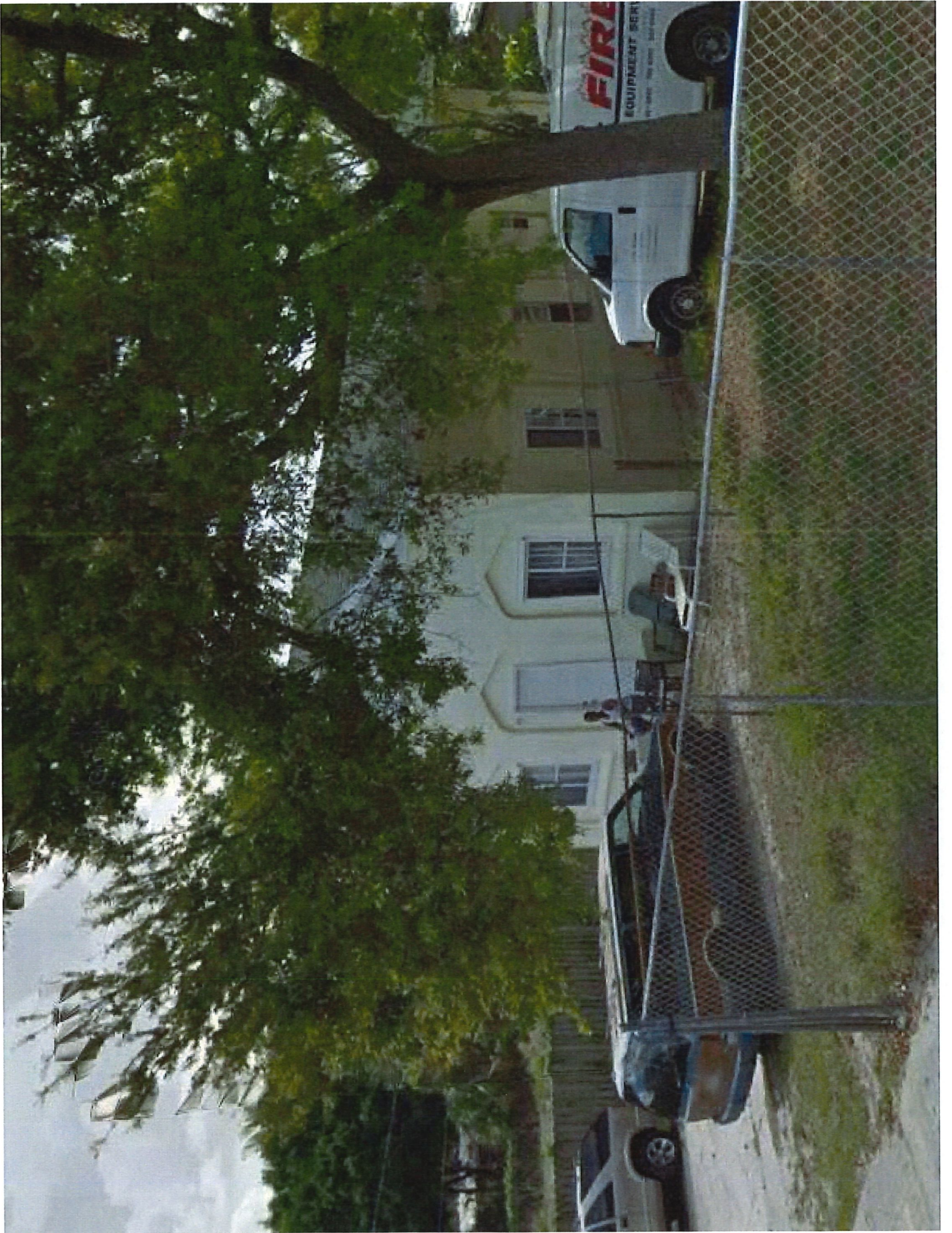
Saint Lucie County Property Appraiser

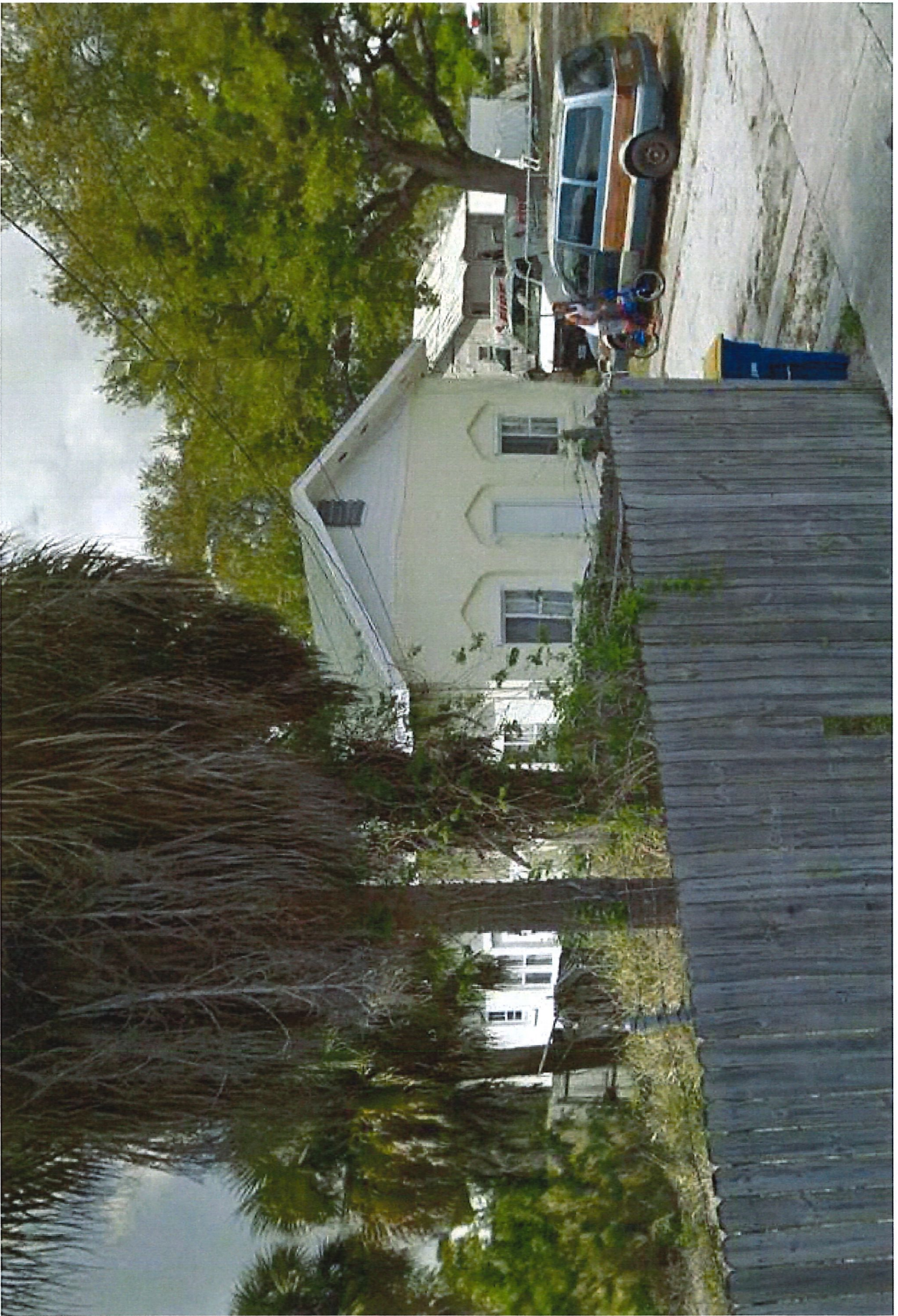


November 10, 2020

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),









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

COA#20-71     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 732 Delaware Avenue

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Removed and replace shingle roof. Color desert tan.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Suzanne Boardman, Chair  
Historic Preservation Board

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

\_\_\_\_\_  
12/09/20  
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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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	Kettly De Leger 732 Delaware Avenue Fort Pierce, FL 34950	E-Mail <a href="mailto:tiwingedlion@yahoo.com">tiwingedlion@yahoo.com</a>



RECEIVED

DEC 02 2020

COA# 20-71

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

CITY OF FORT PIERCE  
PLANNING & ZONING

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 732 Delaware Avenue Fort Pierce, Florida. 34950

Parcel ID #: 3874-2870;4116-1735

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

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

### Property Owner/ Applicant Information

Property Owner(s) Name(s): Kettly De Leger

Mailing Address: 732 Delaware Ave Fort Pierce, Florida. 34950

Phone Number(s): 505-620-0323 or 772-284-8684 Email: tiwingedlion@yahoo.com

Applicant Name(s): Same

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

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

Representative Name(s): None

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, Kettly De Leger as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Kettly De Leger  
Signature of Owner

12/2/2020  
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 checked="" 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) New roof

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

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

Re--roof the existing dwelling in shingle, color desert tan. catalog provided

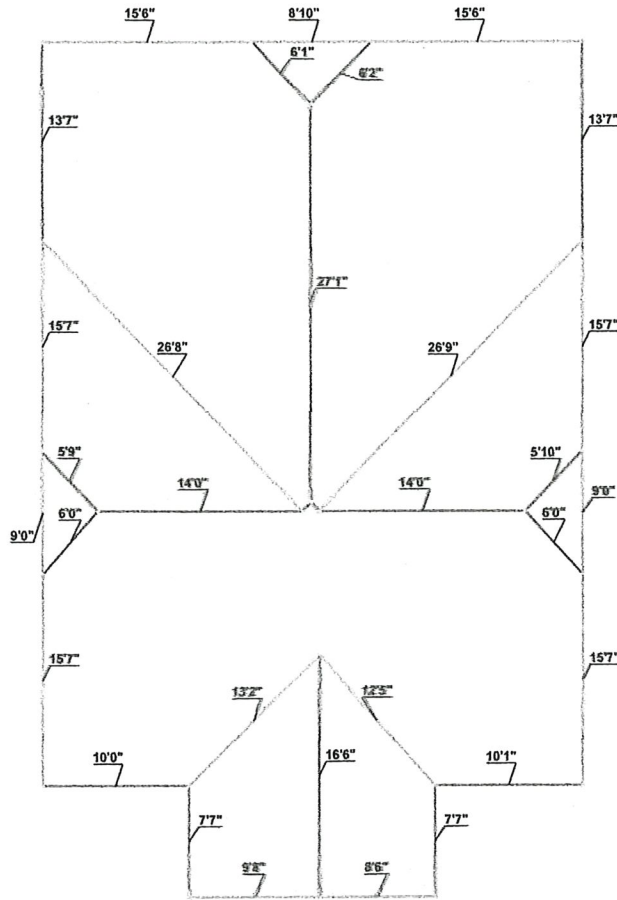
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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.

# MEASUREMENTS



## SQUARES

Actual Squares: 21.54 Sqs.  
 Total Squares  
 (Inc. Waste at 16 %): 25.01 Sqs.

## LINE MEASUREMENTS

Eaves: 62 Ft.  
 Rakes: 138 Ft.  
 Ridges: 71 Ft.  
 Hips: 37 Ft.  
 Valleys: 78 Ft.  
 Step: 0 Ft.  
 Wall: 0 Ft.  
 Pitch Change: 0 Ft.

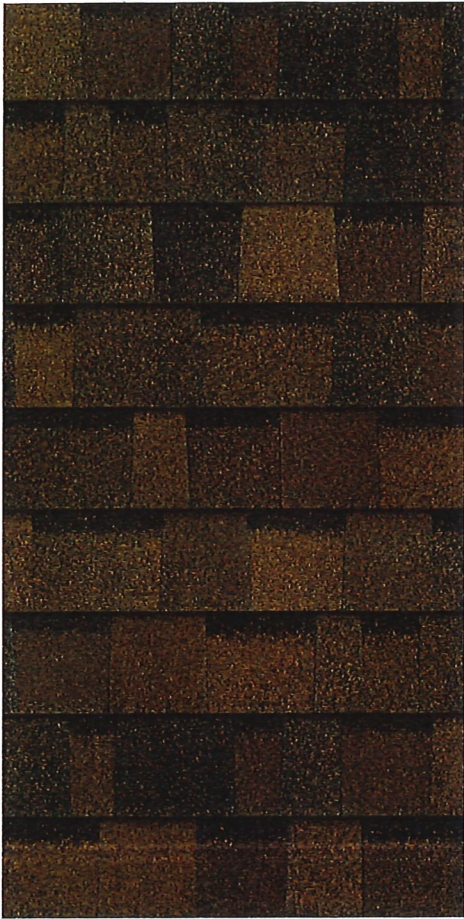
## PITCH MEASUREMENTS

Pitch 5/12: 21.54 Sqs.

## CATEGORY MEASUREMENTS

Ice & Water Shield: 0 Ft.  
 Ridge Vent: 0 Ft.  
 Rake Edge: 0 Ft.  
 Eave Edge: 0 Ft.  
 Step Flashing: 0 Ft.  
 Apron Flashing: 0 Ft.  
 Gutters: 0 Ft.  
 Gutter Toppers: 0 Ft.  
 Down Spouts: 0 Ft.

TruDefinition® Duration® Shingle Colors - Colors Available In All Service Areas - See Map Below



Brownwood†



Chateau Green†



Desert Tan†



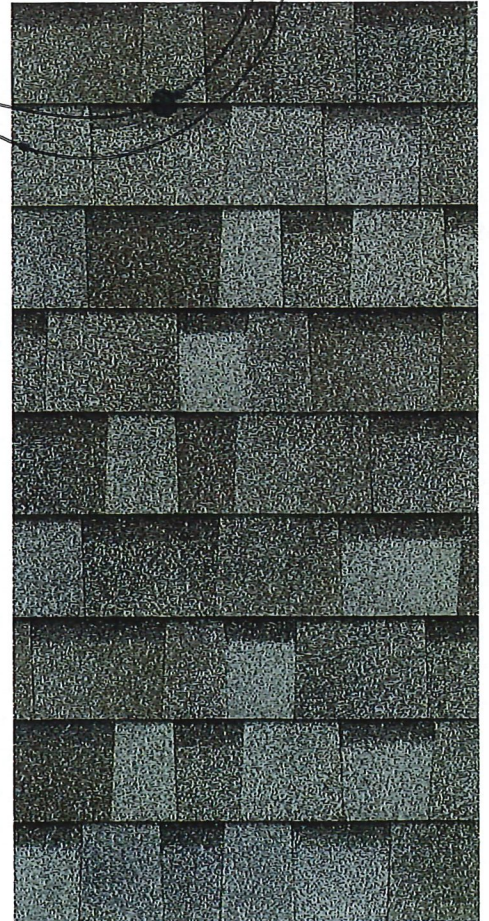
Drift†



Harbor Blue†



Onyx Black†



Quarry Gray†



Shas†

