

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, December 14, 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 November 15, 2021 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 21-19 - Kings Landing Mixed Use Development - at or near 322 North 2nd Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - November 2021
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 - 2:00 pm

4. a.

Meeting Date: 12/14/2021

Information

REQUESTED ACTION

Minutes from the November 15, 2021 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 11/15/21

Form Review

Form Started By: Alicia Rosenthal

Started On: 11/22/2021 04:21 PM

Final Approval Date: 11/29/2021

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, NOVEMBER 15, 2021, 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: Kori Benton; Anthony Westbury; Michael Broderick; George Johansen; Holly Theuns; Charlie Hayek; Suzanne Boardman, Chair

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant

4. **APPROVAL OF MINUTES**

- a. Minutes from the October 25, 2021 meeting

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the October 25, 2021 meeting.

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

Passed

5. **PUBLIC HEARINGS**

b. **Certificate of Appropriateness 21-61 - New Roof - 101 Melody Lane**

Madam Chair Boardman introduced the Certificate of Appropriateness for a new roof at 101 Melody Lane.

Madam Chair Boardman asked the Board Attorney, Fran Ross, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Fran Ross, Board 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 the Clerk to call the roll:

Mr. Benton recused himself.

Mr. Broderick - yes

Mr. Johansen - yes

Ms. Theuns - yes

Mr. Hayek - yes

Mr. Westbury - yes

Madam Chair Boardman - yes

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 a brief background of the library building. She stated the applicant is requesting approval of a Certificate of Appropriateness (COA) for the removal of the existing clay tile roof as the tiles are in disrepair. As a county project, the applicant is seeking the input from the Historic Preservation Board in the selection of the roof material. The subject proposal seeks to remove the barrel clay tile roof and install Steel Stone Coated Tile (Sunset Gold or Santa Fe) or Concrete Tile (Spanish Clay or Canyon Clay) or original Clay Tile. Preserving roof materials is central to defining a structure's overall historic character. When roof replacement is necessary it should be done on an in-kind basis, with the new roof matching the existing materials. Based upon Secretary of Interior Standards 5 and 6, staff recommends that the Historic Preservation Board approve the request for roof

replacement with barrel clay tile or, consider approval of the roof replacement proposed by the applicant with the alternative roofing materials that are the most compatible in architectural texture, style and appearance to the existing roof.

Board questions for Staff: Mr. Broderick asked if the tile should match the restroom tile. Ms. Theuns asked if the tile on the library building is the same as the restroom. Mr. Westbury asked why the tiles disintegrated in such a short time.

Applicant questions for Staff: none

Applicant presentation: Peter Jones, St. Lucie County Architect, sworn, gave an overview of the historic architecture and roof materials. He stated the county is looking for a cost-effective roof replacement while recognizing the value of the historic look and character of downtown Fort Pierce. Mr. Jones highlighted that the installation of a tile roof is critical. Mr. Jones noted that the library mimics a historical building, and they would like to keep the character of the building by using a tile that is cost-effective. He said they prefer the metal coated tile compared to the clay tile because the clay tile has a longer lead time, it is more expensive and more expensive to install.

Scotty Beaulieu, St. Lucie County Facilities Manager, sworn, said the Clerk of Court building currently has the metal roofing on it and the repairs under the tile have been very simple. Mr. Beaulieu stated, from a maintenance perspective, they prefer the metal tile.

Brian Master, St. Lucie County Facilities Project Manager, sworn, said the tiles they prefer are aluminum coated with stainless steel fasteners.

Board questions for Applicant: Mr. Broderick asked about the warranty on the tiles, being the building is so close to a saltwater environment.

Public comment: None

Staff final comments: None

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

Comments by the Board: Mr. Hayek wanted to know if the Board should vote on a particular steel color.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-61 for the Boral Steel stone coated roof at 101 Melody Lane and to direct staff to work with the applicant to select a color that either matches the library and/or the bathrooms and the tile should closely resemble the barrel tile that is currently existing on the library roof.

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

Other: Kori Benton (ABSTAIN)

Passed

c. Certificate of Appropriateness 21-19 - Kings Landing Mixed Use Development - at or near 322 North 2nd Street

Madam Chair Boardman introduced the Certificate of Appropriateness for Kings Landing Mixed Use Development at or near 322 North 2nd Street.

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 the Clerk to call the roll:

Mr. Westbury and Mr. Hayek were recused.

Mr. Broderick - yes
Mr. Johansen - yes
Ms. Theuns - yes
Mr. Benton - yes
Madam Chair Boardman - yes

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:

Jennifer Hofmeister-Drew, Planning Director, provided an overview of the application. She gave a brief history of the downtown historic district and background of the development along with the project summary comparisons. Ms. Hofmeister-Drew stated on May 24, 2021, the Historic Preservation Board approved the project with conditions and recommendations. Ms. Hofmeister-Drew showed the original site plan, the Planning Board approved site plan, the renderings from the May 24, 2021, Historic Preservation Board meeting, and the comparison of the elevation renderings from May 24, 2021, to November 15, 2021, which showed an adjustment in height and architectural articulations. Ms Hofmeister-Drew noted the comparison of architectural structures in downtown, and she highlighted the adjacent R-5 zoning district, which allows up to 200 feet in height.

Board questions for Staff: Mr. Benton asked Ms. Hofmeister-Drew to read City Code section 111-153, Guidelines for Review and Issuance of a Certificate of Appropriateness. Mr. Broderick confirmed with Ms. Hofmeister-Drew that the Historic Preservation Board voted to approve the application at the May 24, 2021, meeting, with the condominium building being eight stories, the other buildings being five stories and the Historic Preservation Board made no changes to the applicant's submission. Ms. Hofmeister-Drew confirmed. Mr. Benton asked staff to confirm the incorporation of a parking structure was more of an encouragement rather than a condition. Ms. Hofmeister-Drew confirmed that it was a suggestion. Mr. Broderick asked if there are other significant changes in the size and scope of the buildings besides Building D and Building G going from five to eight stories. Ms. Hofmeister-Drew stated a three level parking structure will also be added. Mr. Benton asked Attorney Ross if he could provide staff, the Board and the applicant public records from the City of Fort Pierce from 2000 to 2017 related to projects approved in the vicinity but not built, for the context of design, height, scale and massing. Attorney Ross said the handouts would be appropriate.

Applicant questions for Staff: none

Applicant presentation: Lee Dobbins, Dean Mead Law Firm, sworn, provided background and context on why there was a difference in height from the previous renderings that were approved at the Historic Preservation Board. Mr. Dobbins said the original renderings go back to when the RFP was approved, and since there was no height limitations, staying within a height limitation was not what the team was particularly targeting in terms of design. Through the site plan review process, buildings and internal drives moved, the hotel changed, and the parking garage was added. More condominium units were not added to increase the height. It was more a matter of needing more height to make everything fit on the footprint.

Joe Crunk - CD Urban, Architect, sworn, explained the foundation for the design concept and presented the further developed 3-Dimensional model. Mr. Crunk assured the Board that the sole, integrity and character of what was developed still holds true in the concept. Mr. Crunk gave a detailed presentation, and he noted they wanted to create an identity from the waterfront and a gate from the water.

Board questions for Applicant: Madam Chair Boardman asked if there are slides showing the Charleston form homes. Mr. Crunk said the Charleston typology is not appropriate for Edgartown. He said they are going to create a typology that is very in tune with the vernacular nature of the buildings in Edgartown and how they grew over time.

Mr. Broderick asked Mr. Crunk's if it was his understanding that the submission made to the Historic Preservation Board meeting on May 24, 2021, was subsequently improved by the Historic Preservation Board with no change in context, scope or height and the site plan that was submitted was approved by the Historic Preservation Board. Mr. Crunk agreed.

Mr. Benton asked Mr. Crunk to verify the hotel is five stories. Mr. Crunk said the buildings need to be designed and with the addition of the parking structure they prefer to not have parking under the hotel. Mr. Crunk stated the Mainstay typology and prototype would like to be around five or six stories. Mr. Benton asked if the exaggeration design of the transition from the core buildings to Edgartown was the same on the approved plan by the Historic Preservation Board in May. Mr. Crunk stated the only building that has changed is the northeast building, which increased by two or three stories. Mr. Crunk said the hotel is being proposed as six stories. Mr. Benton asked for clarity on what the Board is acting on, whether it is the elevations in the staff report or the renderings in the presentation that was given. Mr. Crunk noted that the two-dimensional elevations that were submitted to the Planning Board is an exact representation of the 3D models. Mr. Benton asked Mr. Crump about accuracy on specific elevations.

Mr. Broderick asked if the site plan has changed since the Planning Board meeting. Mr. Dobbins said no changes have been made since the Planning Board meeting. Mr. Broderick asked Mr. Dobbins to square up why his client said at the October 25, 2021, Planning Board meeting that the Historic Preservation Board significantly reduced the size and scope of this project to create a 20 million dollar deficit. Mr. Dobbins said he was not at the Historic Preservation Board meeting, but he reviewed the minutes and the project was approved with conditions to not go above eight stories. Mr. Dobbins said they are coming forward with the elevations that were approved at the Planning Board and because of the condition that the project needs to come before the Historic Preservation Board if it goes over eight stories.

Dale Matteson, Audubon Development, CEO, sworn, said the original renderings from the RFP for eight stories was presented to the Historic Preservation Board. Mr. Matteson stated the content that was presented was a little more than what we are presenting now. We never knew what height it was going to be because there were no height restrictions. The old

renderings were used from the RFP because we didn't know how high it was going to be. Mr. Matteson, explained that when they left the Historic Preservation Board meeting, they realized that can't fit all the units that were approved in eight stories. Mr. Matteson noted that updated renderings should have been presented to the Historic Preservation Board meeting.

Madam Chair Boardman clarified that the changes to Building C went from eight to eleven stories, Building D and Building G went from five to eight stories, a three-story parking structure was added, and the hotel will be five-stories if they do not need parking.

Public comment:

Jeanne Arias said that Fort Pierce needs to decide if they want to turn the city different from a small town.

Margaret Dirsa- Dubois stated she does not want to see a giant white elephant in the middle of the city.

Valerie Slack applauded the developer for bringing key uses to downtown, but she said the scale and massing is not exactly what they are reporting them to be, and the pedestrian friendly access is not there.

Gary Morris stated he would like to see photographs from every angle of the city with Kings Landing rendered into the pictures. He stated the renderings don't often match what you get. He said there is not enough parking to service the people that live and work in the complex and there currently is not enough parking in downtown.

Melissa Carter stated she would like to know the details, materials and design for each building.

Applicant final comments: None

Staff final comments: None

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

Comments by the Board: Ms. Theuns stated the project is not perfect, but it will meet the needs of the citizens of Fort Pierce.

Mr. Benton said there are discrepancies in what is shown. The massing at the time of the Historic Preservation Board approval in May of no more than six stories, with a bonus seventh story and an eighth story with architectural projections, was at the higher end of what can be expected for downtown Fort Pierce, especially transitioning to Edgartown. The current increase in scale and massing negates some architectural design and integrity that was possible. The attention to detail is great but is not compatible with the downtown historic district. Mr. Benton said he would like to work with refining the prior design rather than significantly altering it.

Mr. Broderick stated he has several levels of concerns contemplating the transitions that needed to occur. The transitions will be non-existent with a 60% increase in height and other buildings going from five stories to eight stories. The City Commission has to decide the conceptual future of Fort Pierce. The size, height and scope of the project does not blend with downtown Fort Pierce and will tower of Edgartown and the City Marina. The uniqueness of Fort Pierce will no longer be significant. Mr. Broderick asked how big will the next project in the future will be. Mr. Broderick commented that the original components of the project were closer to correct, not perfect, but the revision has moved it to far into what Fort Pierce is not.

Mr. Johansen said the difference between eight and eleven stories is significant but when you are trying to compare it to Edgartown, you can't change the way Edgartown looks between three additional stories.

Motion was made by George Johansen, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-19R as stated.

AYE: George Johansen, Holly Theuns

NAY: Kori Benton, Michael Broderick, Chair Suzanne Boardman

Other: Charlie Hayek (ABSTAIN), Anthony Westbury (ABSTAIN)

Failed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - October 2021

7. COMMENTS FROM THE PUBLIC

There were no comments from the public. The Board discussed moving the December 20, 2021 Historic Preservation Board meeting to December 14, 2021, due to members traveling for the holiday.

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. ADJOURNMENT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Benton Kori C</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Historic Preservation Board</i>
MAILING ADDRESS <i>4181 Worlington Terrace St. Lucie</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Fort Pierce</i> COUNTY <i>FL</i> <i>County</i>	NAME OF POLITICAL SUBDIVISION: <i>Fort Pierce</i>
DATE ON WHICH VOTE OCCURRED <i>11/15/2021</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Keri Bente, hereby disclose that on November 15, 2021 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of St. Lucie County, by whom I am retained; or (Employed)
- inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

November 15, 2021
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>HAYEK, CHARLES CARL</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>HISTORICAL PRESERVATION BOARD</i>
MAILING ADDRESS <i>111 FERNANDINA ST ST. LUCIE</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>5-24-21</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, CHARLES HAJEK, hereby disclose that on MAY 24, 20 21:

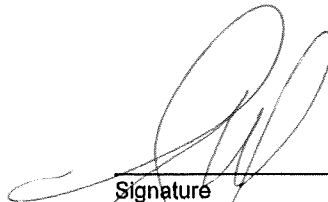
(a) A measure came or will come before my agency which (check one or more)

- Inured to my special private gain or loss;
- Inured to the special gain or loss of my business associate, _____ ;
- Inured to the special gain or loss of my relative, _____ ;
- Inured to the special gain or loss of _____, by whom I am retained; or
- Inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

MAY 24, 2021
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

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- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ANTHONY WESTBURY, hereby disclose that on NOV. 15, 2021 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

THE FORT PIERCE HISTORIC PRESERVATION BOARD WAS CONSIDERING A CERTIFICATE OF APPROPRIATENESS FOR KING'S LANDING, A LARGE MULTI-USE DEVELOPMENT.

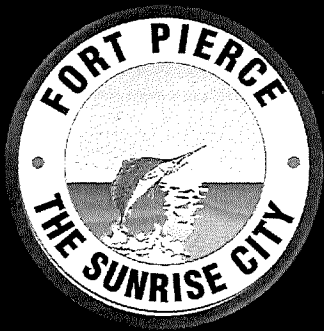
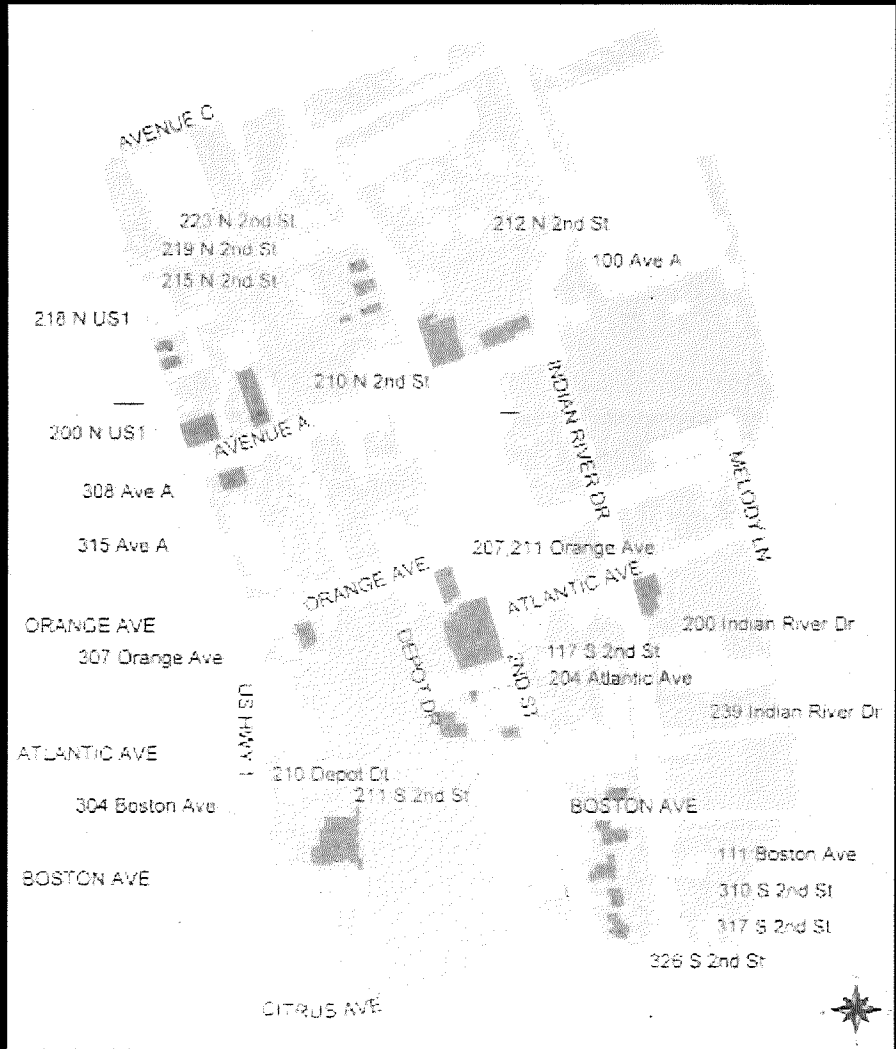
MY CONFLICTING INTEREST: IN MAY 2020, I ENTERED INTO A BUSINESS ARRANGEMENT WITH THE DEVELOPER OF KING'S LANDING (PRODUCING WRITTEN PROMOTIONAL MATERIAL TO HELP ENCOURAGE SALE OF REAL ESTATE) I HAVE HAD NO FURTHER BUSINESS WITH THE DEVELOPER SINCE.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

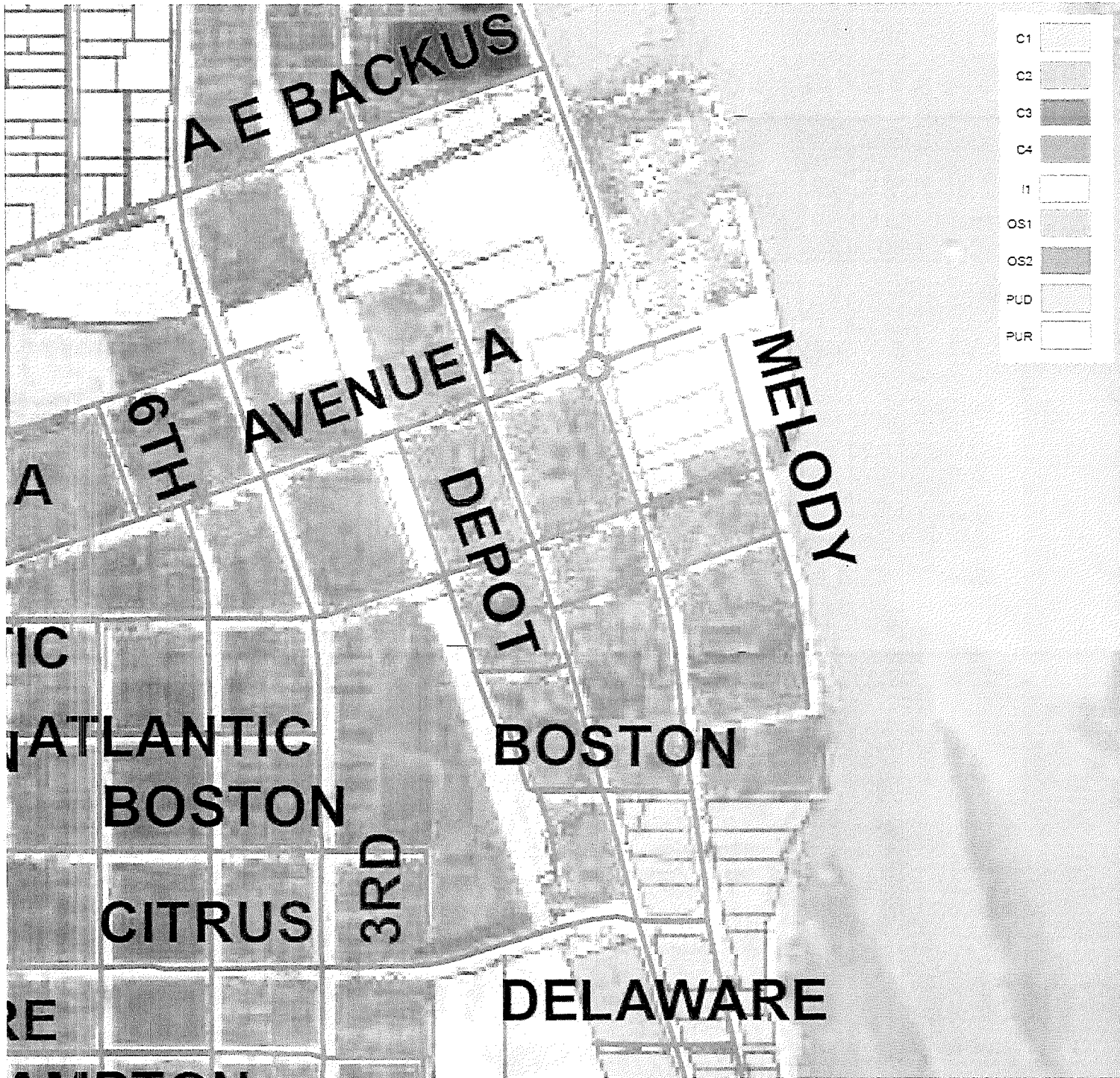
11/16/21
Date Filed

Anthony Westbury
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Downtown & Edgartown Historic District Regulations

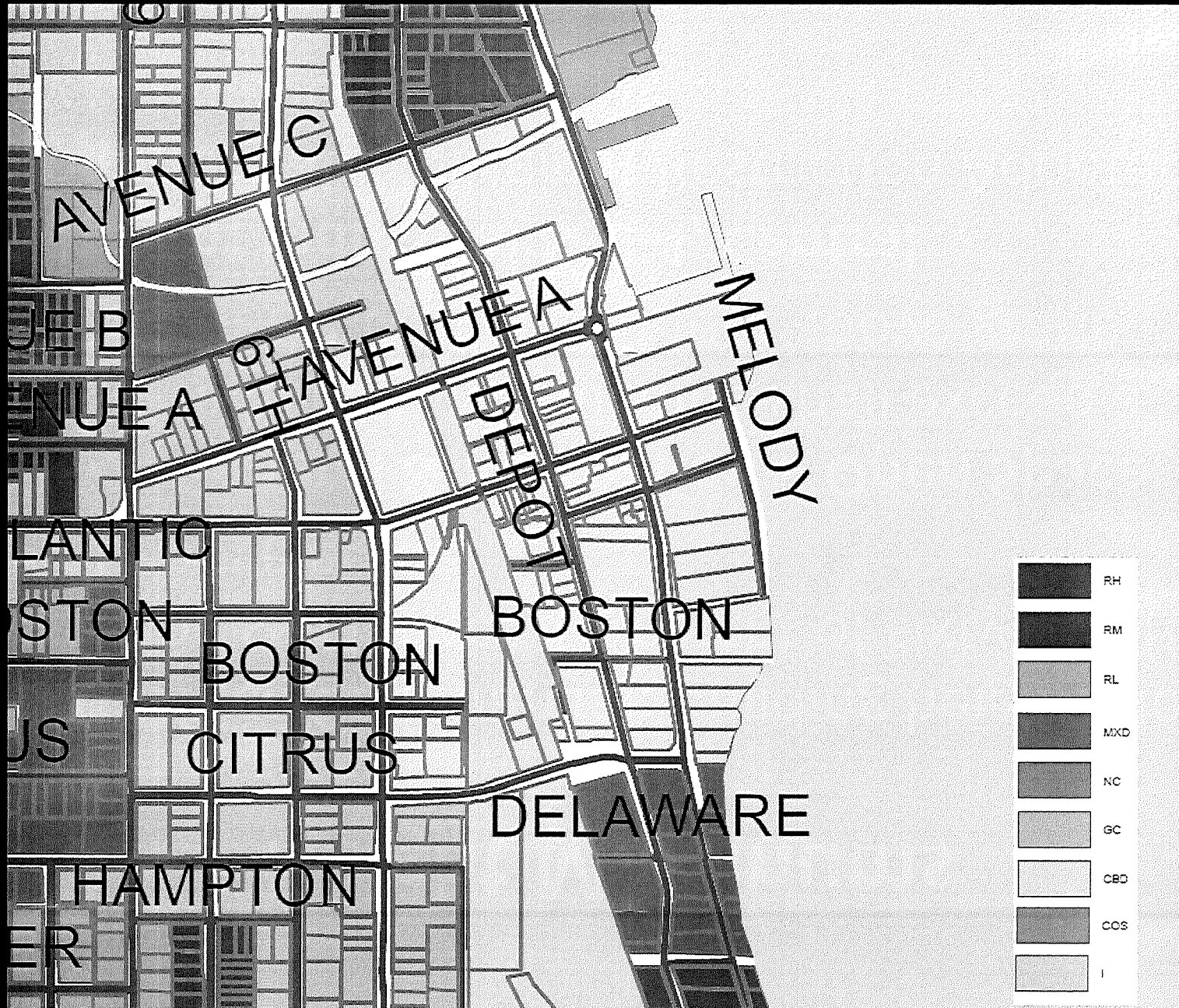


Zoning

Height Maximums

- **C-1, Office Commercial:** Building height. No building shall exceed a height of sixty-five (65) feet above grade.
- **OS-1, General & Recreational Open Space:** Building height. No building shall exceed a height of thirty-five (35) feet above grade.
- **I-1, Light Industrial & C-4, Central Commercial:** No Height Restriction Adopted by Ordinance

Future Land Use



Comprehensive Plan

- Density, FAR, Height?

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross-acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non- Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Historic Downtown & High-rises



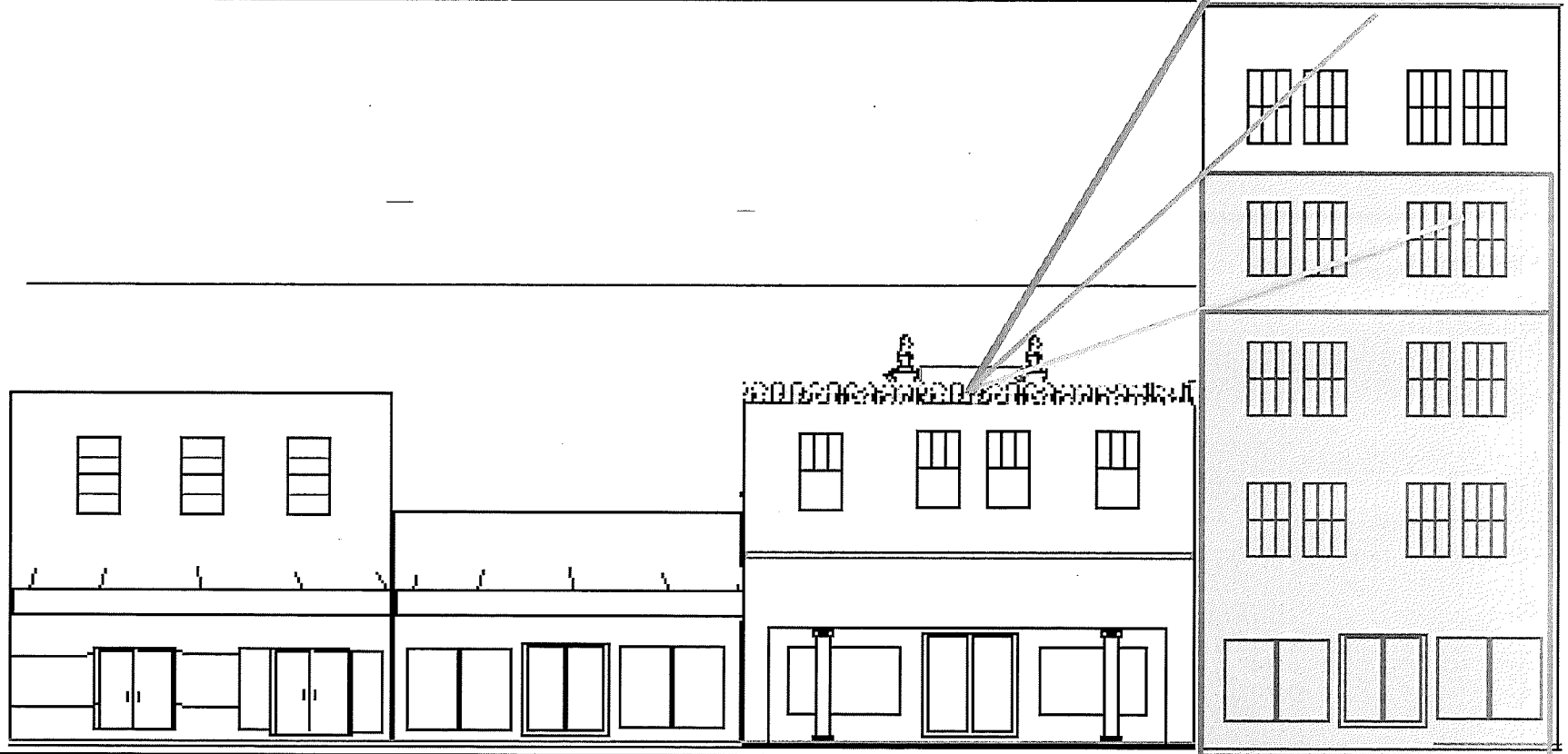
Historic Clematis Street – West Palm Beach

Scale, Massing, and Impact

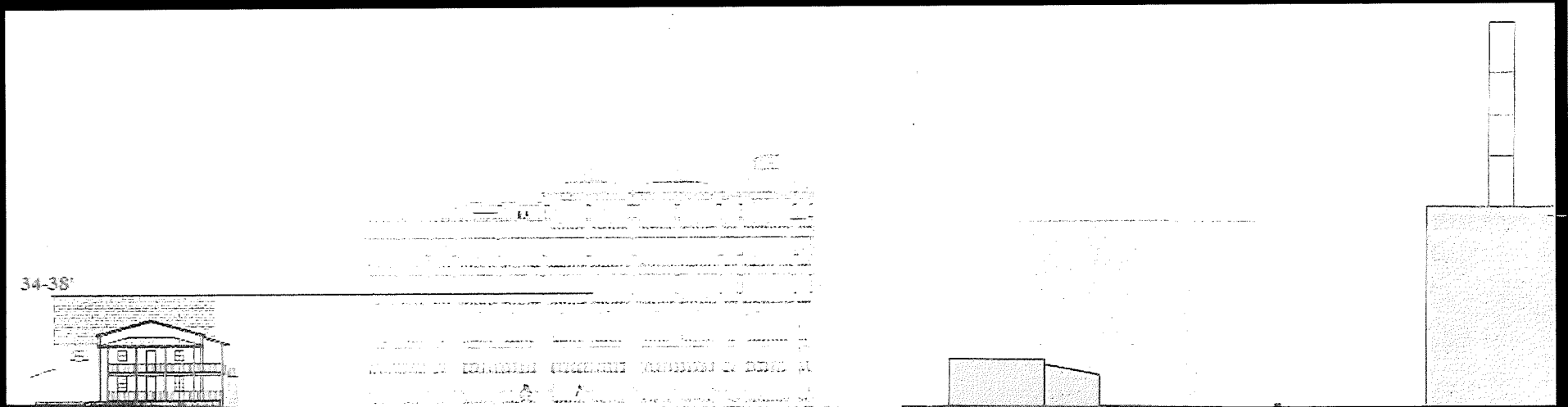


Scale, Massing, and Impact

60'



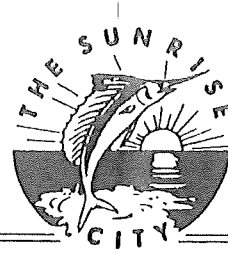
Past Examples



Evaluation of Existing & Effectively Creating Design Guidelines

- Look at Existing Examples
- Revisit 2008 Charrette with a focus on height
- Coordinate with TCRPC

CITY OF PORT PIERCE *Florida*



DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480
Phone (772) 460-2200 • Fax (772) 466-5808

November 2, 2004

Paul Jacquin & Sons, Inc.
Att: Michael Jacquin
7348 Commercial Circle
Fort Pierce, Florida 34948-4343

SUBJ: *Certificate of Appropriateness 04-18*

Dear Mr. Jacquin,

I am writing to inform you that the conceptual review of Certificate of Appropriateness (COA) application 04-18 was approved with conditions by the Historic Preservation Board at their meeting on October 25, 2004. Conditions are as follows:

Revise Architectural Features

Detailed Comments:

- Simplify Exterior wall cladding elements
- Revise fenestration proportions for compatibility
- Simplify railing details
- Look at possible overhangs on tower
- Enhance column massing
- Work with staff on architectural design

Keep in mind that designs should be contextual, but should not seek to create a false sense of historical development. The new structure should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

Once the revisions have been made, please consult with staff before submitting for final review with the Historic Preservation Board/Office. If you have any questions or concerns, please contact me at (772) 460-2200 x239.

Sincerely,

Anna Brady
Historic Preservation Officer

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building on vacant land in the Downtown Historic District. The proposed project is adjacent to the P.P. Cobb building. The proposed structure will consist of approximately:

37,777sq. ft. Residential units
40,978 sq. feet of office space
7,203 sq. feet of retail space
52 Parking slots

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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

10. *New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATION

The design of the proposed new construction is called "One Marina Place". The east elevation faces the City Marina. The applicant is proposing a five story building. Although a portion of the building is less than five stories, the overall height is not. The five stories is not compatible with the historic district and nearby adjacent historical structures. This relationship should be carefully examined with the help of proper contextual drawings required by the applicant.

In addition, the project could be enhanced with a closer look at the traditional detailing of historic buildings inside the district. A majority of the historical buildings in the Downtown historic district were built in the Mediterranean Revival Style and this continues to be the preferred redevelopment strategy.

Staff recommends the applicant look at other historical buildings in the district for compatibility purposes: the Raulerson Building (139 North 2nd Street), the Peacock Building (200 North U.S. 1) and the Mediterranean Revival building located at 207-209 Orange Avenue. In addition to the contributing structures in the district, staff encourages the applicant to look at examples of new construction projects which have met the Secretary of the Interiors Standards for Rehabilitation such as: the nearby Kraaz & Kraaz building on North 2nd Street.

Staff Recommendation

Approve with Conditions

1. Revise architecture for consistency with historic precedent
2. Revise number of stories

One Marina Place Historic Board Exhibit



PP Cobb South of One Marina Place



PP Cobb South of One Marina Place



Power Plant North of One Marina Place



Power Plant North of One Marina Place

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North Palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building with underground parking garage on vacant land in the Downtown Historic District.

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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10. *New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATION

The following compatibility issues were observed:

Mass/Size/Scale:

The mass and scale of a building is an important design issue in a historic district. After reviewing the drawings it is evident that the proposed height and number of stories is incompatible with the district and adjacent historical buildings. Although new construction tends to be larger than many earlier structures, the current proposed design remains much greater in scale than the established context, therefore compromising the integrity of the historic district. The number of stories also remains greater than the number of stories that were recommended by the Historic Preservation Board at the previous HP Board meeting, which was four (4).

Architectural Features:

The applicant did a much better job adding traditional details to the newly proposed building. Although the addition of traditional detailing is needed to achieve compatibility, the addition of too much detailing used inconsistently can also have a negative impact. For example, the variety of so many different types of siding materials in this proposed design is inappropriate. In addition, the use of so many different railing styles, such as proposed on the North elevation is not compatible with historic themes. On the other hand, details such as traditional shutters used consistently on residential windows recall historic themes and are appropriate.

A second observation of the project is that Fenestration should be simple in shape and fenestration rhythms should be consistent with historical precedent. Windows should appear similar in scale, proportion and character to those traditionally used in the neighborhood.

Finally, the roof and its design is also a very important element in the overall building form. Roof forms should be consistent with historical precedent.

- Solona Croatian architect
- ARTICULATE

4 floors over DETAIL - was approved → over 65'-0"
Residential - 41

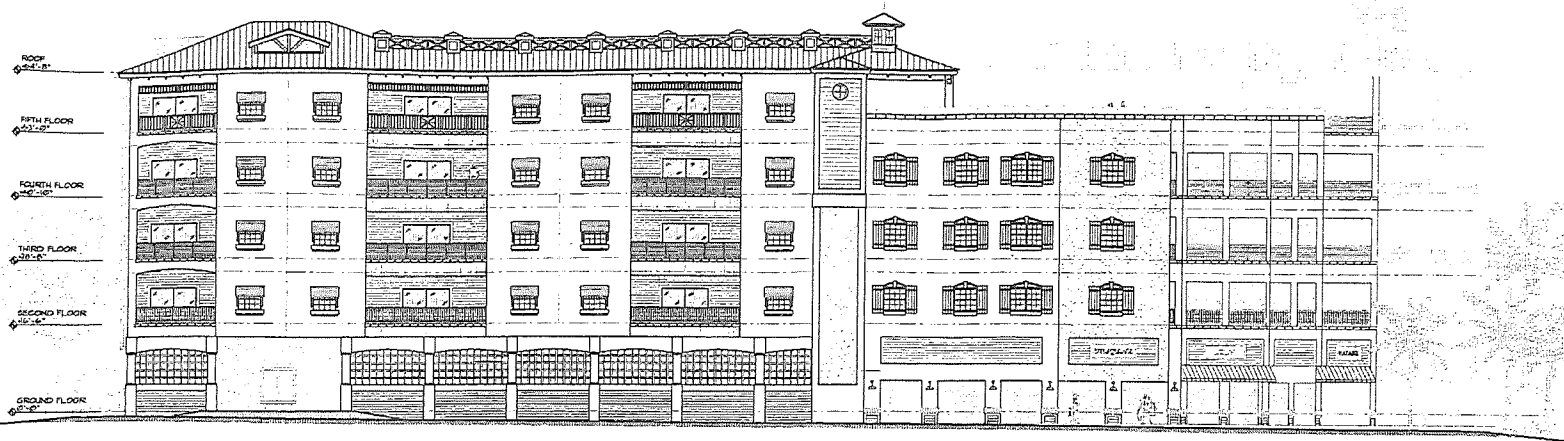
Staff Recommendation

Approve with Conditions

1. Revise Number of Stories
2. Revise Architecture for consistency with historic precedent
3. Revise Traditional Detailing
4. Archaeological Monitoring.
- 5.

no objection
Monitor site during
construction

met height + stories
requirement



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEMATIC #2
5 OCTOBER 2004

EDLUND - DRITENBAS - BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
45-14 EXPRESS
155 ROYAL PALM BLVD., SUITE "D"
PALM BEACH, FLORIDA 33480
PHONE: (772) 569-4220



SEAL:
GREGORY B. EDLUND

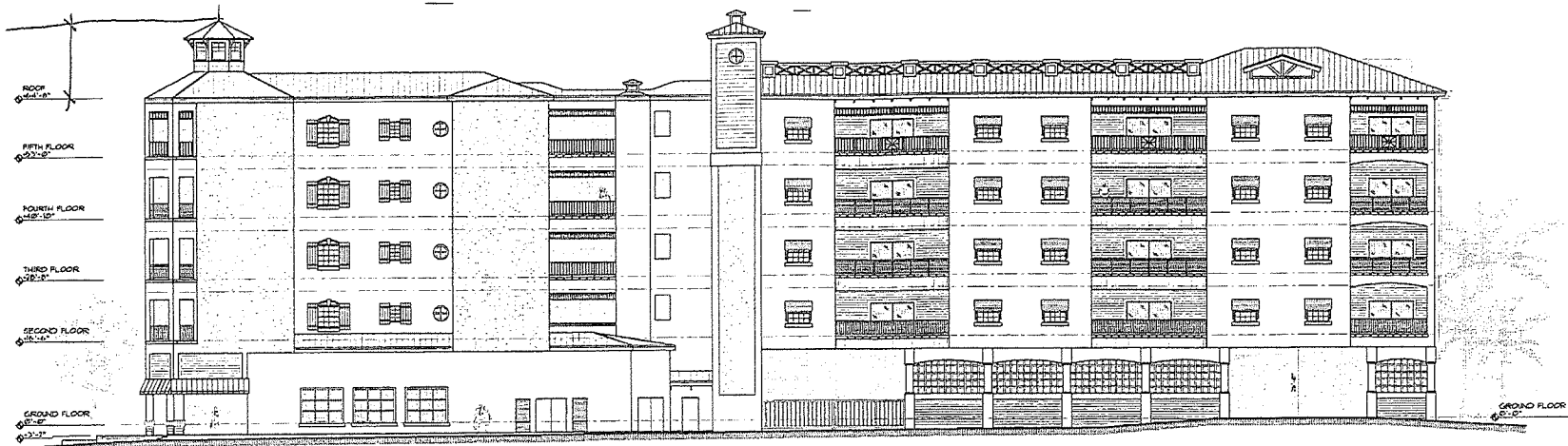
PROJECT: MIXED USE DEVELOPMENT
FOR: LOCATION DEVELOPMENT FOR PALM BEACH, FLORIDA

NO.	DATE	REVISIONS

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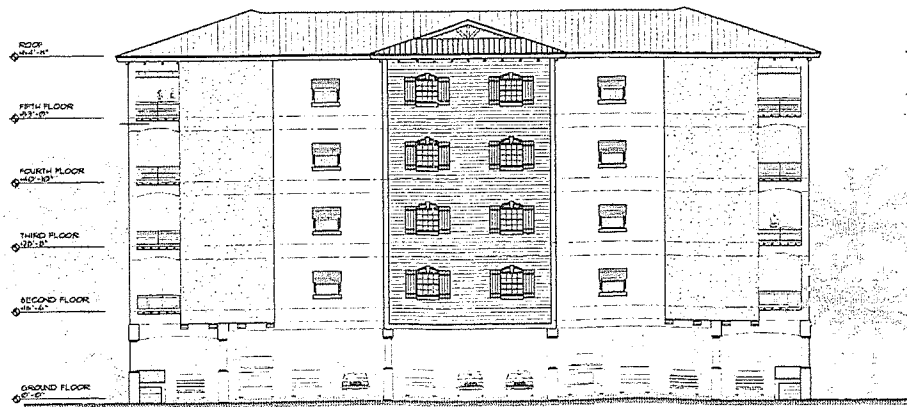
EDLUND, DRITENBAS & BINKLEY
DATE: 10/05/04
BY: JTB
CHECKED: GBC

SHEET NO.
A = 12
OF TWELVE



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

EDLUND, DRITENBAS, BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM AVENUE, SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 568-4320



SEAL:
 GREGORY B. EDLUND

PROJECT: MIXED USE DEVELOPMENT

LOCATION: DEVELOPMENT
 ADJACENT TO
 PORT PINNACLE, FLORIDA

FOR:

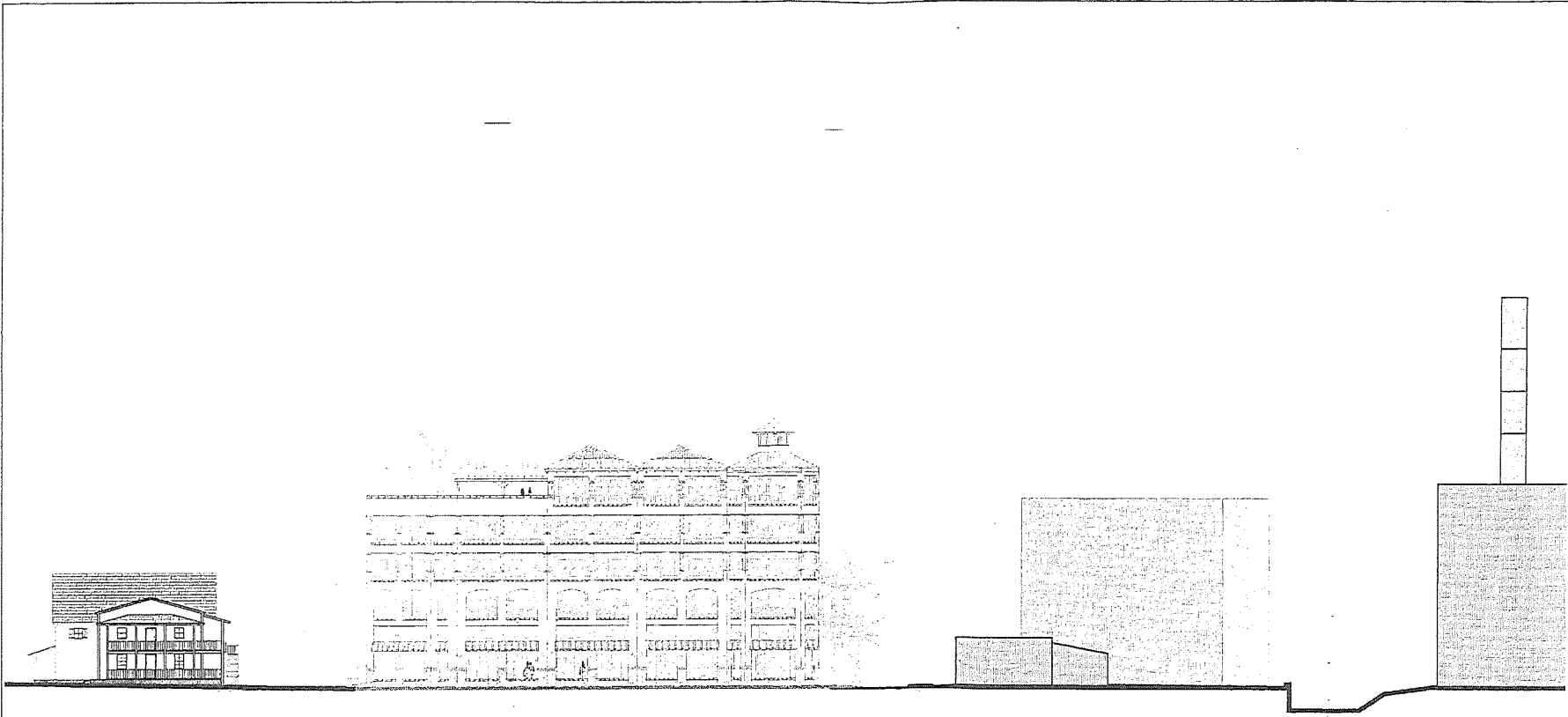
NO.	DATE	REVISIONS

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DATE: 10/05/04
 BY: JPB
 CHECK: GDB

SHEET NO.
A-11
 OF TWELVE

SCHEMATIC #3
 3 OCTOBER 2004



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EDLUND, DRITENBAS - BRINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM BLVD., SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 569-4320



SEAL:
 EDLUND, DRITENBAS - BRINKLEY
 ARCHITECTS AND ASSOCIATES

PROJECT: MIXED USE DEVELOPMENT

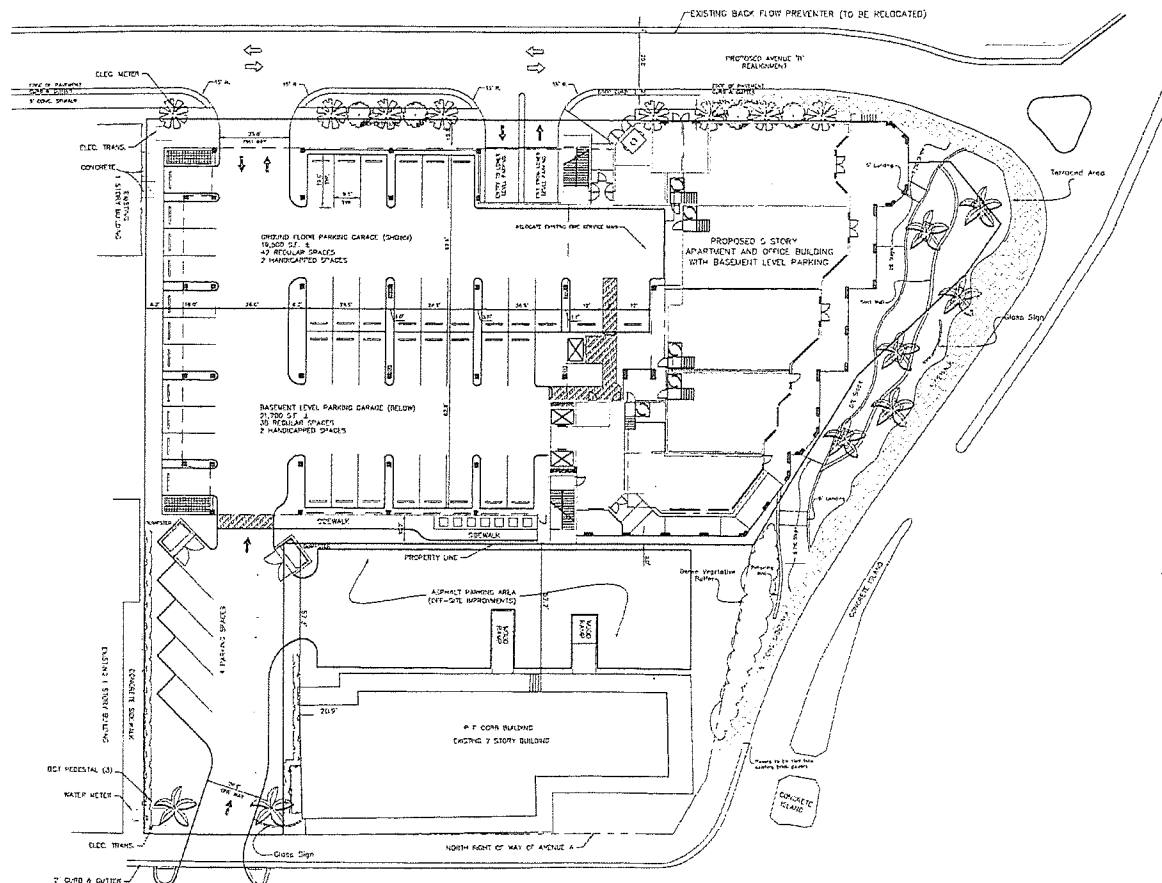
FOR: LOCATION DEVELOPMENT
 401 N. W. 12th AVE
 FORT LAUDERDALE, FLORIDA

NO.	DATE	REVISIONS

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LEGAL NO: 0006419
 DATE: 10/06/04
 BY: JTG
 CHECKED: GCS

SHEET NO.
A-10
 OF TWELVE



- Development Team:
- Applicant: Paul Jacquin & Sons, Inc. Michael Jacquin 7348 Commercial Circle Fort Pierce, Florida 34951
 - Owner: David Gardner 633 Kingfish Road N. Palm Beach FL 33408
 - Planner: Thomas Lucido & Associates 100 Avenue A Suite 2A Fort Pierce, Florida 34950
 - Landscape Architect: Thomas Lucido & Associates 100 Avenue A Suite 2A Fort Pierce, Florida 34950
 - Engineer: Culpapper & Trappenberg 2980 S. 25th Street Fort Pierce, FL 34981
 - Architect: Edlund, Britton & Binkley 65 Royal Palm Blvd. Suite D Vero Beach Florida 32960

Site Data:

Total Site Area	104 Acres
Existing Zoning	PUR
Proposed Zoning	PUR
Land Use	PUR
Proposed Use	Mixed Use Development
Number of Buildings	1
Parking Provided	88

Notes: 40 stalls basement parking is reserved.
44 stalls ground floor parking is reserved.

Site Improvement Coverage Summary

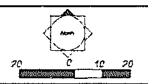
Site Data	Acres	Sq. Ft.	Percent
Gross Site Area	104	45,307.4	100%
Impervious Area	86	37,331.0	83%
Buildable Area	59	25,493.7	57%
Paving & Sidewalks	27	11,737.3	26%
Pervious Area	18	8,071.4	17%
Total	104	45,307.4	100%

Building Use	Use Area
Office	5178 SF
Recreation Amenity	1,470 SF
Retail	7,170 SF
Residential	41,628 SF

Notes:

- This plan is for a mixed use development containing residential apartments, commercial, and office space consistent with City of Fort Pierce PUR regulations.
- Please see the architectural plans for detailed square footage information.

Rev	Date	Description of Revision
02	02/04	Revision to Off-Site Parking
01		



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Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000315
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1201, Fax 772-467-1303

One Marina Place
 City of Fort Pierce
Final and Preliminary PUR Site Plan

CITY OF FORT PIERCE
Florida



OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

May 17, 2006

Mr. David Gordon
Location Development Corp.
633 Kingfish Road
North Palm Beach, FL 33408

Paul Jacquin & Sons
Attn: Michael Jacquin
P. O. Box 4343
Fort Pierce, FL 34954

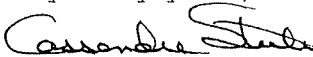
Dear Property Owner/Applicant:

At their meeting on May 15, 2006, the City Commission of the City of Fort Pierce held a Public Hearing on your Application for Site Plan Review submitted for reapproval of a Final PUR Development Plan for One Marina Place, a mixed use residential/retail development to be generally located at the northwest corner of Avenue A and Indian River Drive (100 Avenue A) in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to reapprove the Site Plan, to include the previous conditions originally placed upon approval of the Site Plan and any additional conditions discussed at their May 15th meeting.

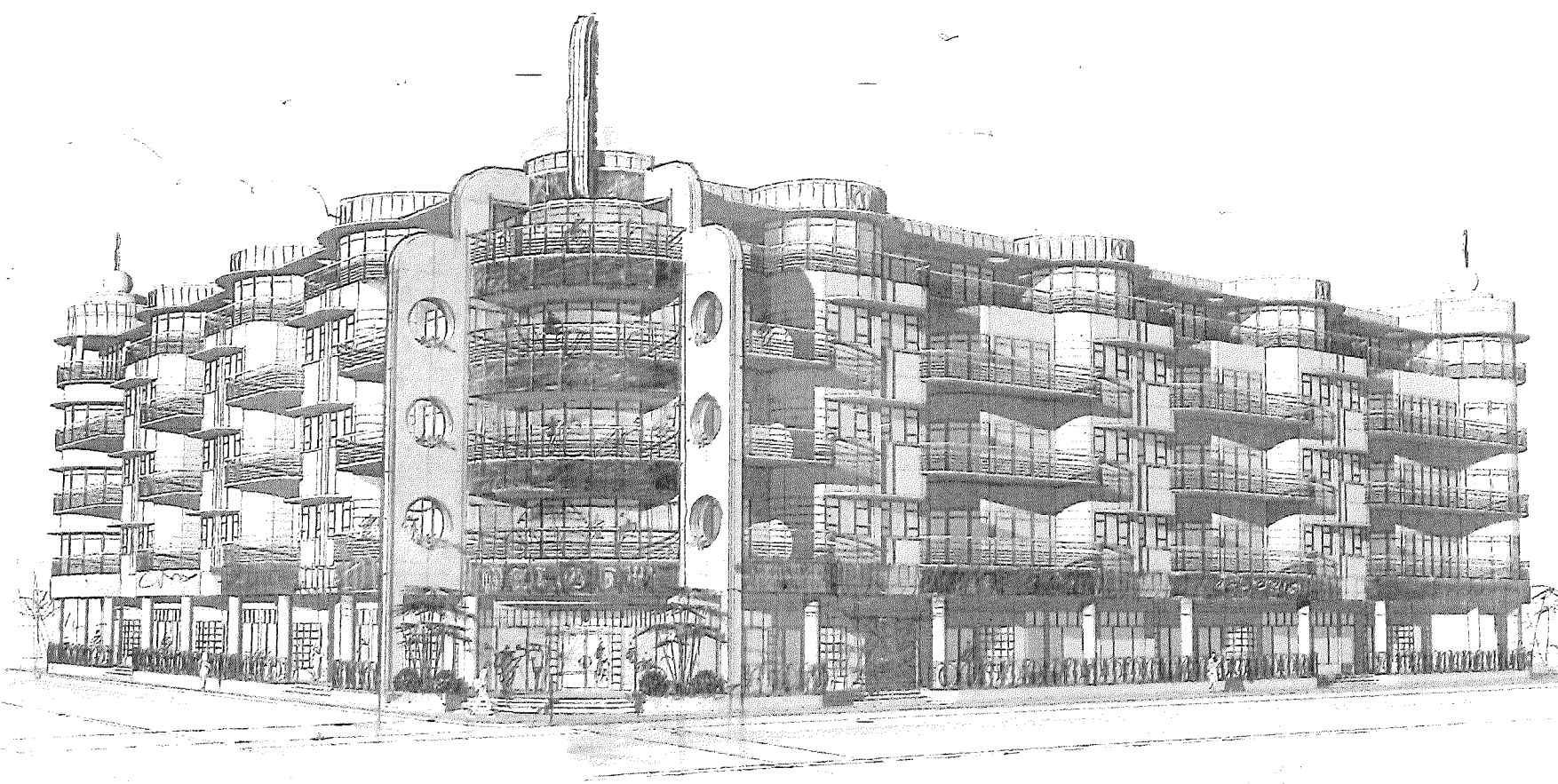
A certified copy of the Site Plan is enclosed.

Very truly yours,


Cassandra Steele, CMC
City Clerk

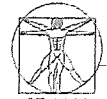
/cs
Enclosure

cc: City Manager
Director of Development
City Engineer
Utilities Authority - Planning & Engineering
Fire Marshal
Thomas Lucido & Associates (Representative)



The MELODY
Downtown Fort Pierce Waterfront

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA
PRESIDENT AR-001077
1205 WALKER HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33411
PH 561-659-2342
FAX 561-659-5346
www.regarch.com
CORPORATION NUMBER
AA 58471

CONCEPTUAL DESIGN
PACKAGE
MELODY
PLACE

FT. PIERCE, FLORIDA
NORTHEAST
PERSPECTIVE

REVISIONS	NO.

DATE	06-23-06
SCALE	
DRAWN	RG
CHECKED	RG
REG No.	06-0109
City Seal	

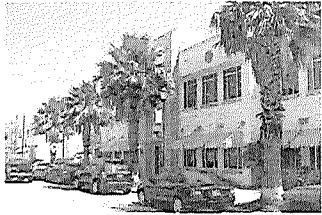
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APPROVED
11-28-06
DATE
x Willem van Nieuwenhuis
HISTORIC PRESERVATION BOARD CHAIR

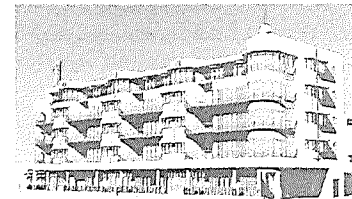
IMC
Communities
501-700-3450

A-0.0P1

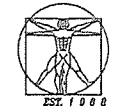
Fort Pierce Art Deco



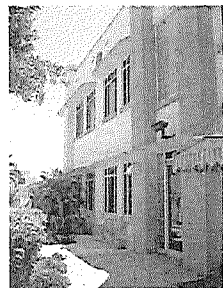
APPROVED
 11-28-2016
 DATE
 x Wilson for John Foster
 HISTORIC PRESERVATION BOARD CHAIR



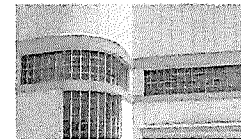
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 RICK GONZALEZ, AIA
 PRESIDENT AR-664472
 1015 BERGE HIGHWAY, SUITE 304
 WEST PALM BEACH
 FLORIDA 33411
 PH: (561) 659-2315
 FAX: (561) 659-4916
 www.regarch.com
 CORPORATION NUMBER
 A3400441

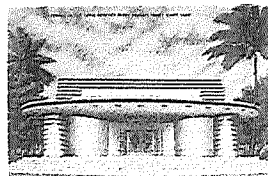


Characteristics of design
 Historical references
 Similarity to
 Distinctive architectural
 Bold proportions
 High quality materials and finishes



CONCEPTUAL DESIGN
 PACKAGE
**MELODY
 PLACE**

Mannerism 1940s



Architectural
 Classical features
 Projecting balconies
 Large steps
 Classical details

Streamline Moderne late 1930s



FT. PIERCE, FLORIDA

REVISIONS	NO.

DATE: 01-24-06

SCALE: _____

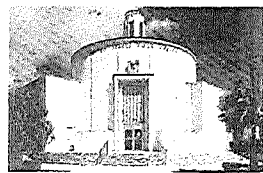
DRAWN: _____

CHECKED: REG

REG No. 65493

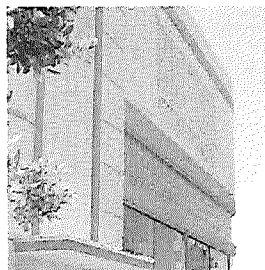
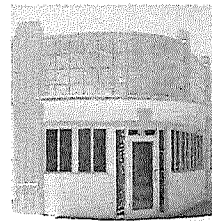
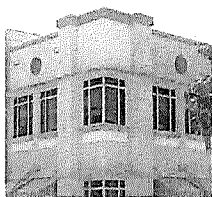
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Increased the central emphasis
 Horizontal symmetry
 Flat roof
 Asymmetrical

Moderne Art Deco 1930s



IMC
 Communities
 561-700-3856

A-0.0C

Early Art Deco 1920s

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 ARCHITECTS
 INTERIORS
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 P/E: (561)-659-2383
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CORPORATION NUMBER
 AA-0002417

CONCEPTUAL DESIGN
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**MELODY
 PLACE**

FT. PIERCE, FLORIDA
 WEST ELEVATION
 EAST ELEVATION

REVISIONS	NO.

DATE 08-24-06
 SCALE 1/16"=1'-0"
 DRAWN BE
 CHECKED REG
 REG No. 05039
 © 2006

OWNERSHIP AND USE OF THESE DOCUMENTS IS RESTRICTED TO THE PROJECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT HAS BEEN COMPLETED. NO PART SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND SIGN APPROVED CONSENT OF THE ARCHITECT.

PRINTED FILE

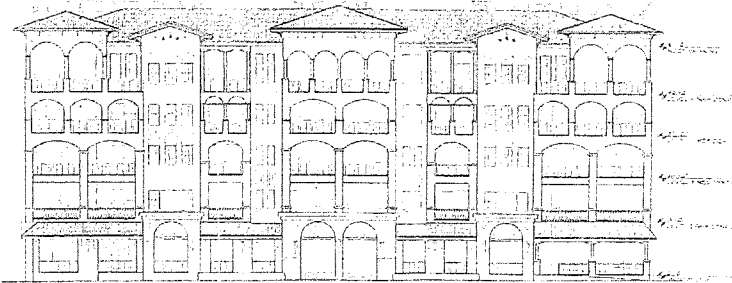
IMC
 Communities

581-799-3858

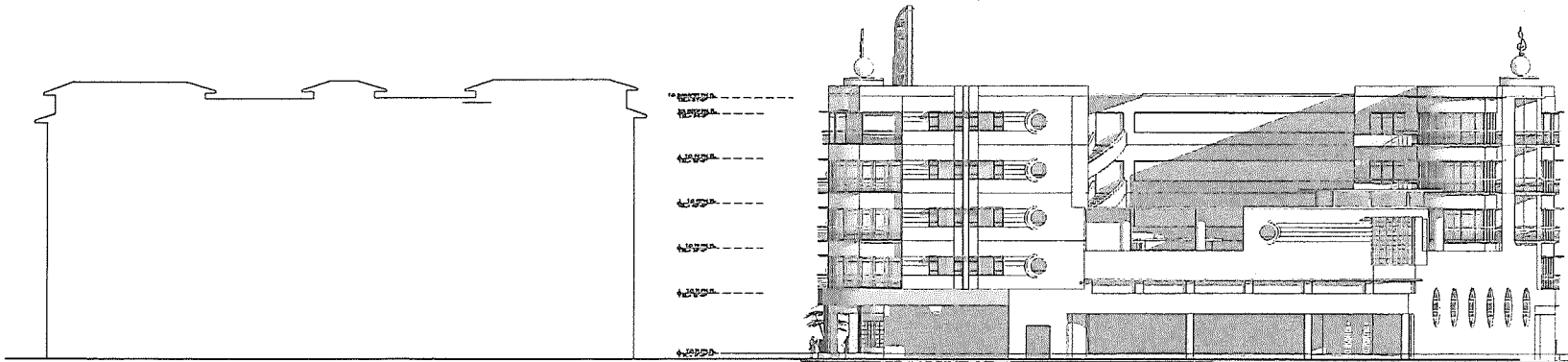
A-3.01



① EAST ELEVATION



① WEST ELEVATION



APPROVED
 11.28.06
 DATE
 * [Signature]
 HISTORIC PRESERVATION BOARD CHAIR





Proposed Site Plan



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



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Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Historical Preservation Board Meeting

Kings Landing

November 15, 2021

Meeting Date: 12/14/2021

Information

REQUESTED ACTION

Certificate of Appropriateness 21-19 - Kings Landing Mixed Use Development - at or near 322 North 2nd Street

LOCATION

At or near 322 North 2nd Street. Parcel IDs #: 2410-503-0043-000-2, 2410-503-0041-020-4, 2410-503-0013-000-3, 2410-503-0012-010-9, 2410-503-0030-0008, 2410-503-0019-010-8, 2410-503-0034-0006, 2410-502-0020-000-5, 2410-503-0019-000-5, 2410-503-0036-010-3.

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Staff recommends Approval of the Certificate of Appropriateness (COA) to the King's Landing Mixed Use Project.

The Historic Preservation Board may:

- Approve the proposed revised COA as presented
- Approve the proposed redesigned COA with conditions or recommendations
- Deny the proposed revised project

Attachments

staff report
Amended Application
Property Cards
Public Notification
Kings Landing Architect Presentation

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 12/07/2021

Started On: 11/08/2021 11:04 AM



HISTORIC PRESERVATION BOARD : PUBLIC HEARING

NOVEMBER 15, 2021

MAY 24, 2021

COA 21-19R

Owner

Fort Pierce Redevelopment
Agency

Applicant

Audubon Development, LLC

Location

322 N 2nd Street

Parcels ID

2410-503-0012-010-9
2410-503-0041-020-4
2410-503-0030-000-8
2410-503-0034-000-6
2410-503-0020-000-5
2410-503-0019-010-8
2410-503-0036-010-3
2410-503-0019-000-5
2410-503-0043-000-2
2410-503-0013-000-3

Historic Status

This is a vacant property located in the Downtown Historic District.

Staff

Maria Lewicka, AICP
Historic Preservation Planner



ORIGINAL PROPOSAL — MAY 24, 2021

HISTORY

In 2002, Downtown Fort Pierce was designated as a historic district due to the architectural significance in the Mediterranean Revival, Mission, Art Moderne, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles. The Downtown Historic District is the foundation for the City's commercial, political, and social history from settlement in 1882 through the late 1950's.

BACKGROUND

On May 24, 2021, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness (COA) for the King's Landing project, the site of the former H.D. King Plant site, circa 1911, located in the heart of the City's downtown. On October 25, 2021, following the HPB approval, an application for an amendment to the Planned Development (PD) and Site Plan was recommended for approval by the Planning Board (PB). The subject application includes the design elements presented to the PB, which are changes to the height and refinements to the building elevations that require an additional review and approval as an amendment to the original COA approved by the HPB on May 24, 2021.

The subject properties consist of approximately 7.824 acres and are located west of Indian River Drive and south of A.E. Backus Avenue. The subject parcels have a Future Land Use designation of Central Business District (CBD) with a compatible underlying Zoning classification of PD. The land is currently cleared and undeveloped.

SECRETARY OF INTERIOR STANDARDS FOR CONSIDERATION

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



ORIGINAL SITE PLAN

Below is the updated site plan that was recommended for approval by the PB on October 25, 2021. The changes include an interior parking structure and adjustments to the height of the buildings and parking configurations, among other refinements.



UPDATED SITE PLAN

CURRENT APPLICANT REQUEST

The applicant is proposing the construction of a mixed use community with associated site improvements which includes the following:

- 114 Residential Units — 106 Condos & 8 Townhomes
- 35,085 SF – Restaurant Use
- 140 Room Hotel
- 17,290 SF – Retail Use
- 170 space Parking Garage and 129 space Surface Parking totaling 299 Parking Spaces



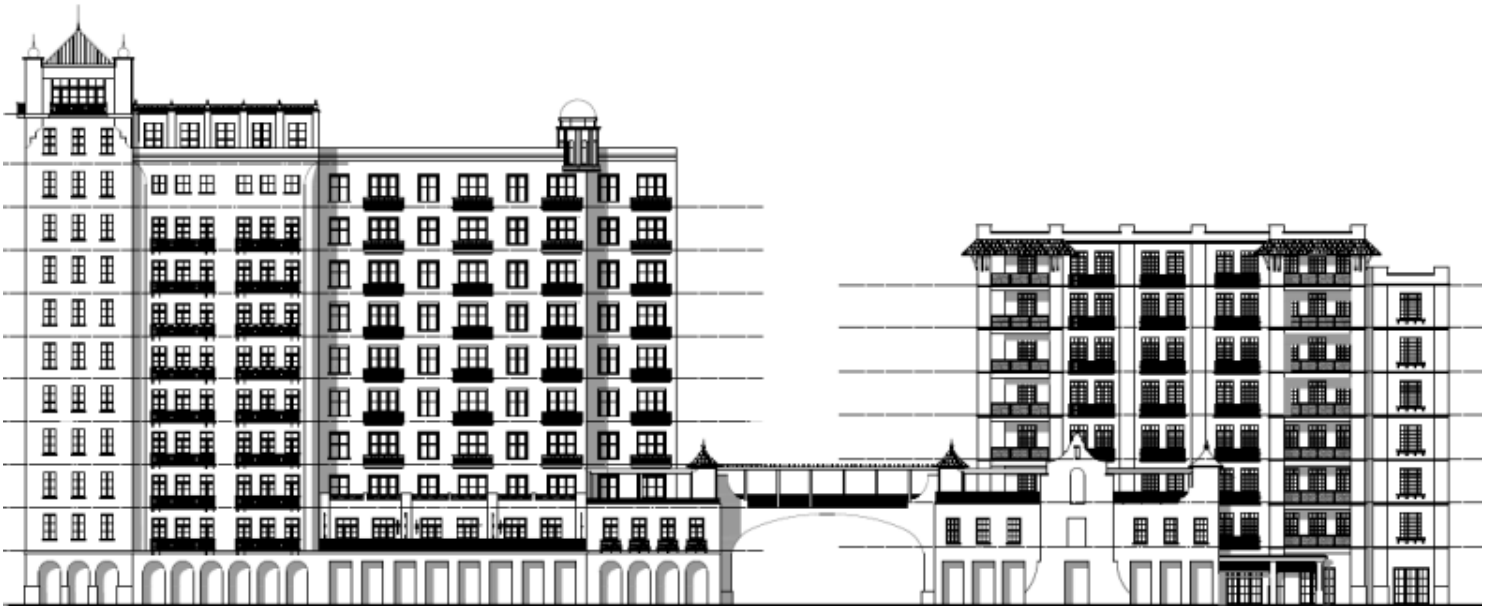
REVISED INTERNAL WEST ELEVATION — NOVEMBER 15, 2021



UPDATED INTERNAL NORTH ELEVATION — NOVEMBER 15, 2021



EAST ELEVATION—MAY 24, 2021



UPDATED EAST ELEVATION — NOVEMBER 15, 2021



SOUTH ELEVATION—MAY 24, 2021



UPDATED SOUTH ELEVATION — NOVEMBER 15, 2021

STAFF ANALYSIS

On May 24, 2021, the HPB approved the project presented at that time with the following conditions and recommendations:

- If the project will be redesigned to exceed eight stories in height it would come back to the HPB for review
- Project will incorporate a parking garage
- Staff will review the final landscape details, crosswalk safety, way finding signs and overall signage
- Project will define entries for both pedestrians and vehicles coming to the project
- Encouraged a review of parking supply by the Planning Board and City Commission

In compliance with HPB recommendation, the applicant is resubmitting the Kings Landing Project for a second review. Staff recommends approval of the Certificate of Appropriateness for the King’s Landing mixed use project.

The Historic Preservation Board may:

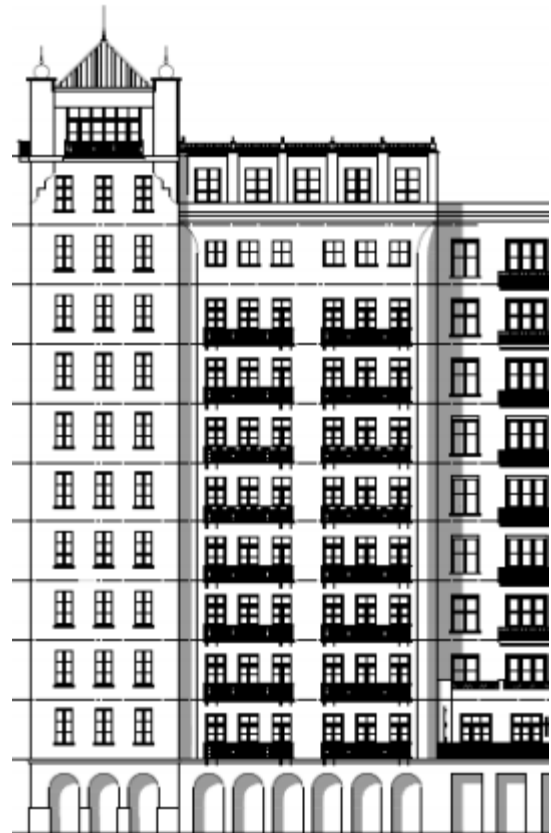
- Approve the proposed revised COA as presented
- Approve the proposed revised COA with conditions or recommendations
- Deny the proposed revised COA



COURTHOUSE



RENAISSANCE BUILDING



KINGS LANDING



Bldg. Permit # _____

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 322 N. 2nd Street, Fort Pierce, FL

Parcel ID #: 2410-503-0041-020-4, 2410-503-0012-010-9, 2410-503-0020-000-5, 2410-503-0034-000-6, 2410-503-0019-000-5, 2410-503-0030-000-8

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): Fort Pierce Redevelopment Agency

Mailing Address: 100 N. US Highway 1, Fort Pierce, FL 34950-4205

Phone Number(s): 772-465-4170 Email: nmimms@cityoffortpierce.com

Applicant
 Name(s): Audubon Development

Mailing Address: 184 Sunset Avenue # 38, Palm Beach, FL 33480

Phone Number(s): 702-592-4200 Email: dale@audubondevelopment.com

Representative
 Name(s): Engineering Design & Construction, Inc.

Mailing Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Phone Number(s): 772-462-2455 Email: bradcurrie@edc-inc.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, Owned by Fort Pierce Reevaluation District as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) See attached project narrative

Other (describe) _____

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

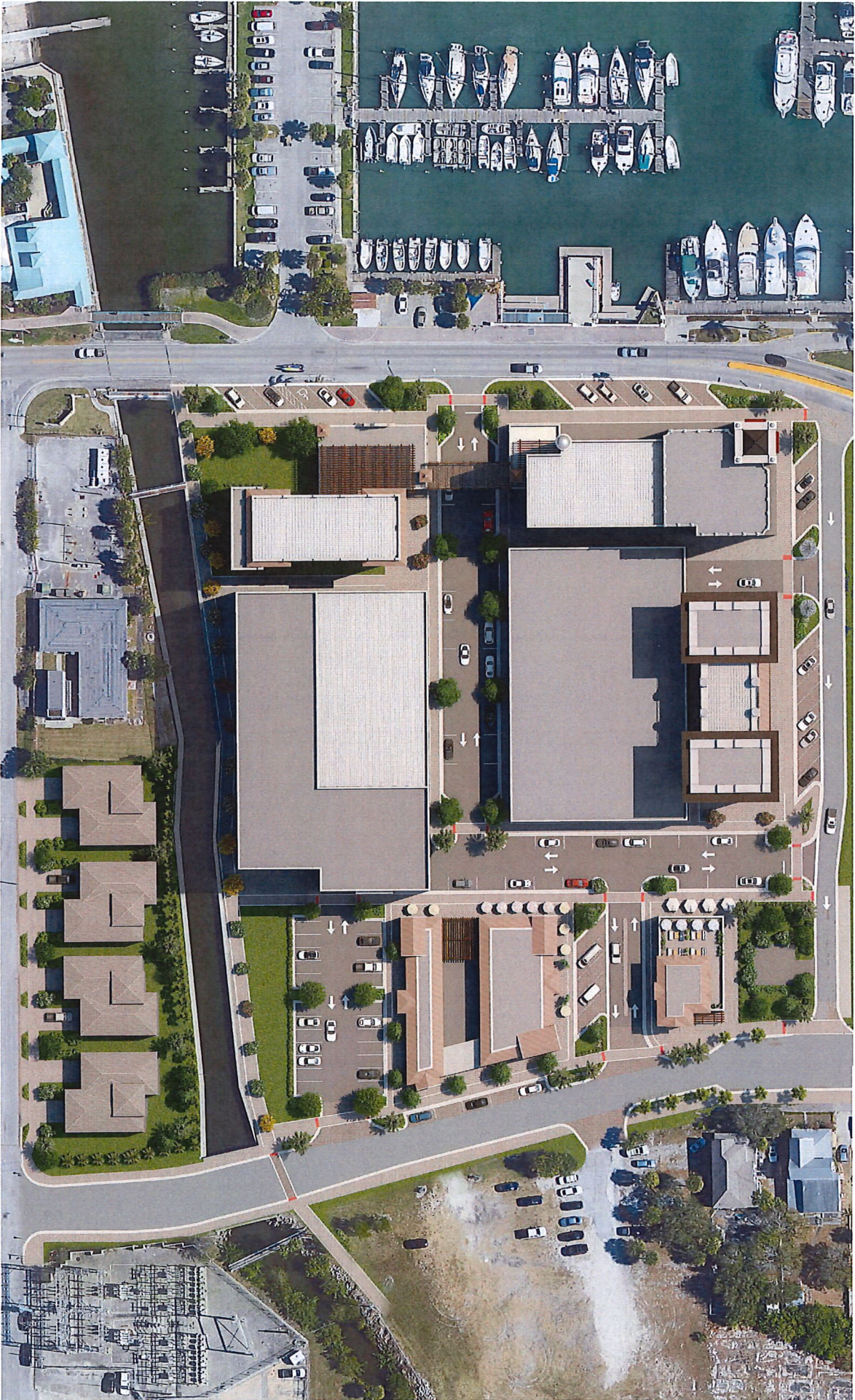
Construction of a mixed use development including retail, restaurants, hotels and residential uses.

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

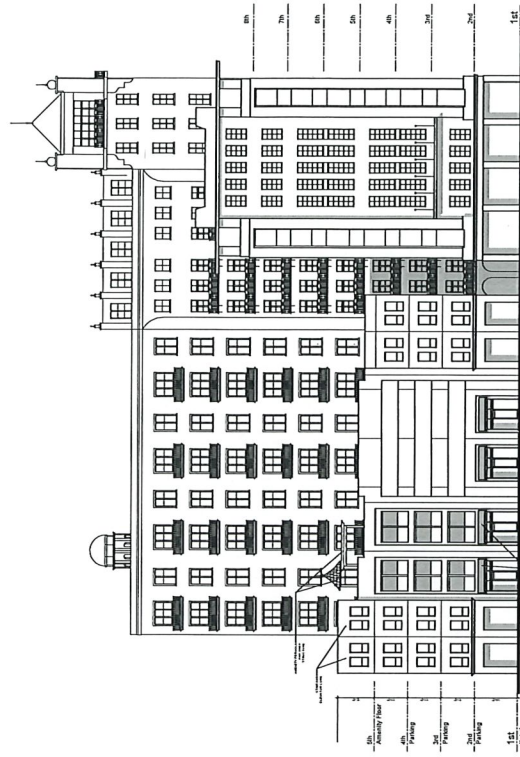
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

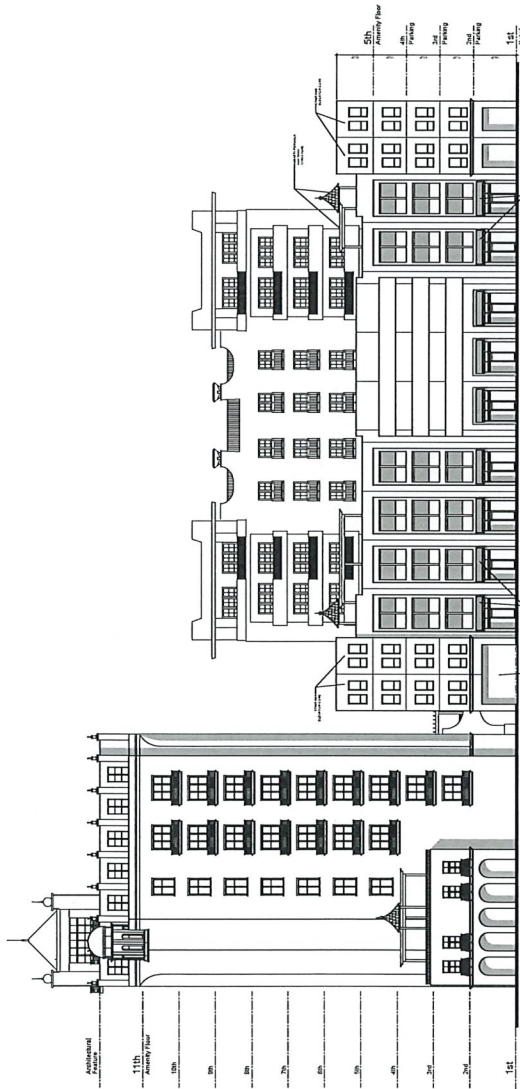
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main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



KINGS LANDING
SITE PLAN



WEST ELEVATION



NORTH ELEVATION



**Saint Lucie County Property Appraiser
Michelle Franklin CFA**

Report generated: Tuesday, June 25, 2019

Parcel Report



Parcel

Parcel ID: 2410-503-0041-020-4
Property ID: 23050
Owner 1: Fort Pierce Redevelopment Agency
Site Address: 322 N 2nd ST

Owner

Owner 1: Fort Pierce Redevelopment Agency
Owner 2:
Owner 3:
Mailing Address: 100 N US Highway 1 Fort Pierce, FL 34950-4205

Overview

Primary Land Use: 8000 - VAC GOVT
District Group: 9122 - Fort Pierce
Subdivision: Aaron Lee's Map of Fort Pierce
Just/Market Value: \$2,842,300
Finished Area:
Acres: 3.75
Total Area: 163,350

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE 10 35 40 BEG AT SW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO S BANK OF MOORE'S CREEK, TH ELY ALG S BANK OF MOORE'S CREEK TO E RD R/W LI OF IND RIV DR, TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER, TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB-LESS E 20 FT AND LESS S 50 FT AND LESS N 165 FT OF E 75 FT AND LESS S 87 FT OF W 67 FT- (MAP 24/10B) (3.75 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$2,842,300	\$0	\$2,842,300	\$0	\$2,842,300	\$2,842,300	\$0	\$0	\$0
2017	\$2,842,300	\$0	\$2,842,300	\$0	\$2,605,460	\$2,605,460	\$0	\$236,840	\$0
2016	\$2,368,600	\$0	\$2,368,600	\$0	\$2,368,600	\$2,368,600	\$0	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2018		\$2,842,300

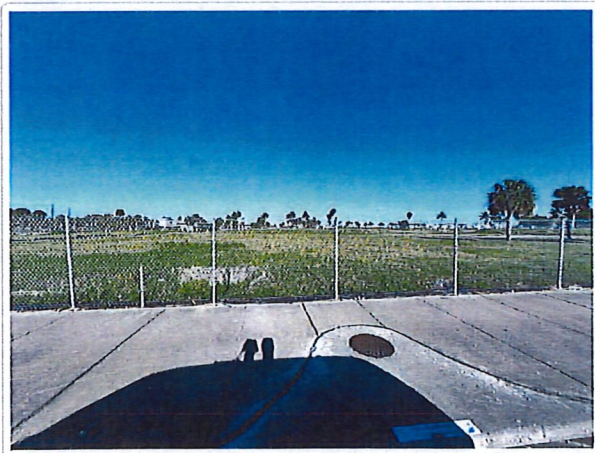
Land Lines

Line Number	Units	Unit Type
1	163,350	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/15/2009	\$100	0318	SP	Ft Pierce City Of	3136-2650	Clerk of Courts
12/31/1899	\$0					Clerk of Courts

Photos



Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	11.6	\$800.40

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	2014
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Permits

Permit Number	Issue Date	Description
0800001187	07/18/2008	Demolition
CR2004107	11/08/2004	Alterations/Remodeling
RF20041470	11/08/2004	Roof
RF2002-25	10/02/2002	Roof
F98-000063	03/26/1998	Alterations/Remodeling
F97-001070	10/03/1997	Additions to existing construction
F93-001281	01/05/1993	Roof
F91000912	07/19/1991	Shed



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 25, 2019
Parcel Report



Esri, HERE, Garm...



Parcel

Parcel ID: 2410-503-0012-010-9
Property ID: 175187
Owner 1: Fort Pierce Redevelopment Agency
Site Address: 125 A E Backus AVE

Owner

Owner 1: Fort Pierce Redevelopment Agency
Owner 2:
Owner 3:
Mailing Address: 100 N US Highway 1 Fort Pierce, FL 34950-4205

Overview

Primary Land Use: 8000 - VAC GOVT
District Group: 9122 - Fort Pierce
Subdivision: Aaron Lee's Map of Fort Pierce
Just/Market Value: \$435,800
Finished Area:
Acres: 0.69
Total Area: 30,056

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE 10 35 40 BLK A LOTS 2, 3 AND 4 AND BLK B LOT 1-LESS W 20 FT AND LESS E 92.70 FT OF THE FOL DESC PARCEL: BLK A LOT 1 AND THAT LAND ABUTTING LOT 1 ON E LYG BTWN E LI OF LOT 1 AND W LI OF TRACT Y OF IND RIV MEMORIAL PARK- (PB 10-36) (0.69 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$435,800	\$0	\$435,800	\$0	\$435,800	\$435,800	\$0	\$0	\$0
2017	\$435,800	\$0	\$435,800	\$0	\$435,800	\$435,800	\$0	\$0	\$0
2016	\$435,800	\$0	\$435,800	\$0	\$435,800	\$435,800	\$0	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.9	\$131.10

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2018	2010	\$435,800

6/25/2019

Feature Report

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched Area: 0
Year Built:
Effective Year: 2014
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	30,056	SqFt

Permits

Permit Number	Issue Date	Description
BP12-0213	02/09/2012	Alterations/Remodeling
F98-000031	03/26/1998	Alterations/Remodeling
F94-001030	08/25/1994	Shed
F94-01030A	08/25/1994	Shed

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/15/2009	\$100	0318	SP	Ft Pierce City Of	3136-2650	Clerk of Courts
12/31/1899	\$0				-	Clerk of Courts

Photos

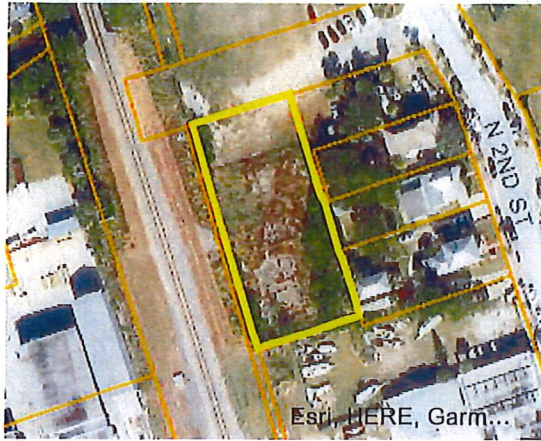




Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 25, 2019

Parcel Report



Parcel

Parcel ID: 2410-503-0034-000-6
Property ID: 23047
Owner 1: Ft Pierce City Of
Site Address: 218 Avenue B

Owner

Owner 1: Ft Pierce City Of
Owner 2: Ft Pierce Utilities Authority
Owner 3:
Mailing Address: P O Box 3191 Fort Pierce, FL 34948-3191

Overview

Primary Land Use: 8000 - VAC GOVT
District Group: 9122 - Fort Pierce
Subdivision: Aaron Lee's Map of Fort Pierce
Just/Market Value: \$265,000
Finished Area:
Acres: 0.494
Total Area: 21,500

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE BLK E LOTS 5 AND 6 AND N 15 FT OF W 100 FT OF PALM TERR (MAP 24/10D)(DBK 261-544)(OR 732-2814)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$265,000	\$0	\$265,000	\$0	\$265,000	\$265,000	\$0	\$0	\$0
2017	\$265,000	\$0	\$265,000	\$0	\$265,000	\$265,000	\$0	\$0	\$0
2016	\$265,000	\$0	\$265,000	\$0	\$265,000	\$265,000	\$0	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2019	1.4	\$96.60

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2018		\$265,000

6/25/2019

Feature Report

Improvements

Building Sequence: 1
Bedrooms: 0
Bathrooms: 0
Building Type: -
Story Height:
No of Living Units:
Total Finished Area: 0
Gross Sketched Area: 0
Year Built:
Effective Year: 2014
Primary Roof Cover:
Primary Roof Structure:
Primary Wall:
A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	21,500	SqFt

Permits

Permit Number	Issue Date	Description
F92000074	01/26/1992	Fence

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
03/11/1991	\$100	XX02	WD	SOUTHEASTERN PUBLIC SERVICE CO	732-2814	Clerk of Courts

Photos





Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 25, 2019

Parcel Report



Parcel

Parcel ID: 2410-503-0020-000-5
 Property ID: 23038
 Owner 1: Fort Pierce Redevelopment Agency
 Site Address: N 2nd ST

Owner

Owner 1: Fort Pierce Redevelopment Agency
 Owner 2:
 Owner 3:
 Mailing Address: 100 N US Highway 1 Fort Pierce, FL 34950-4205

Overview

Primary Land Use: 8000 - VAC GOVT
 District Group: 9122 - Fort Pierce
 Subdivision: Aaron Lee's Map of Fort Pierce
 Just/Market Value: \$259,000
 Finished Area:
 Acres: 0.41
 Total Area: 17,860

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE BLK B BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST, TH RUN NLY 126.3 FT M/L, TH WLY 87 FT M/L, TH NLY TO MOORES CREEK, TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR, TH SLY ALG R/W LI TO N LI OF AV B, TH ELY TO POB-LESS NLY AND WLY 20 FT- (MAP 24/10D) (0.41 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$259,000	\$0	\$259,000	\$0	\$259,000	\$259,000	\$0	\$0	\$0
2017	\$259,000	\$0	\$259,000	\$0	\$259,000	\$259,000	\$0	\$0	\$0
2016	\$259,000	\$0	\$259,000	\$0	\$259,000	\$259,000	\$0	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	1.1	\$75.90



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 25, 2019

Parcel Report



Parcel

Parcel ID: 2410-503-0019-000-5
 Property ID: 23037
 Owner 1: Fort Pierce Redevelopment Agency
 Site Address: N 2nd ST

Owner

Owner 1: Fort Pierce Redevelopment Agency
 Owner 2:
 Owner 3:
 Mailing Address: 100 N US Highway 1 Fort Pierce, FL 34950-4205

Overview

Primary Land Use: 8000 - VAC GOVT
 District Group: 9122 - Fort Pierce
 Subdivision: Aaron Lee's Map of Fort Pierce
 Just/Market Value: \$63,200
 Finished Area:
 Acres: 0.1
 Total Area: 4,356

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE BLK B FROM INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST, TH RUN NLY 126.3 FT M/L TO POB; TH WLY 87 FT M/L, TH AT RT ANGLE RUN NLY TO MOORE'S CREEK, TH MEANDER ALG CREEK TO W RD R/W LI OF N 2 ST, TH SLY ALG R/W TO POB-LESS NLY 20 FT- (MAP 24/10D) (0.10 AC) (OR 3136-2650)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$63,200	\$0	\$63,200	\$0	\$63,200	\$63,200	\$0	\$0	\$0
2017	\$63,200	\$0	\$63,200	\$0	\$63,200	\$63,200	\$0	\$0	\$0
2016	\$63,200	\$0	\$63,200	\$0	\$63,200	\$63,200	\$0	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)
[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2010	0.3	\$20.70

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2018		\$63,200



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, June 25, 2019
Parcel Report



Parcel

Parcel ID: 2410-503-0030-000-8
Property ID: 23043
Owner 1: Ft Pierce City Of
Site Address: N 2nd ST

Owner

Owner 1: Ft Pierce City Of
Owner 2: Ft Pierce Utilities Authority
Owner 3:
Mailing Address: PO Box 3191 Fort Pierce, FL 34948-3191

Overview

Primary Land Use: 8000 - VAC GOVT
District Group: 9122 - Fort Pierce
Subdivision: Aaron Lee's Map of Fort Pierce
Just/Market Value: \$106,900
Finished Area:
Acres: 0.169
Total Area: 7,375

Legal Description

Legal Description: AARON LEE'S MAP OF FORT PIERCE BLK E LOT 1 AND W 3.5 FT OF LOT 2 (MAP 24/10B) (DBK 261-544)(OR 732-2814)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	\$106,900	\$0	\$106,900	\$0	\$106,900	\$106,900	\$0	\$0	\$0
2017	\$106,900	\$0	\$106,900	\$0	\$106,900	\$106,900	\$0	\$0	\$0
2016	\$106,900	\$0	\$106,900	\$0	\$106,900	\$106,900	\$0	\$0	\$0

Tax Links

- [SLC Tax Collector's Office taxes for this parcel](#)
- [Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	0.5	\$34.50

Exemptions

Description	Tax Year	Grant Year	Amount
City of Ft Pierce	2018		\$106,900

Property Identification

Site Address: INDIAN RIVER DR
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0043-000-2
 Jurisdiction: Fort Pierce

Use Type: 8000
 Account #: 23055
 Map ID: 24/10N
 Zoning: Light Indu

Ownership

Ft Pierce City Of
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

AARON LEE'S MAP OF FORT PIERCE 10 35 40 E 20 FT AND S 50 FT AND N 165 FT OF E 75 FT AND S 87 FT OF W 67 FT OF THE FOL DESC PARCEL: BEG AT NW COR OF LOT 2 BLK F RUN NWLY ALG E RD R/W LI OF N 2 ST TO SLY LI OF MOORE'S CREEK, TH ELY ALG R/W LI OF MOORE'S CREEK TO E RD R/W LI OF IND RIV DR, TH SLY ALG IND RIV DR TO SE COR OF BULKHEAD OF RECREATION PIER, TH WLY TO INT OF ELY RD R/W LI OF N 2 ST AND SW COR OF LOT 2 AND POB- (1 AC - 43,560 SF) (MAP 24/10B)

Current Values

Just/Market Value: \$631,600
 Assessed Value: \$631,600
 Exemptions: \$631,600
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 1
 Land Size (SF): 43,560

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.

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	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
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Full Baths: 0
 Half Baths: 0
 A/C %: 0%

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

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



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items


Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$631,600	2021		8000	City of Ft Pierce	\$631,600
Just/Market:	\$631,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$631,600					
Exemption(s):	\$631,600					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	2.7	Fort Pierce Stormwater Charge	\$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$631,600	\$631,600	\$631,600	\$0
2020	\$631,600	\$631,600	\$631,600	\$0
2019	\$631,600	\$631,600	\$631,600	\$0
2018	\$631,600	\$631,600	\$631,600	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F88000002B	Jan 1, 1988	Commercial New Construction	\$66,000	\$66,000
F91000547	Apr 25, 1991	Roof	\$1,000	\$1,000
F92-001610	Dec 28, 1992	Roof	\$4,800	\$4,800

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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Property Identification

Site Address: 101 Avenue C
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0013-000-3
 Jurisdiction: Fort Pierce

Use Type: 9400
 Account #: 23034
 Map ID: 24/10N
 Zoning: Light Indu

Ownership

Ft Pierce City Of
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK B W 20 FT OF LOT 1 (0.05 AC) (MAP 24/10A)

Current Values

Just/Market Value: \$0
 Assessed Value: \$0
 Exemptions: \$0
 Taxable Value: \$0



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): 0.05
 Land Size (SF): 2,178

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	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
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Full Baths: 0
 Half Baths: 0
 A/C %: 0%

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

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



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items


Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0	2021		8000	City of Ft Pierce	\$0
Land:	\$0					
Just/Market:	\$0					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$0					
Exemption(s):	\$0					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.1	Fort Pierce Stormwater Charge	\$0.00

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
2021	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F94-001030	Aug 25, 1994	Shed	\$3,000	\$3,000
F94-01030A	Aug 25, 1994	Shed	\$2,130,074	\$2,130,074
F98-000031	Mar 27, 1998	Alterations/Remodeling	\$13,000	\$13,000

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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Property Identification

Site Address: N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0019-010-8
 Jurisdiction: Fort Pierce

Use Type: 8000
 Account #: 175188
 Map ID: 24/10N
 Zoning: Light Indu

Ownership

Ft Pierce City Of
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK B NLY AND WLY 20 FT OF FOL DESC PARCEL: BEG INT OF N RD R/W LI OF AV B AND W RD R/W LI OF N 2 ST, TH RUN NLY TO MOORES CREEK, TH MEANDER ALG CREEK WLY TO R/W LI OF FEC RR, TH SLY ALG R/W LI TO N LI OF AV B, TH ELY TO POB AND THAT PART OF N 1/2 OF VAC AVE B ADJ ON S (0.144 AC - 6,273 SF) (OR 215-983)



Current Values

Just/Market Value: \$45,500
 Assessed Value: \$45,500
 Exemptions: \$45,500
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.14
 Land Size (SF): 6,273

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.

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	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
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Full Baths: 0
 Half Baths: 0
 A/C %: 0%

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

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



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$45,500	2021	2010	8000	City of Ft Pierce	\$45,500
Just/Market:	\$45,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$45,500					
Exemption(s):	\$45,500					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.3	Fort Pierce Stormwater Charge	\$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$45,500	\$45,500	\$45,500	\$0
2020	\$41,100	\$41,100	\$41,100	\$0
2019	\$41,100	\$41,100	\$41,100	\$0
2018	\$41,100	\$41,100	\$41,100	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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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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Property Identification

Site Address: 208 Avenue A
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0036-010-3
 Jurisdiction: Fort Pierce

Use Type: 9800
 Account #: 174050
 Map ID: 24/10N
 Zoning: Light Indu

Ownership

Fort Pierce Redevelopment Agency
 100 N US Highway 1
 Fort Pierce, FL 34950-4205

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK E THAT PART OF LOTS 7 AND 8 MPDAF: BEG SE COR LOT 8 RUN S 72.55 07 W 8.93 FT, TH N 16 51 27 W 400 FT, TH N 72 55 07 E 6.30 FT, TH S 17 14 05 E 400 FT TO POB AND THAT PART OF S 1/2 OF VAC AVE B ADJ ON N (0.076 AC - 3,311 SF) (MAP 24/10N) (OR 3879-1820) (MAP 24/10B)



Current Values

Just/Market Value: \$0
 Assessed Value: \$0
 Exemptions: \$0
 Taxable Value: \$0

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): 0.08
 Land Size (SF): 3,311

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	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2016	3879 / 1820	0118	QC	FDG Rail Holdings 17 LLC	\$8,500
Dec 20, 2007	2921 / 0900	XX03	QC	FEC RR	\$100
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

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

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



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items


Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$0	2021		8000	City of Ft Pierce	\$0
Just/Market:	\$0					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$0					
Exemption(s):	\$0					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2008	0041	0.5	Fort Pierce Stormwater Charge	\$34.50

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
2021	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0
2019	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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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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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 21-19 – Mixed Use Development – at or near 322 North 2nd Street

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37. Public Hearings (a)

NOTICE BY NEWSPAPER: November 5, 2021

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 11/05/2021





Proposed Site Plan



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



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Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Historical Preservation Board Meeting

Kings Landing

November 15, 2021

Historic Preservation Board - 2:00 pm

6. a.

Meeting Date: 12/14/2021

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - November 2021

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA November 2021

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 12/07/2021

Started On: 12/06/2021 04:02 PM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in November 2021.

- COA #21-68, 705 S 8th Street – Windows & Doors
- COA #21-67, 317 Orange Avenue – Door
- COA #21-69, 605 N 7th Street – Fence



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#21-67 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 317 Orange Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace fixed store front and door system on north elevation to match west elevation. 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



Maria Lewicka, AICP 11/29/21
Historic Preservation Planner Date

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@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	Saint Lucie Battery & Tire Company 5500 Orange Avenue Fort Pierce, FL 34947	E-Mail kmiller@sbt.com
Applicant	Innovation Contracting, Inc PO BOX 3747 Fort Pierce, FL 34948	E-Mail mwaldrop@innovationcontracting.com permits@innovationcontracting.com



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED

NOV 19 2021

CITY OF FORT PIERCE
PLANNING & ZONING

Bldg Permit # _____

COAH# 21-67

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 317 Orange Avenue

Parcel ID #: 2410-702-0001-000-7

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): Saint Lucie Battery & Tire Company

Mailing Address: 5500 Orange Avenue, Fort Pierce, FL 34947

Phone Number(s): 772-216-0200 Email: kmiller@slbt.com

Applicant

Name(s): Innovation Contracting, Inc.

Mailing Address: PO Box 3747, Fort Pierce, FL 34948

Phone Number(s): 772-519-9108 Email: mwaldrop@innovationcontracting.com
permits@innovationcontracting.com

Representative

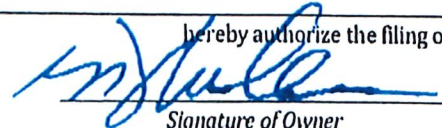
Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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



Signature of Owner

9/1/2021
Date

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|--|---|---|-------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input checked="" type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <hr/> | | | |
| <input checked="" 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: Replace fixed storefront & door system on North Elevation to match West Elevation

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.
- Archltectural 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.



REPLACE NORTH ELEVATION WITH IMPACT WINDOWS AND STORE FRONT DOORS TO MATCH WEST ELEVATION.

WEST ELEVATION IS CURRENTLY IMPACT WINDOWS.



317 ORANGE AVENUE - ST LUCIE BATTERY AND TIRE



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#21-68 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 705 S 8th Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace windows and 1 set of French doors with impact resistant windows and doors. All openings, remain the same. 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 11/19/21
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.

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

Provided to:	Name/Address	Via
Owner/Applicant	Daniel Amyx 705 S 8 th Street Fort Pierce, FL 34950	E-Mail danamyx@gmail.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

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

NOV 19 2021

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 705 S. 8th Street, 34950

Parcel ID #: 2410 709 0125 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): Daniel Amyx

Mailing Address: 705 S. 8th St. Ft Pierce 34950

Phone Number(s): 772 332 8036 Email: danamyx@gmail

Applicant

Name(s): Same

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

Daniel Amyx
Signature of Owner

11/16/21
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) Replace windows and 1 french door.

Other (describe) _____

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

Replacing most windows with impact resistant double pane and 1 set of French doors with impact resistant slider.

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: N/A

> Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.

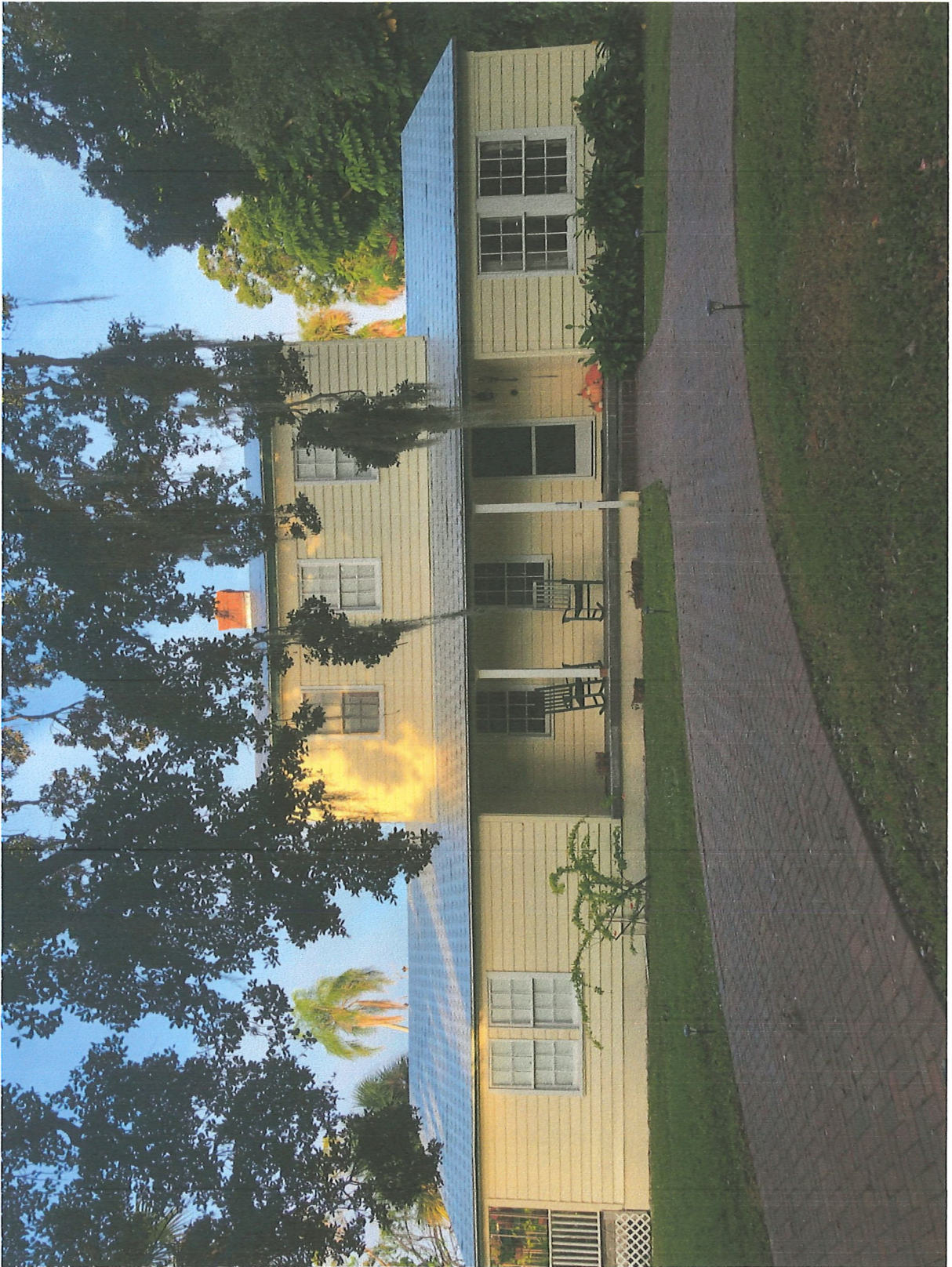
> Drawings should indicate materials to be used. *

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) *

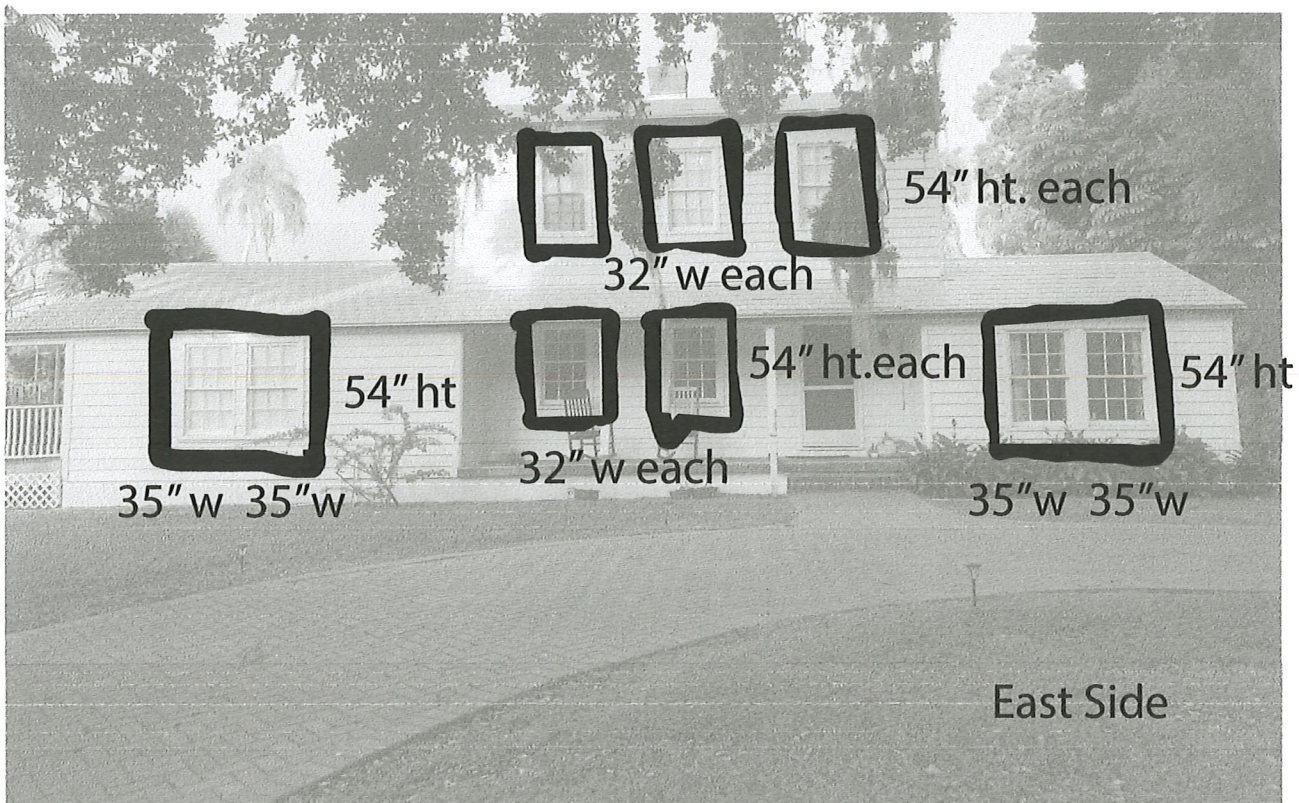
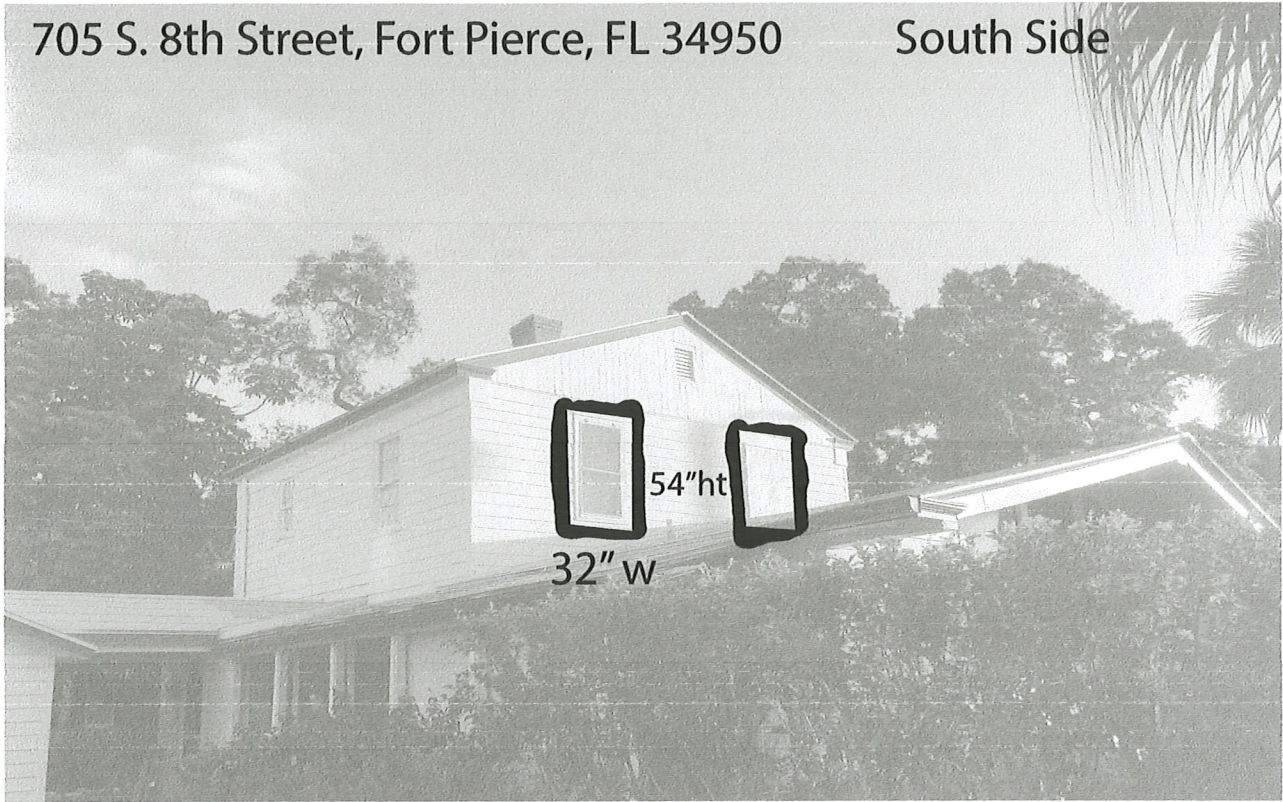
Color samples. N/A

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

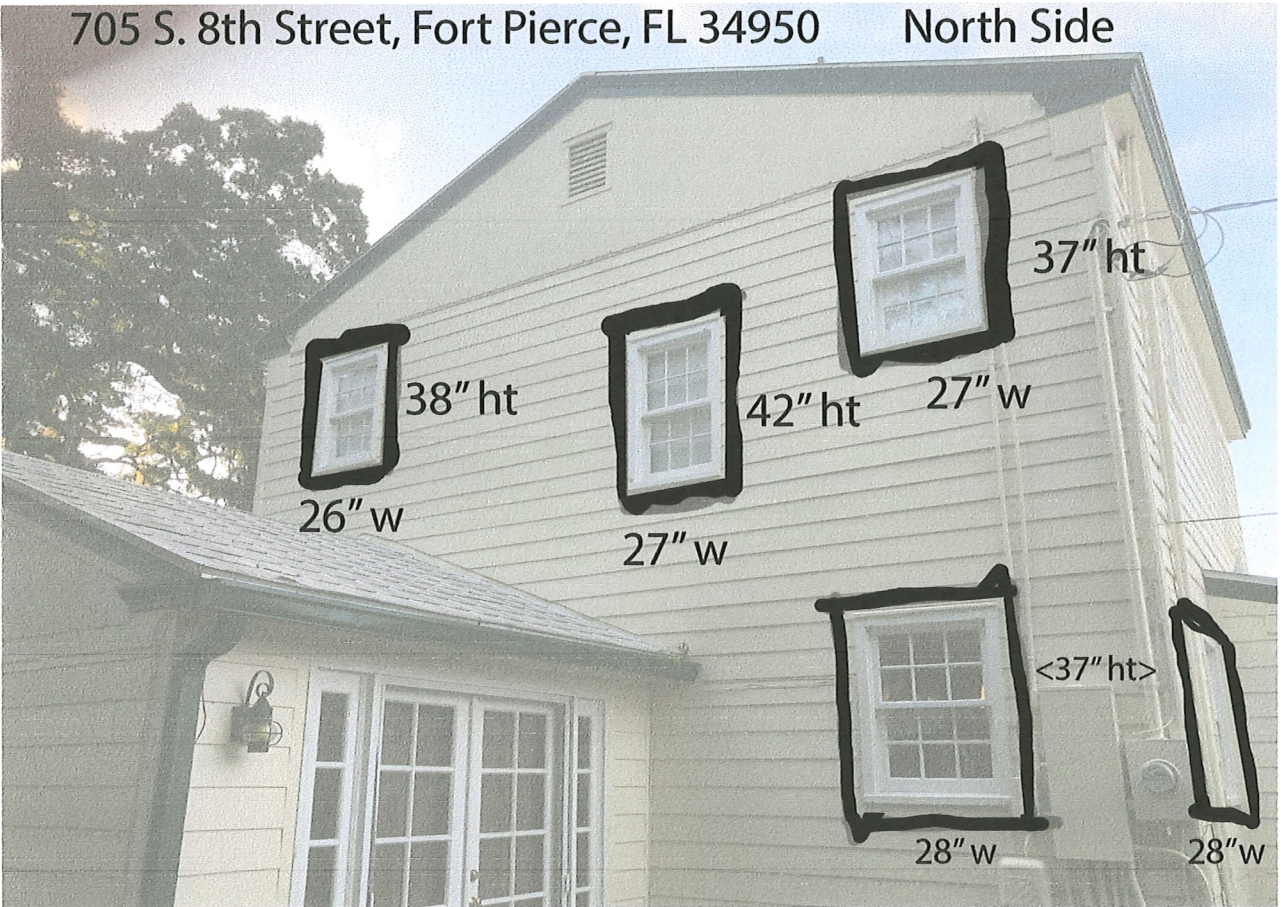


705 S. 8th Street, Fort Pierce, FL 34950

South Side

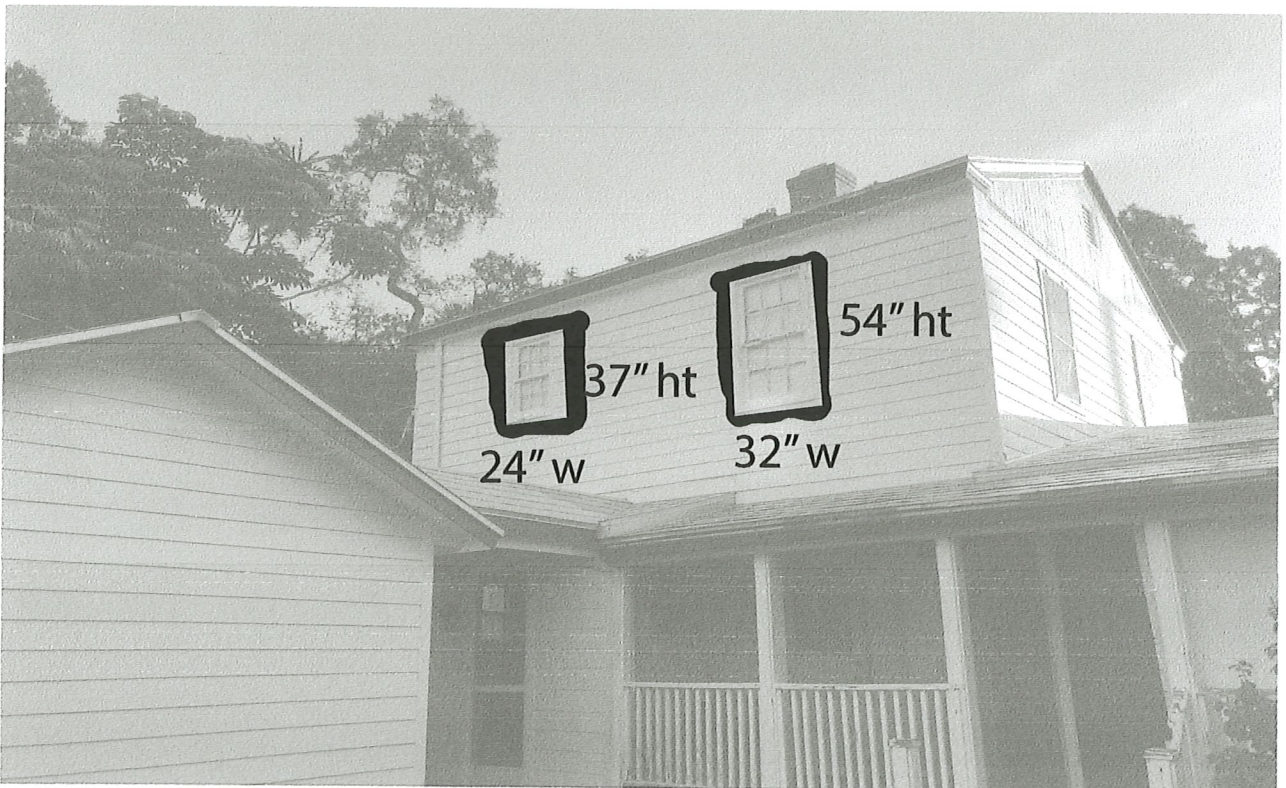
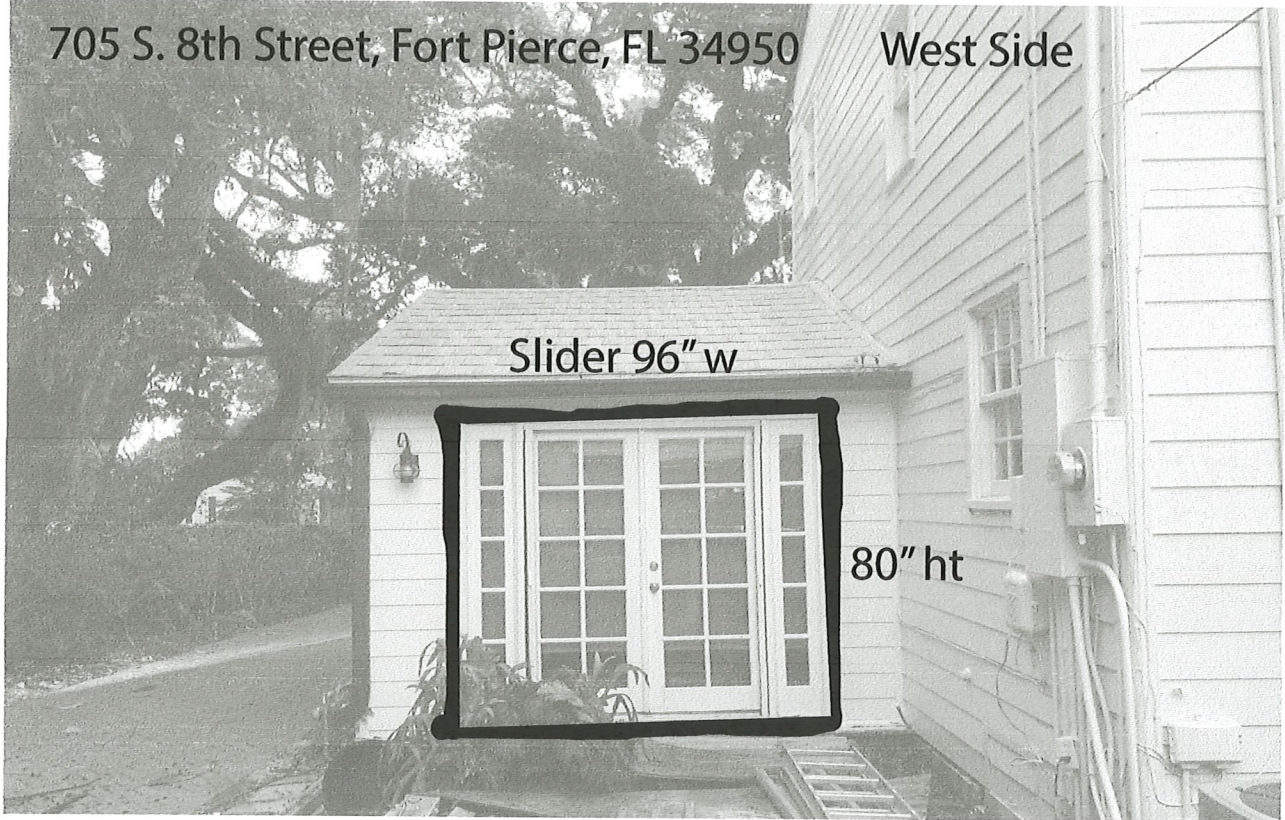


705 S. 8th Street, Fort Pierce, FL 34950 North Side



705 S. 8th Street, Fort Pierce, FL 34950

West Side





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#21-69

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 605 N 7th Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install 4 ft tall, white wood fence as shown on the attached plan. 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

11/30/21

 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.

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

Gabriel Murrieta
 776 NW 100th Street
 Miami, FL 33150

E-Mail

printingonthemark@gmail.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED

NOV 30 2021

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 605 n 7th st, fort pierce, fl, 34950

Parcel ID #: 2410-601-0125-000-2

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): gabriel murrieta

Mailing Address: 776 nw 100th st

Phone Number(s): 3057725917 Email: printingonthemark@gmail.com

Applicant

Name(s): Same as Above

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

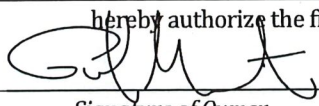
Name(s): _____

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



Signature of Owner

11-23-2021
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

New Wood Fence around property as per the survey 4ft height around property, Color: White / Treated Wood: PT

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.



