HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 24, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

   a. Minutes from the December 14, 2021 meeting

5. **PUBLIC HEARINGS**

   a. Certificate of Appropriateness #21-66 - New Shed & Variance - 510 S. 10th Street

   b. Certificate of Appropriateness #21-76 - Outdoor Deck Dining Area & Variances - 809 Delaware Avenue

   c. Certificate of Appropriateness #21-77 - Shed - 106 Depot Drive

6. **NEW BUSINESS**

   a. Administratively Approved Certificates of Appropriateness - December 2021

   b. Restructure of the Historic Preservation Board

7. **COMMENTS FROM THE PUBLIC**

8. **CONSIDERATION OF ABSENCES**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Historic Preservation Board **4. a.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Minutes from the December 14, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

N/A

Attachments

Historic Preservation Board Minutes 12/14/21

Form Review

Form Started By: Alicia Rosenthal Started On: 12/20/2021 02:43 PM

Final Approval Date: 12/20/2021

D R A F T

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON TUESDAY, DECEMBER 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

Mr. Benton arrived at 2:31 PM.

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

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

Attendees: Fran Ross, Board Attorney

4. APPROVAL OF MINUTES

a. Minutes from the November 15, 2021 meeting

Motion was made by Michael Broderick, and seconded by Anthony Westbury to approve the minutes from the November 15, 2021 meeting.

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

Passed

5. PUBLIC HEARINGS

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

Mr. Hayek and Mr. Westbury were recused.

The clerk 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. 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:
Ms. Hofmeister-Drew, introduced the continuation of the Certificate of Appropriateness for Kings Landing Mixed Use Development. For the benefit of the public, she explained the outcome from the last two Historic Preservation Board meetings. Ms. Hofmeister-Drew gave a brief history of the downtown historic district and background of the development to date. Ms. Hofmeister-Drew gave a summary of the project, and she showed the original site plan, the proposed site plan, and elevations.

Board questions for Staff: Mr. Broderick asked about the change in the plan to the hotel height, and he asked for clarification on the significant substantive changes to the size and scope to the buildings. Mr. Broderick also asked if the developer has the opportunity to increase the size, mass, and scope of the project before going to City Commission.

Applicant questions for Staff: none

Applicant presentation: Lee Dobbins, Dean Mead Law Firm, sworn, introduced himself and the team and answered questions from the Board after the presentation.

Dale Matteson, President Audubon Development, sworn, clarified and demystified the progression of the project in the last two-years. Mr Matteson provided a short presentation to the Board highlighting the RFP objectives, significant components to be incorporated into the plan which are small town charm, a parking structure and a hotel. Mr. Matteson explained the destination and transient hotel comparisons and the market analysis. Mr. Matteson highlighted that some local restaurants, and local merchants will be moving into Kings Landing, including a restaurant in collaboration with the Indian River State College culinary program called the "Kids are Cooking". Mr. Matteson noted why there was a change in the

hotel, which required a height increase in the residential unit building.

Pete Tesch, President of the Economic Development Council of St. Lucie County (EDC), sworn, talked about the economic impact analysis of the hotel, highlighting the direct spending, the number of jobs created, and the state and local taxes paid to the City of Fort Pierce. Mr. Tesch also spoke about grants to improve the surrounding infrastructure.

Board questions for Applicant: Mr. Broderick asked about employee parking and the actual height of the hotel. Mr. Benton asked about the number of acres for the autograph hotel site that was shown from Ft. Meyers. Mr. Benton asked what would fit in downtown and if Kings Landing meets the test of being a compatible, contemporary design, harmonious with the exterior architectural and landscape features of neighboring buildings, sites, and street scapes. Mr. Benton asked, based on the feedback from the November Historic Preservation Board meeting, if there has been any contemplation to alter or amend the design or propose a modified scale for some of the buildings. Mr. Benton asked if Mainsails hotel deal is directly correlated to a minimum residential unit threshold, such that there wasn't contemplation of taking the scale in the Historic Preservation Boards May 24, 2021, approval, and considering the hotel in the southeast corner and finding a way to maintain the level of residential units elsewhere in the project. Madam Chair Boardman asked if the Mainsail Hotel is requiring an 11-story residential building be built, and she asked about the project development timeline and what will be built first. Ms. Theuns asked if the developer opts to go back to an 8-story residential building, then a transient, lower quality hotel, like the Fairfield Marriott would be needed, along with a secured agreement. Mr. Broderick asked if there has been commitments made as to parking on site for the hotel and the increased residential units. Mr. Benton asked in the perspective rendering, if there is any rhyme or reason to the design of the buildings behind the PP Cobb building, and what would be a reasonable transition between Kings Landing and the PP Cobb building.

Public comment:
Tim Gunther, sworn, spoke in favor of the application.
Rebecca DeManuel, sworn, read a letter in favor of the application from 23 of the Downtown Business Association owners.
Muise Beryl, sworn spoke in favor of the application.
Hoyt Murphy, sworn, spoke in favor of the application.
Brooke Harris, sworn, spoke in favor of the application.
Jeanne Johansen, sworn, spoke in favor of the application.
Don Spaeth, sworn, spoke in favor of the application.
Jose Ruiz, sworn, spoke in favor of the application.
Tim O'Connell, sworn, spoke in favor of the application.
James Clasby, sworn, spoke against the application.
Gary Morris, sworn, spoke against the application.
Steve Tarr, sworn, spoke against the application.

Applicant final comments: None

Staff final comments: None

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

Comments by the Board: Madam Chair Boardman stated the Historic Preservation Board does not look at the economics of an application, the Board determines if the buildings are compatible with the historic areas of downtown. She said she feels pressure that the hotel is holding the developers feet to the fire if they don't meet the demands, then Mainsail hotel will not come to Fort Pierce.

For context, Mr. Benton stated the steam stacks of the former HD King Power Plant were 15 stories in height and the building mass was closer to 60 feet in height. Mr. Benton said there were past projects that were approved immediately to the south of the proposed Kings Landing project, One Marina Place and Melody Lane development. They were all in the 55 - 60 foot scale showing a comparison to the PP Cobb building, prior HD King Power Plant site and infill. Mr. Benton stated that in 2008 the Treasure Coast Regional Planning Council developed a charette report with the publics input on the height, scale, massing, compatibility of the 1980s land development code, and the future vision of the community and the waterfront. They presented different design concepts that were harmonious and contemporary in design for downtown. Mr. Benton noted that this concept did not originate in the past 24 months. Mr. Benton concluded that this is a marketable and viable project that will productively contribute to the downtown, but the Board has a task to do considering if the design is compatible, harmonious and contemporary.

Ms. Theuns stated she has made 21st century changes to her historic house. She said the reason the Historic Board succeeds is they compromise with historic homeowners and recognize it is the 21st century and the needs are not the same. Ms. Theuns said this is an excellent project for downtown because the heights vary, the density is adequate, the lower levels connect to the existing properties, and there is infill potential along Indian River Drive, and next to the PP Cobb building. Ms. Theuns highlighted that this is the beginning of the renaissance property of downtown and that it will all come together as a cohesive unit in the future. The decision of this magnitude and the potential for development should rest with the elected officials. Ms. Theuns noted that Historic structures are compatible with 21st century design and this design is better than most.

Mr. Broderick stated one of his governing tenants was to not create additional delay in applicants moving their project forward. There is a higher responsibility to be fair to the development team, city staff and most importantly to be fair to the citizens of Fort Pierce who own the property. The elected body of the City Commission understands the concerns of the Historic Preservation Board. Being a volunteer Board, and not an elected body, it is the Board's responsibility to move this application forward to the City Commission. It is not responsible for the Historic Preservation Board to burden the applicant with a legal process to make their case to the City Commission to make the ultimate decision. Mr. Broderick stated he is not necessarily a supporter of the project in its context that it is currently in. Mr. Broderick said if the project changes again, it will have to come back before the Historic Preservation Board.

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-19 for the Kings Landing Mixed Use Development, at or near 322 N. 2nd Street, with the conditions that if there are any changes in height, mass, scale, square footage or parking that it would come back to the Historic Preservation Board.

AYE:	George Johansen, Holly Theuns, Michael Broderick
NAY:	Kori Benton, Chair Suzanne Boardman
Other:	Charlie Hayek (ABSTAIN), Anthony Westbury (ABSTAIN)
Passed	

6. NEW BUSINESS

a. Administratively Approved Certificates of Appropriateness - November 2021

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

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	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
HAVEK CHARLES CARL	HISTORICAL PRESERVATION BOARD
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
1111 FERNANDINA ST	☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
FORT PIERCE / ST. LUCIE	FORT PIERCE
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
12-14-21	☐ ELECTIVE ☑ 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 HAYEK, hereby disclose that on DEC 14, 20 21 :

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

X 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.

12-14-21
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.

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

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
WESTBURY ANTHONY MARK	HISTORIC PRESERVATION BOARD
MAILING ADDRESS 701 BEACH COURT	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: (X) CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY F.P. COUNTY ST. LUCIE	NAME OF POLITICAL SUBDIVISION: CITY OF FORT PIERCE
DATE ON WHICH VOTE OCCURRED 12/14/21	MY POSITION IS: ☐ ELECTIVE (X) 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.

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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:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ANTHONY WESTBURY, hereby disclose that on DEC. 14, 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:

IN EARLY 2020 I ENTERED INTO A TEMPORARY FINANCIAL AGREEMENT WITH THE APPLICANT.

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.

12/14/21
Date Filed

Anthony Westbury
Signature

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December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

At the recent November 24th meeting of the Ft. Pierce DBA, the topic of the Audubon Development Kings Landing Project was discussed. It is our understanding that a special meeting was held on November 15th to discuss the Developer's request to increase the height of a building from eight to eleven stories and construction of a three-story parking garage (160 spaces). The Ft. Pierce Historic Preservation Board's recommendation to Mayor Hudson and the Commissioners was to turn down both requests with a vote of three to two.

It's the DBA's consensus that the pros for approving the increase of the height of one building by three floors and the construction of a garage to move forward with this project, far outweighs the cons. This change request seems minor compared to what benefits this completed Development would bring to the downtown, City of Ft. Pierce and surrounding communities. Once the project is completed, it will provide much needed tax dollars to the City budget, growth potential for local businesses, provide much-needed additional parking and transform Ft. Pierce into a destination City that will bring long-term prosperity.

We request that Mayor Hudson and the City Commissioners consider that the former King Plant was taller than what is being proposed and was visually unattractive to the area compared to the proposed development. Also, the original RFQ had no height restrictions, so the height increase would appear to be a mute point. We are extremely concerned that the Developer may become frustrated and back away from this much needed project if the Mayor and City Commissioners do not approve this request and allow him to move forward.

We have been asking for a hotel to be built on the King Plant site for many years. Two years ago a plan was presented that was approved by the City that we feel works well with the downtown landscape. We have a developer, Mr. Dale Matteson who is committed to work with the City and to bring this much-needed development to fruition. He has not only invested a great deal of his time but his own monies to move this project forward.

The DBA's hope is that, Mayor Hudson and all the City Commissioners vote positively on the floor increase from eight to eleven and construction of the garage. This decision will move our much needed development project ahead and bring our beautiful City into the 21st century while allowing the charm of our downtown remain as pristine and welcoming as it has been for over one hundred years.

This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name	Owner Signature
TACO DIVE	St Jmk

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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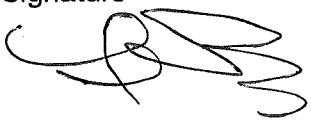
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name	Owner Signature
Meraki Hair Artistry	

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
Arnold Gaines

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Florida Hemp Collective

Business Representative and or Owner Name/Signature Abbigail Gunther

12/13/2021

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
Arnold Gaines

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Gunther Group DBA ILoveCarPlace.Biz

Business Representative and or Owner Name/Signature Tom Gunther

12-13-2021

December 9, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name TGunther Group/DBA ILoveCompliance.biz
Business Representative and or Owner Name/Signature Tim Gunther

12-13-2021

December 9, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Jerimiah Johnson
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Florida Hemp Collective
Business Representative and or Owner Name/Signature Abbigail Gunther
12/13/2021

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name	Owner Signature
Beach Bowls	Michael Auth

December 9, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
Arnold Gaines

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Chaney's House O' Flowers, 139 N 2nd Street Ft. Pierce 34950
Business Representative and or Owner Name/Signature Karen DeVries

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
Arnold Gaines

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name JOJO + CO

Business Representative and or Owner Name/Signature Jayme / DiFrancesco

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Whirled Inc Gallery Owner Signature

December 10, 2021

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City Hall
Ft. Pierce, FL. 34950

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Sweets Jewelers INC.

Business Representative and or Owner Name/Signature JAN Russell / Jan Russell

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
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Perona, Tom
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name	Owner Signature
Central Coast Realty & Indian River School of Real Estate	

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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Business Name	Owner Signature
Havana George	

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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Business Name	Owner Signature
Honey and Company at the Fort	Emma McElvee

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
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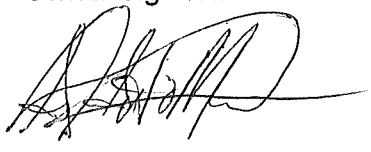
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Business Name	Owner Signature
Fort Pierce Trader's Market	

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
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Perona, Tom
Gaines, Arnold

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name

Last Dragon Tattoo (LLC)

Owner Signature

12/13/2021

December 9, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners Curtis Johnson
Jerimiah Johnson
Tom Perona.,
Arnold Gaines

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It's the DBA's consensus that the pros for approving the increase of the height of one building by three floors and construction of a garage to move forward with this project, far outweighs the cons. This change request seems minor compared to what benefits this completed Development would bring to the downtown, City of Ft. Pierce, and surrounding communities. Once the project is completed, it will provide much needed tax dollars to the City budget, growth potential for local businesses, provide much-needed additional parking and transform Ft. Pierce into a destination City that will bring long-term prosperity.

We request that Mayor Hudson and the City Commissioners consider that the former King Plant was taller than what is being proposed and was visually unattractive to the riverside and marina area lot compared to the proposed development. Also, the original RFQ had no height restrictions, so the height increase would appear to be a moot point. We are extremely concerned that the Developer may become frustrated and back away from this much needed project if the Mayor and City Commissioners do not approve this request and allow him to move forward.

We have been asking for a hotel to be built on the King Plant site for many years. Two years ago, a plan was presented that was approved by the City that we feel works well with the downtown landscape. We have a developer, Mr. Dale Matteson who is committed to work with the City and to bring this much-needed development to fruition. He has not only invested a great deal of time but his own monies to move this project forward.

The DBA's hope is that Mayor Hudson and all the City Commissioners vote positively on the floor increase from eight to eleven and construction of the four-floor garage. This decision will move our much-needed development project ahead and bring our beautiful City into the 20th century while allowing the charm of our downtown remain as pristine and welcoming as it has been for over one hundred years.

This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name Loop de Loop Boutique
Business Representative and or Owner Name/Signature Nancy Butler-Parish

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

Dear, Mayor Linda Hudson
Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name

Pickled

Owner Signature

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name

Chic & Shore Things

Owner Signature

Becky Lee

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
Johnson, Jeremiah
Perona, Tom
Gaines, Arnold

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Business Name

2nd St Bistro

Owner Signature

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name	Owner Signature
Notions & Potions	

December 10, 2021

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City Hall
Ft. Pierce, FL. 34950

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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name
Paws Required

Owner Signature
Cathi Barton

December 10, 2021

Ft. Pierce City Government Officials
City Hall
Ft. Pierce, FL. 34950

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Commissioners - Johnson, Curtis
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This letter represents the opinion of the undersigned Ft. Pierce DBA members:

Business Name

Legit Cuts

~~Owner Signature~~



Historic Preservation Board **5. a.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #21-66 - New Shed & Variance - 510 S. 10th Street

LOCATION

510 S 10th Street (Parcel ID: 2410-709-0021-000-4)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
COA Application
Variance Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka Started On: 01/14/2022 03:28 PM
Final Approval Date: 01/18/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JANUARY24, 2022

COA 21-66

Owner

Anthony M. Walker

Applicant

Anthony M. Walker

Location

510 S 10th Street

Parcel

2410-709-0021-000-4

Historic Status

Contributing site located in the Oakland Park Historic District.

Requested Action

Installation of an accessory structure.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

BACKGROUND

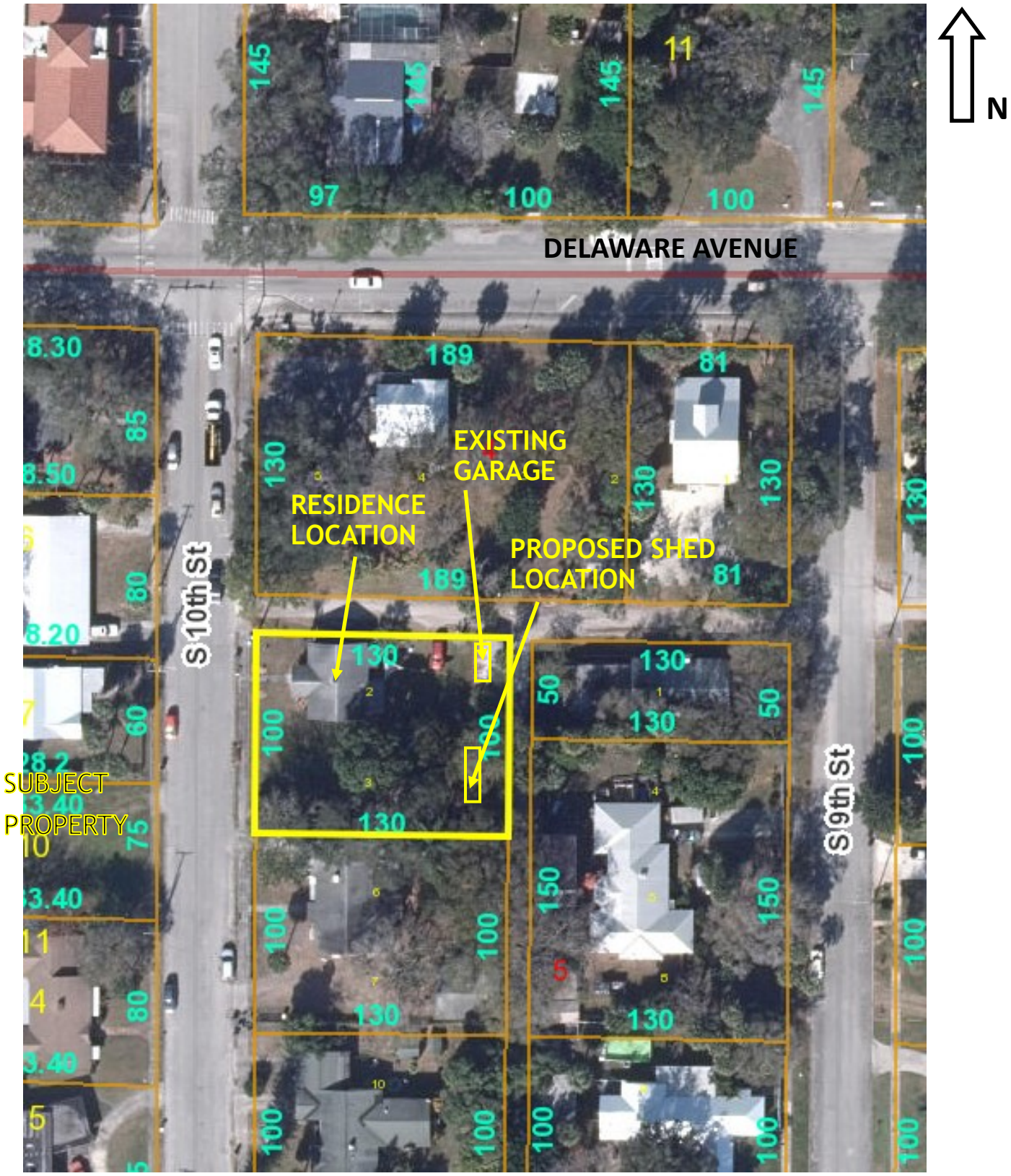
The subject property is located within the Oakland Park Historic District. Currently there is one (1) small private residence located near the middle of the north side of the property. The structure is a one (1) story structure that was built in circa 1924. The Bungalow style is expressed by a gable roof and brick chimney, an offset entrance, and an enclosed front porch.

REQUEST

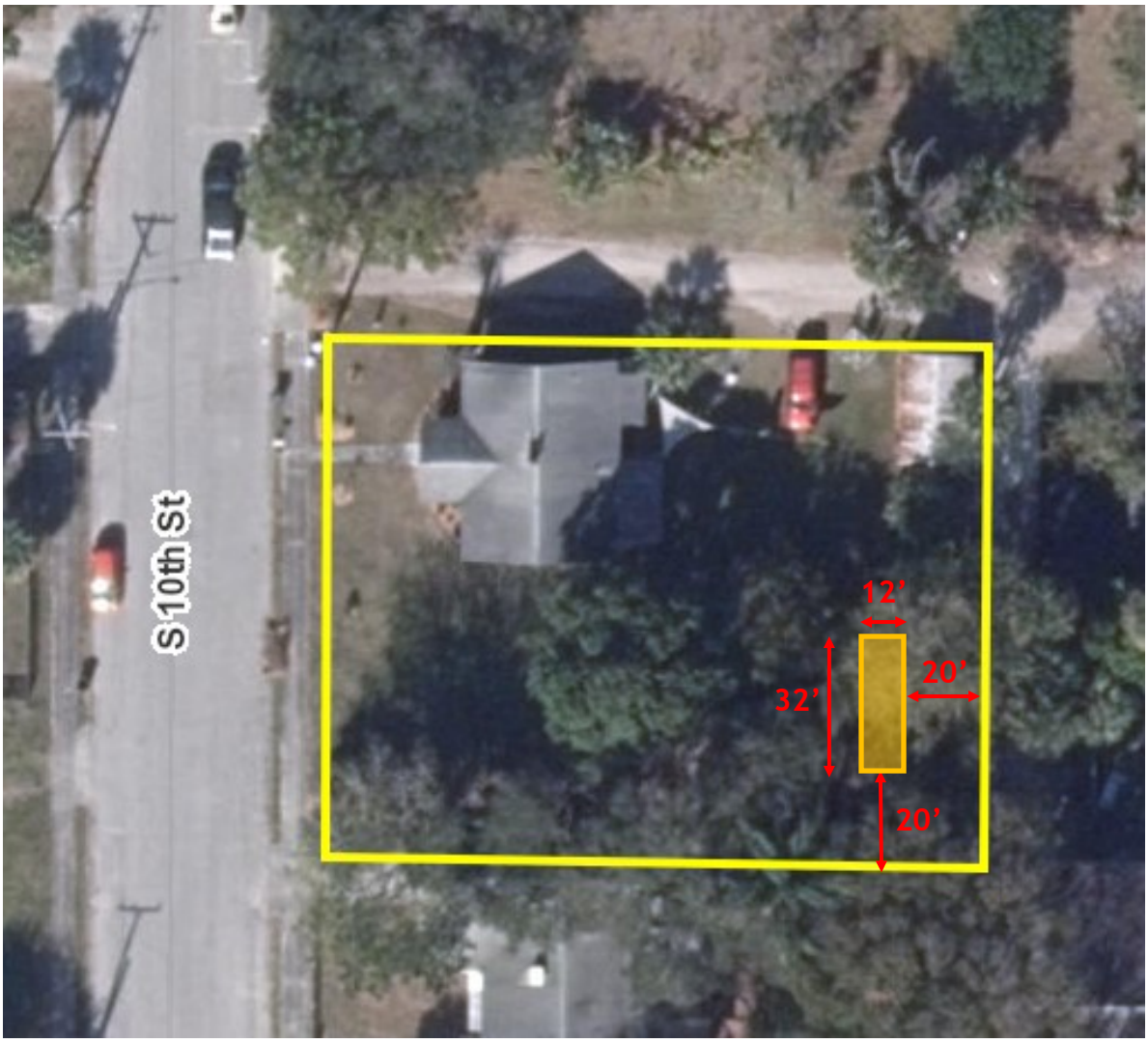
The applicant is requesting approval of a 12 foot x 32 foot shed with open porch that has already been installed. According to the applicant the subject shed is:

- Integral to restoring the historic home as it is part of the plan to have space to work on repairing existing home.
- Similar in design and shape to the existing home.
- Painted to match the existing home.
- Includes 72 square foot front porch with Interior space approximately 260 square feet.

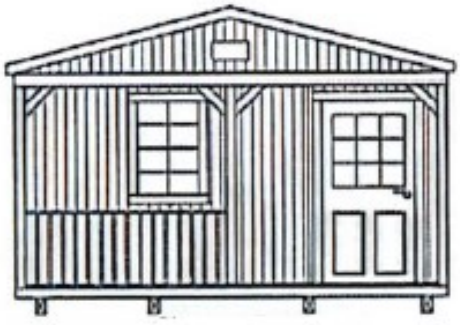
The requested shed requires a variance to deviate from City Code Section 125-3, which allows for a maximum size of a shed to be 260 square feet whereas the size of the proposed shed is 384 square feet.



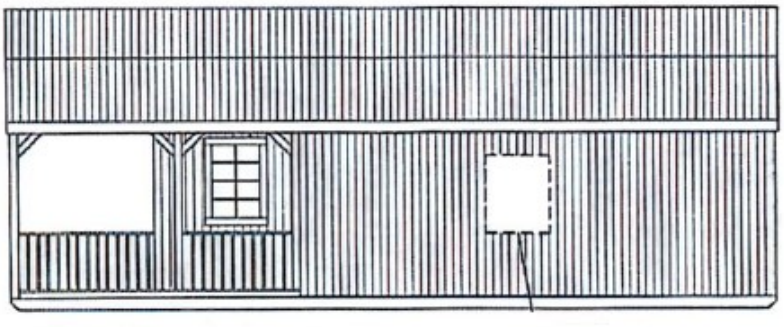
Subject property aerial photo



Site plan of the shed



Front elevation



Side elevation





Subject shed

REQUESTED VARIANCE

The applicant also requested a variance to deviate from City Code Section 125-3, which allows for a maximum size of a shed to be 260 square feet whereas the size of the proposed shed is 384 square feet.

Accessory use **or** ***accessory structure*** *means a use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use. In all residential zoning districts, accessory structures shall be limited in size to no more than 25 percent of the main structure, which size limitation shall be cumulative and calculated in combination with any other existing accessory structure so that the total size of all accessory structures shall not exceed this maximum. Such accessory structures shall further not exceed the maximum building height of the existing or planned main structure.*

VARIANCE CRITERIA/APPLICANT RESPONSES

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

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

Variance should be considered since residence is a very small house which sits on a "double lot" which affords plenty of room for shed. (20 foot setback from the property lines).

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

No. the addition of shed is appropriate in size and shape to existing historical home and garage.

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

It appears that the provision allows for larger homes to have large sheds when compared with smaller homes which need the extra space more.

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

The subject shed has a six-foot porch which makes the actual space appear larger that guidelines allow but interior space is only approximately 260 square feet.

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

Residence Artists Patty Walker and Anthony Walker took great care to match not just the color, but the exact lines of the buildings. The shed is a perfect match in color and shape of the historic garage circa 1924. In doing so, the applicant believes that they have enhanced the historic feel of the property.



Subject shed—view from the street





Existing garage

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

STAFF RECOMMENDATIONS:

One of the goals of historic preservation is to create new structures designed in harmony with adjacent contributing structures, the surroundings, and overall development patterns.

The subject shed is located on the back of the property and almost invisible from the street. The design scheme, and material of the structure is compatible with the design of the existing, historic residence.

Overall, although the shed is larger that is allowed, the design and location protects the integrity of the property and its environment. Therefore, based upon Secretary of Interior's Standard #9 and #10, staff recommends that the Board approve the applicant request.

Additionally, staff recommends approval of the variance as the applicant provided sufficient information and compelling reasons to determine that requirements of City Code Sec. 125-3 of the City Code - Criteria for granting variances (1) through (5) have been met.



Subject property / aerial view

Bldg. Permit # _____ COA# 21-66

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED
NOV 10 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 510 S. 10th St.

Parcel ID #:

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): Anthony M. Walker
Mailing Address: 510 S. 10th St. Fort Pierce Fl. 34950
Phone Number(s): (410) 812-1879 Email: 2014anthonywalker@gmail.com

Applicant
Name(s): Anthony M. Walker
Mailing Address: 510 S. 10th St.
Phone Number(s): (410) 812-1879 Email: 2014anthonywalker@gmail.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, Self as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Anthony M. Walker
Signature of Owner

11/10/2021
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☒ Shed	☐ Door(s)	☐ Roof
☐ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Requested Shed has A Six-foot porch. Interior space is Approx 260 sq. ft. Shed is integral to restoring historic home circa 1924. Shed design is similar shape of home. Shed to be painted same color As house.

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

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

Application Requirements

☐ $10.00 Application fee

☐ Site Plan with dimensions.

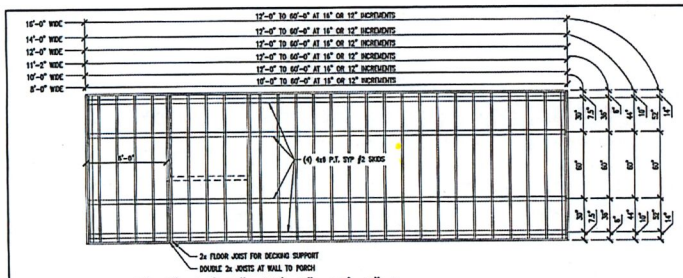
☐ Architectural Drawings:
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

☐ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

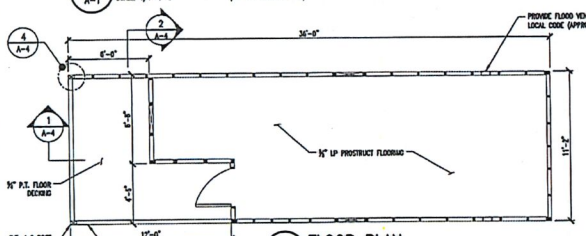
☐ Material(s) specifications and/or sample(s)

☐ Color samples.

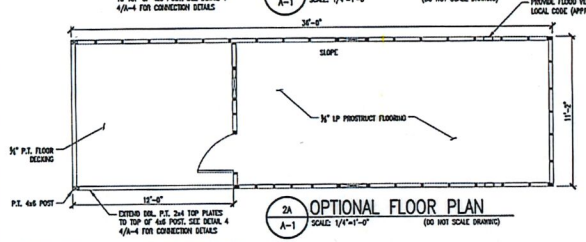
☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted.



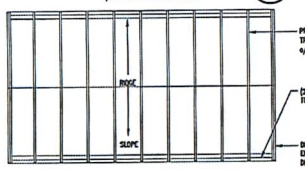
1 A-1 **8'–0", 11'–2", 12'–0", 14'–0" & 16'–0" WIDE FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



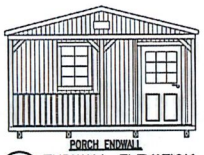
2 A-1 **FLOOR PLAN**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



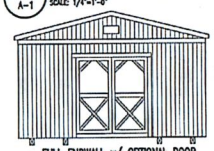
2A A-1 **OPTIONAL FLOOR PLAN**
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



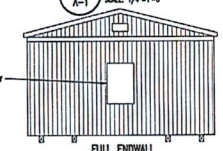
3 A-1 **ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"



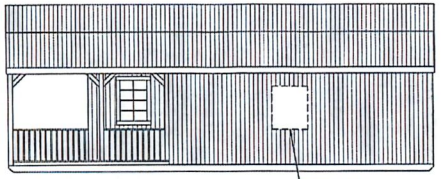
4 A-1 **PORCH ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



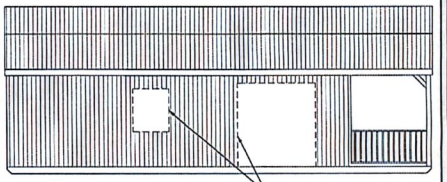
FULL ENDWALL w/ OPTIONAL DOOR
5 A-1 **ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



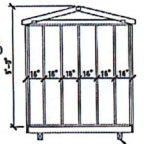
FULL ENDWALL
6 A-1 **ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



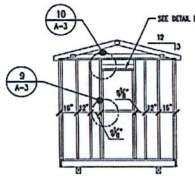
7 A-1 **SIDEWALL ELEVATION**
SCALE: 1/4"=1'-0"



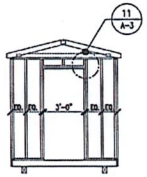
8 A-1 **SIDEWALL ELEVATION**
SCALE: 1/4"=1'-0"



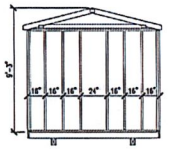
9 A-1 **8'–0" WIDE ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



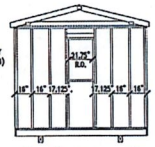
10 A-1 **8'–0" WIDE w/ WINDOW ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



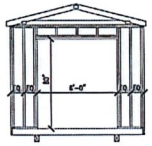
11 A-1 **8'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



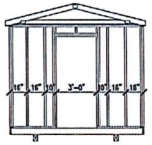
12 A-1 **10'–0" WIDE ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



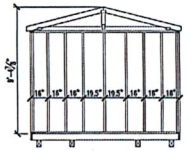
13 A-1 **10'–0" WIDE w/ WINDOW ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



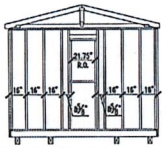
14 A-1 **10'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



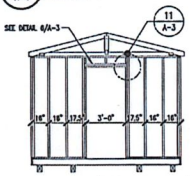
15 A-1 **10'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



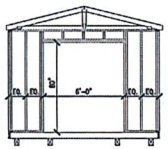
16 A-1 **11'–2" WIDE ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



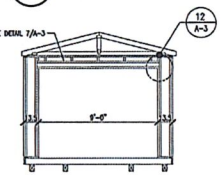
17 A-1 **11'–2" WIDE w/ WINDOW ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



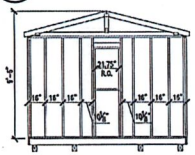
18 A-1 **11'–2" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



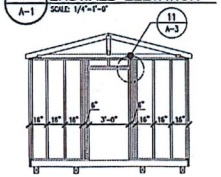
19 A-1 **11'–2" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



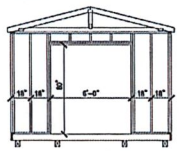
20 A-1 **11'–2" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



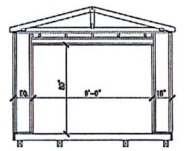
21 A-1 **12'–0" WIDE w/ WINDOW ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



22 A-1 **12'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



23 A-1 **12'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"



24 A-1 **12'–0" WIDE w/ DOOR ENDWALL ELEVATION**
SCALE: 1/4"=1'-0"

AREA FOR APPROVAL STAMPS

intertek psi
Professional Service Industries, Inc.
an Intertek Company

This document meets or exceeds the Requirements of the State of Florida Manufactured Building Rules & Regulations
Const. Type: VB
Occupancy: Utility
Allowed Floors: 1
Fire Rating Est. Walls: 0
Wind Velocity: 170 (Vult)
Plan #: Div Utility - 20
Floor Live Load: 125psf
Approval Date: 01/11/2021
Richard Olds, SMP

OCALA FLORIDA SHOP
DBA FLORA-BAMA MFG
3082 NE 24TH STREET
OCALA FL 34470

PROJECT:
DELUXE UTILITY SHED

FLOOR DECK FRAMING PLANS & DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

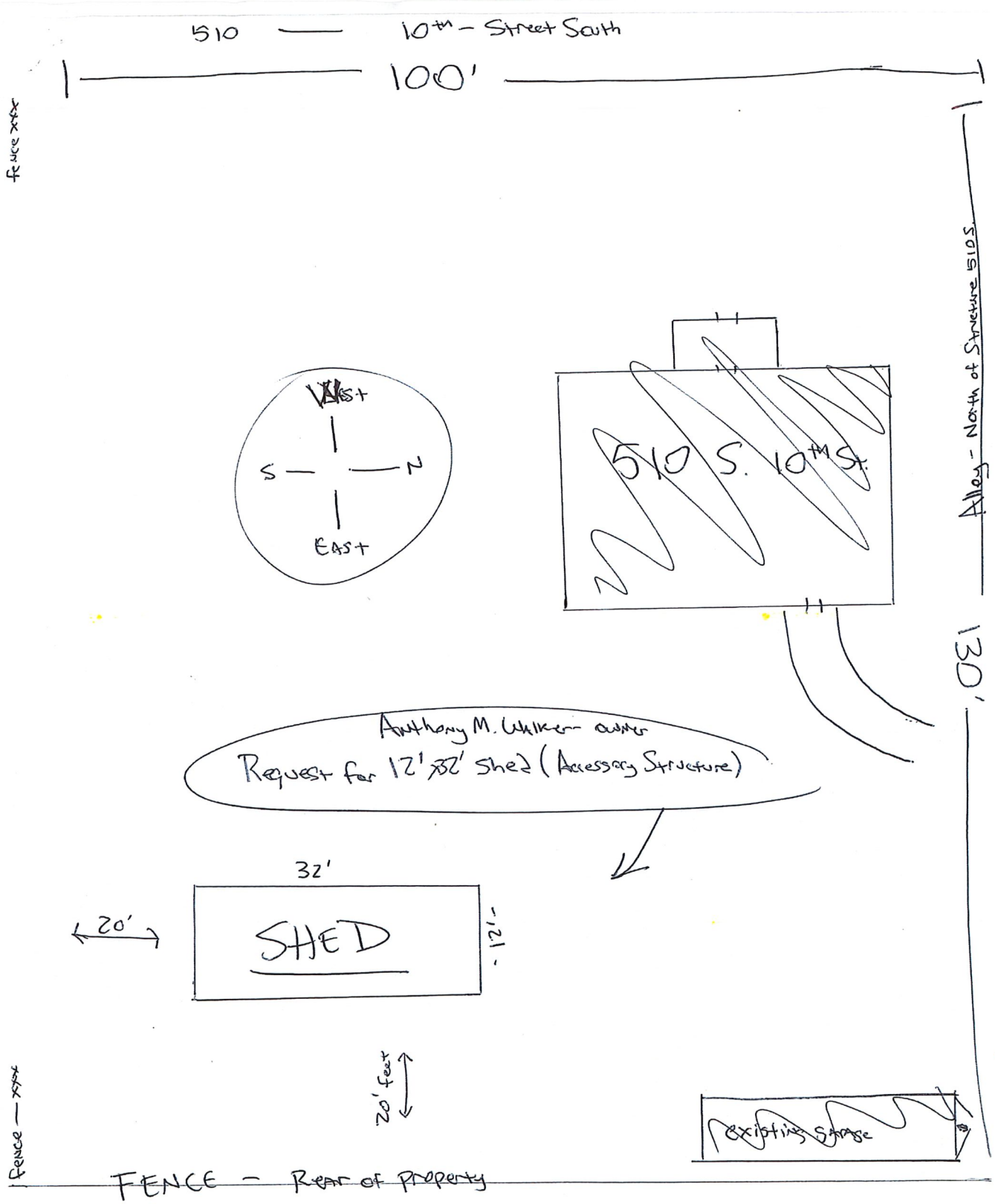
ALTERNATE DESIGN SOLUTIONS
PHONE: 215.353.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE: 12.14.20
PROJECT NO.: 20205
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-1

DON VAN GERVE — No. 81517 — 12/18/20 — STATE OF FLORIDA — PROFESSIONAL ENGINEER



Permit request for shed
510 S. 10th St.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
DEC 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property address or Location 510 S. 10th St Fort Pierce 34950

Parcel ID #(s)

Project description Single Family Home

Property Owner(s)	Applicant/Representative, Title, Company
Anthony M. Walker	
510 S. 10th St.	
Street Address	Street Address
Fort Pierce Fl. 34950	
City State Zip	City State Zip
(410) 812-1879	
Phone Number	Phone Number
2014anthonywalker@gmail.com	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF Florida COUNTY St Lucie

The foregoing instrument was acknowledged before me this 13 day of December, 2021, by Anthony M Walker who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary

(seal)

PATRICIA MAZONE
Notary Public, State of Florida
Commission# GG 267974
My comm. expires Oct. 19, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

VARIANCE

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

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

Description of request: Accessory Structure / Shed

Reason for request: Shed Space critical to resident Artists (2) 2nd for renovation of historic wooden property

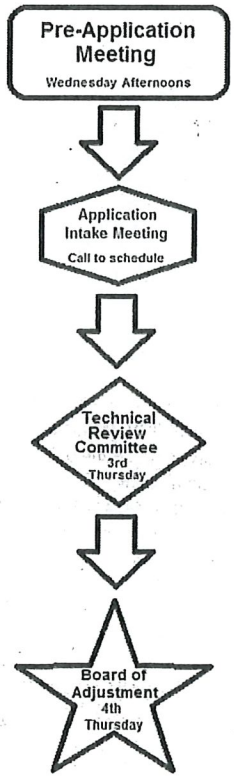
Existing Use : Single family home Date Property was Purchased: 2019

Alterations made to the site since purchase: Addition of Shed

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

If yes, what has changed since the denial? —

Application Outlook



Criteria:

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

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

— Interior measure of shed is approx 10.5' by 25'

Shed mimics Architectural lines of existing structures.

Single family home - Circa 1924 is in process of historic restoration / preservation. Shed is part of the plan to have space to work on repairing building / home.

Maria Lewicka

From: Anthony Walker <2014anthonywalker@gmail.com>
Sent: Tuesday, December 14, 2021 2:17 PM
To: Maria Lewicka
Subject: Re: DPCR #21-20000091, 510 S 10th Street

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

Hello Maria,

Here are the five answers and thanks again for your help and patience,

Anthony Walker
(410) 812-1879

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

**Variance should be considered since residence is a very small house which sits on a "double lot" which affords plenty of room for shed. (20 foot setback from the property lines)*

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

**No. The addition of shed is appropriate in size and shape to existing historical home and garage.*

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

**It appears that the provision allows for larger homes to have larger sheds when it is the smaller homes which need the extra space more.*

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

**Shed has a six-foot-porch which makes the actual space appear larger than guidelines allow but interior space is only approx. 260 sq. ft.*

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

** Resident Artists Patty Walker and Anthony Walker took great care to match not just the color, but the exact lines of the buildings. The shed is a perfect match in color and shape of the historic garage circa 1924. In doing so, we believe that we have enhanced the historic feel of the property.*

Gmail

Anthony Walker <2014anthonywalker@gmail.com>

(no subject)

1 message

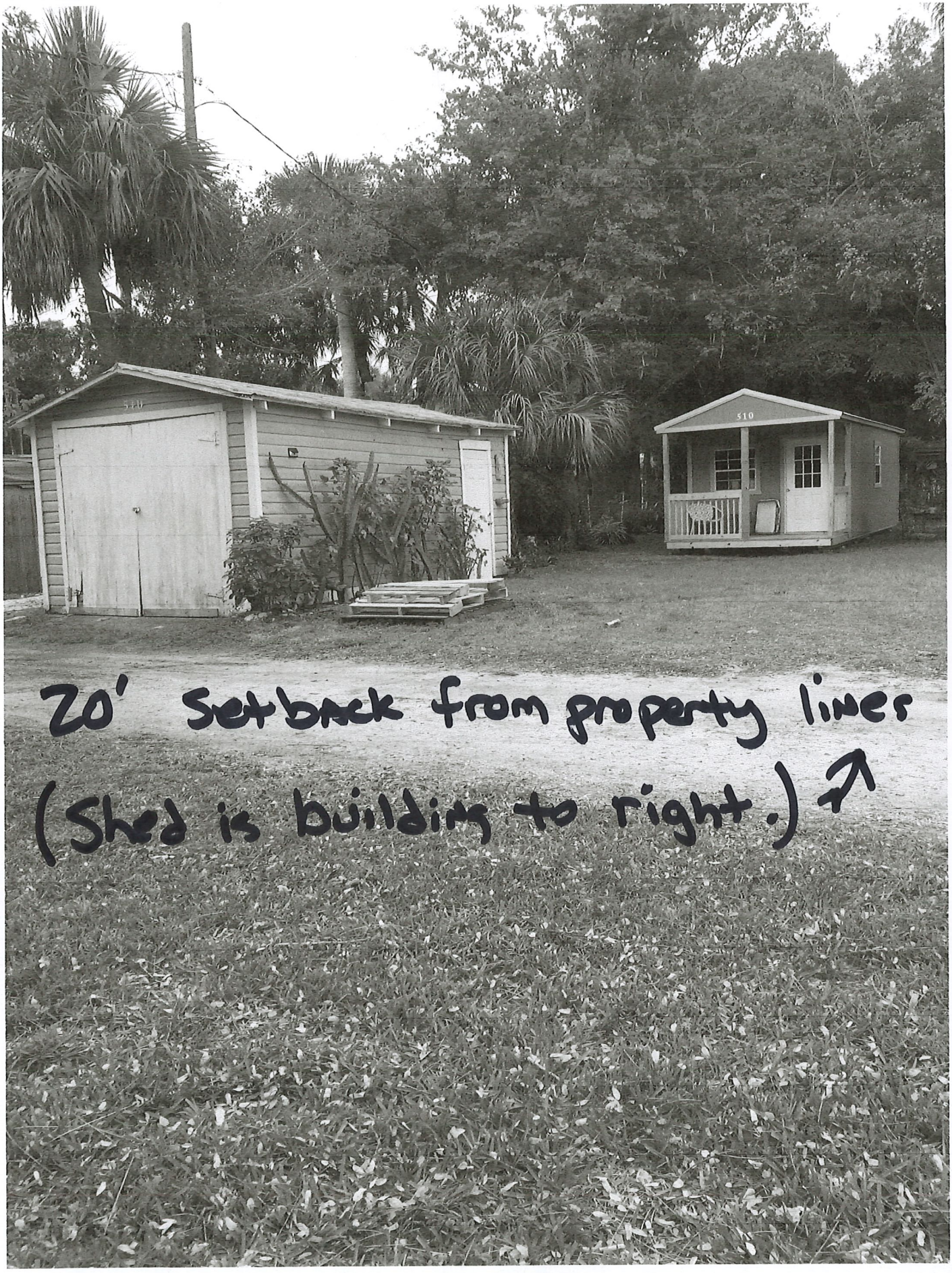
Anthony Walker <2014anthonywalker@gmail.com> Wed, Dec 8, 2021 at 12:58 PM
To: Anthony Walker <2014anthonywalker@gmail.com>



Shed in rear of property mimics Architechural lines of historic home which compliments surroundings.



We Are two artists who have moved to Fort Pierce to participate in the Peacock Arts District.


510
20' Setback from property lines
(Shed is building to right.)


510
510


Synthetic Round





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

Property Identification

Site Address: 510 S 10th ST
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-709-0021-000-4
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 23662
Map ID: 24/10S
Zoning: SF Low Den

Ownership

Anthony M Walker
Patty Walker
510 S 10th ST
Fort Pierce, FL 34950



Legal Description

OAKLAND PARK BLK 5 LOTS 2 AND 3 (MAP 24/10F)

Current Values

Just/Market Value:	$112,300
Assessed Value:	$112,300
Exemptions:	$0
Taxable Value:	$112,300

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.**

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

Total Areas

Finished/Under Air (SF):	884
Gross Sketched Area (SF):	1,040
Land Size (acres):	0.3
Land Size (SF):	13,000

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
Apr 8, 2019	4257 / 0634	0001	WD	Salty Sisters Investments LLC	$107,500
Dec 27, 2017	4080 / 2451	0111	QC	Invictus Properties Inc	$100
Feb 28, 2017	3971 / 1768	0001	WD	Fort Pierce Beach Properties	$58,000
Feb 2, 2005	2176 / 2248	XX00	WD	Eschbach James	$93,500
Jun 8, 2004	1993 / 0965	XX00	WD	Bramel Rhonda D	$93,500
Aug 1, 1988	0598 / 0060	XX00	CV		$32,000
Aug 1, 1988	0598 / 0058	XX01	CV		$0
Feb 1, 1980	0326 / 0237	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 884 SF

Gross Sketched Area: 1,040 SF

Exterior Data

View:
Building Type: HD+
Roof Cover: Fibrglss Shg
Year Built: 1925
Roof Structure: Gable
Frame:

Grade: D+
Story Height: 1 Story

Effective Year: 1980
No. Units: 1

Primary Wall: Wood no Sh
Secondary Wall:

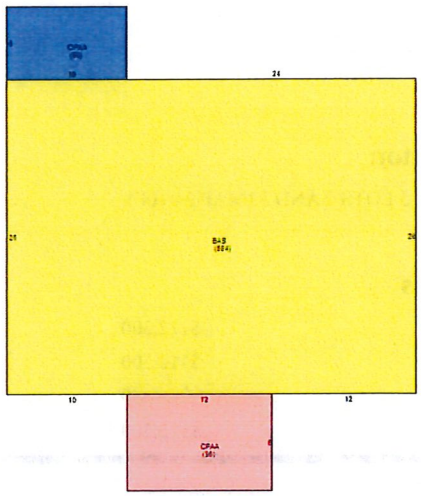
Interior Data

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

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	884	884	120
CPAA	Carport Attached Average	96	0	40
OPAA	Open Porch Attached Average	60	0	32

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1925
UTILITY GOOD	1	240	1950

Current Year Values

Current Values Breakdown

Building:	$51,300
Land:	$61,000
Just/Market:	$112,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$112,300
Exemption(s):	$0
Taxable:	$112,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements 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	$112,300	$112,300	$0	$112,300
2020	$77,300	$77,300	$50,000	$27,300
2019	$45,800	$45,650	$0	$45,650
2018	$41,500	$41,500	$0	$41,500

Permits

Number	Issue Date	Description	Amount	Fee
RF20051415	Mar 31, 2005	Roof	$3,360	$159

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 21-66 – New Shed – 510 S 10th Street

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

NOTICE BY NEWSPAPER: January 7, 2022, Variance
January 7, 2022, COA

NOTICE BY MAIL: January 14, 2022

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 01/14/2022

Historic Preservation Board **5. b.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #21-76 - Outdoor Deck Dining Area & Variances - 809 Delaware Avenue

LOCATION

809 Delaware Avenue (Parcel ID: 2410-709-0013-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
COA Application
Variance Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka Started On: 01/14/2022 04:03 PM
Final Approval Date: 01/19/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JANUARY 24, 2022

COA 21-76

Owner/Applicant

Gina D. Dean-Bey/Darryl R. T. Bey

Location

809 Delaware Avenue

Parcel

2410-709-0013-000-5

Historic Status

Contributing site located in the Oakland Park Historic District.

Requested Action

Installation of an accessory structure.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



AERIAL VIEW OF THE SUBJECT SITE

HISTORY

The St. Lucie County Property Appraiser's Record Card indicate the structure was built as a private residence in 1920 and the Florida Master Site File indicates the structure was built 1924.

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ARCHITECTURAL SIGNIFICANCE

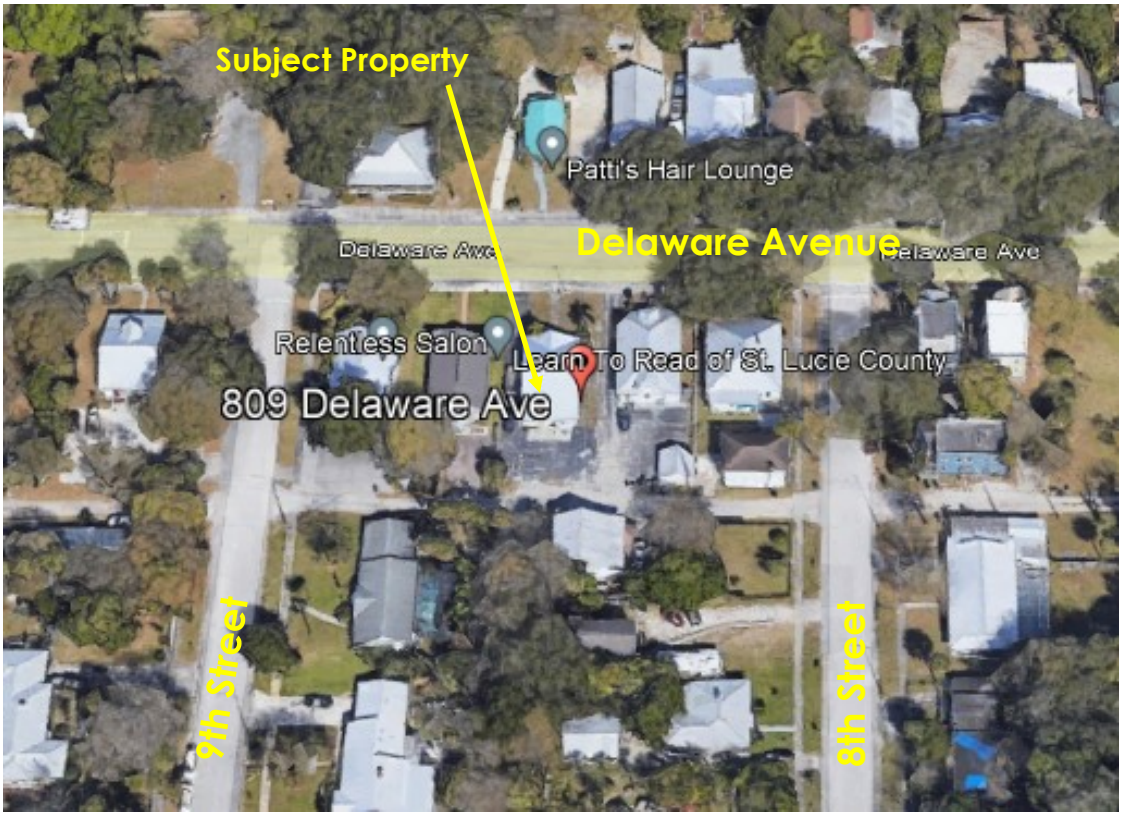
The subject one (1)-story wood frame residential structure embodies characteristics of a Bungalow styling, expressed by a gable roof and wide eaves. The exterior wall fabric is drop siding.

REQUEST

The applicant is requesting approval for renovations and additions to convert the existing structure into a neighborhood bistro/café with outdoor deck dining area including:

- Construction of a large outdoor deck dining area with pergola structure.
- Small indoor dining area, kitchen and restrooms.

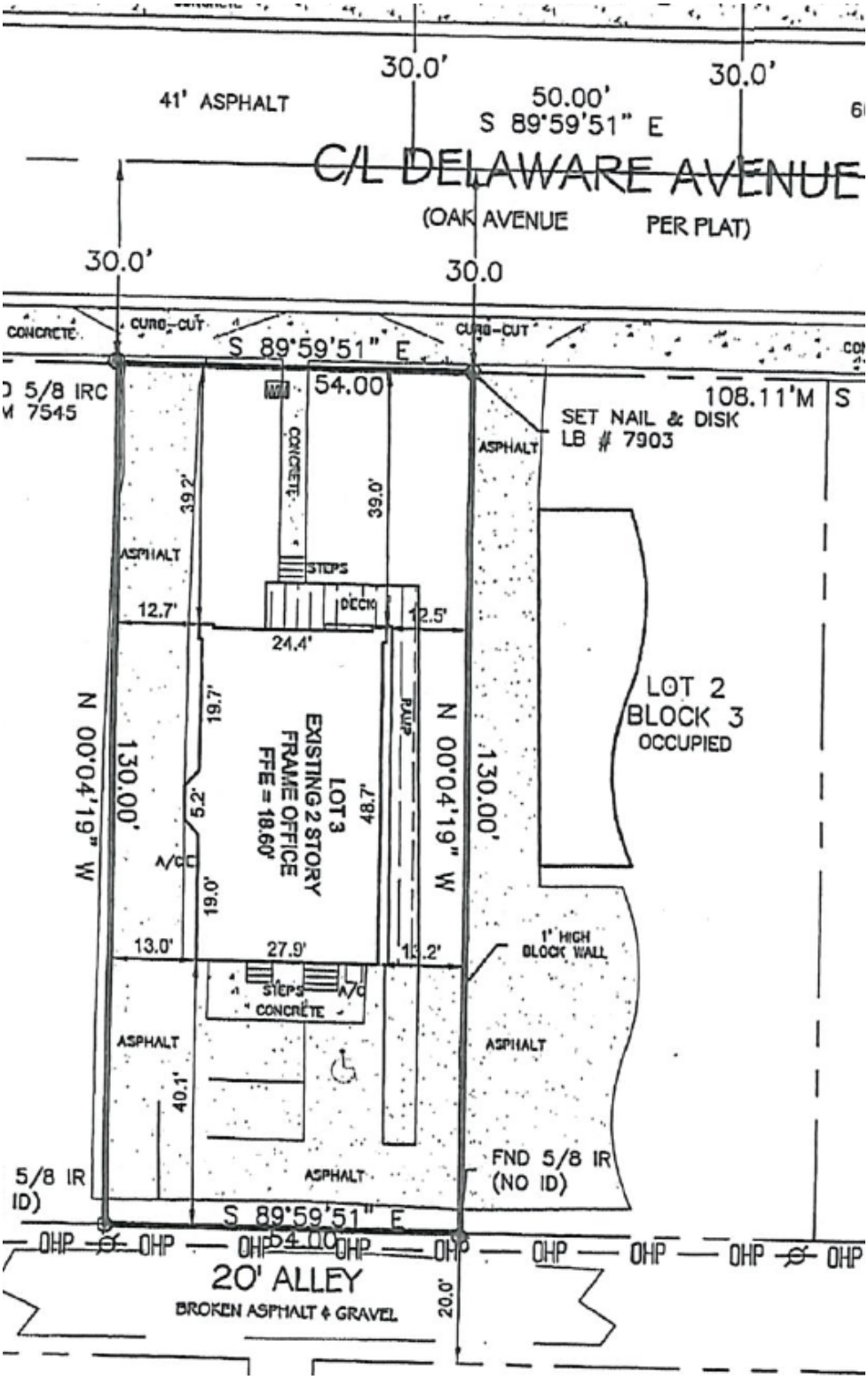
The requested bistro/café requires variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet. Additionally, Section 125-315, requires 11 parking spaces whereas four (4) parking spaces are provided.



AERIAL VIEW OF THE SITE

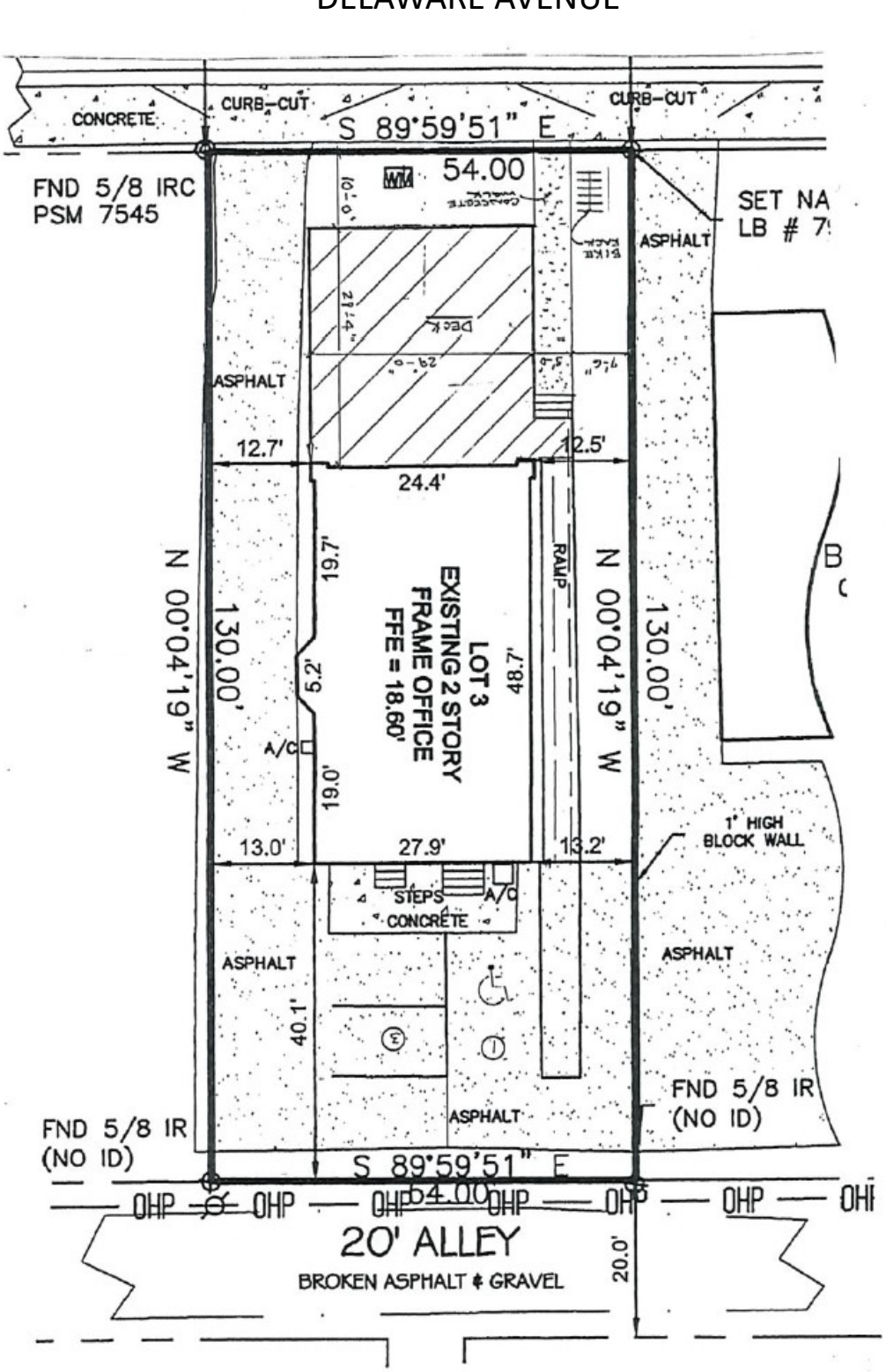


DELAWARE AVENUE FAÇADE



EXISTING SITE PLAN

DELAWARE AVENUE



PROPOSED SITE PLAN

REQUESTED VARIANCE

The applicant requests variances to deviate from City Code Section 125-198, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 10 feet; and from City Code Section 125-315, which requires 11 parking spaces whereas 4 parking spaces are provided.

Sec. 125-198. Office Commercial Zone (C-1).

(2) Yards.

a. *The minimum depth of the front yard will be 25 feet.*

Sec. 125-315. Off-street parking and loading.

(d) Number of required off-street parking spaces*. Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:*

Restaurants and bars, except fast food restaurants: One space for each 100 square feet of gross floor area.

(4) Exemptions and special area standards.

a. Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet.

VARIANCE CRITERIA/APPLICANT RESPONSES

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

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

This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally design as a single-family residence.

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

No special conditions or circumstances result.

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

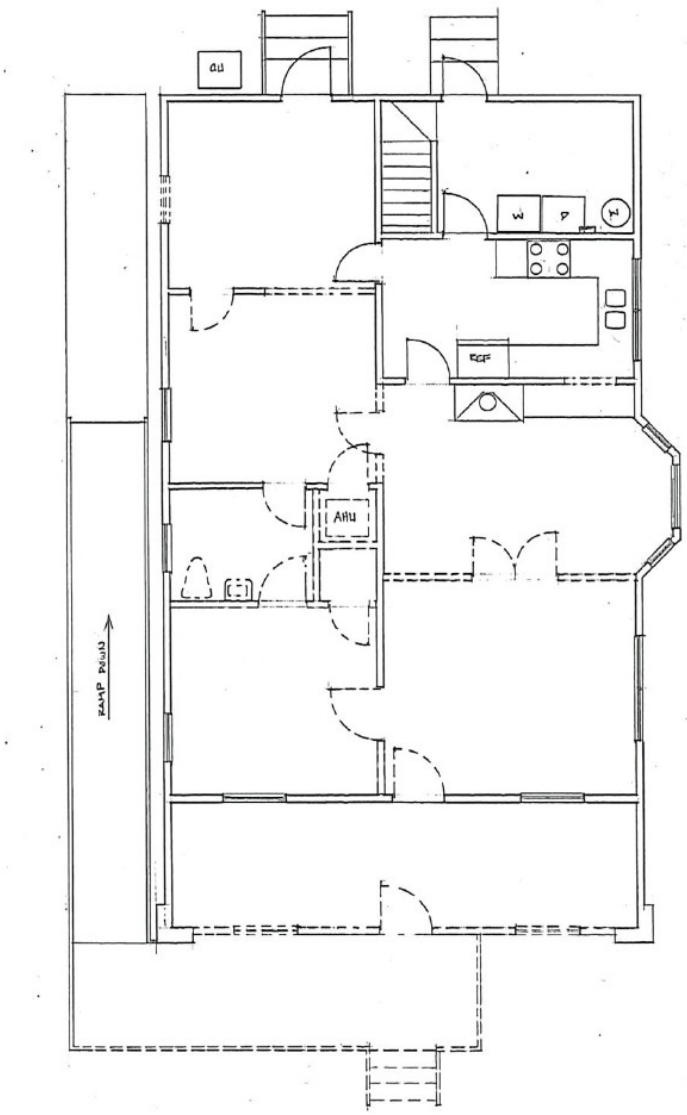
Do the Commercial Conversion Zone and the property size being 54-feet wide and 130-feet deep. A variance is required for use of the property. For example: today's zoning ordinance requires 46-feet wide drive isle with 90 degrees parking and a 10-foot landscape buffer, which is wider than the property.

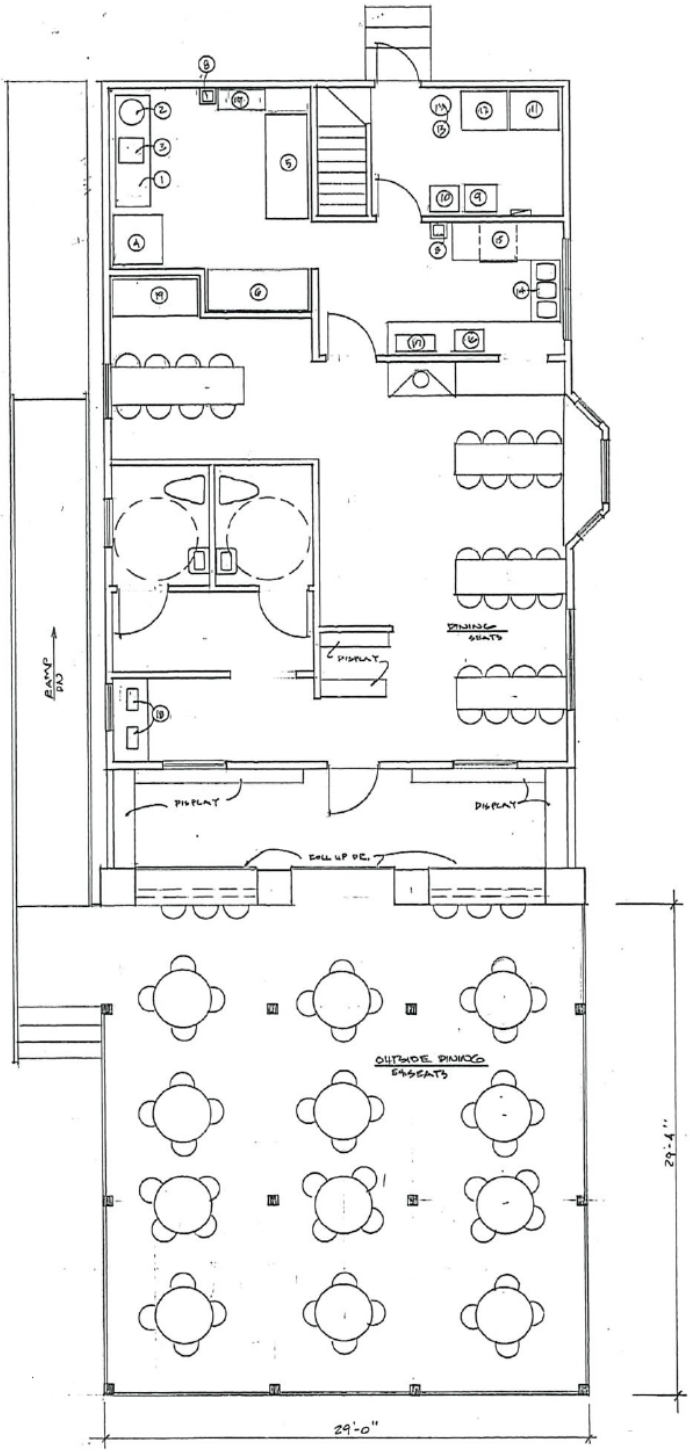
4. What is the minimum variance that would give the reasonable use of the land, building or structure?

The minimum variance required is reduction of the front yard setback of 15 feet and reduction in parking from 11 spaces, with the exemption, to four (4) spaces by allowing patrons to utilize the on-street parking.

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

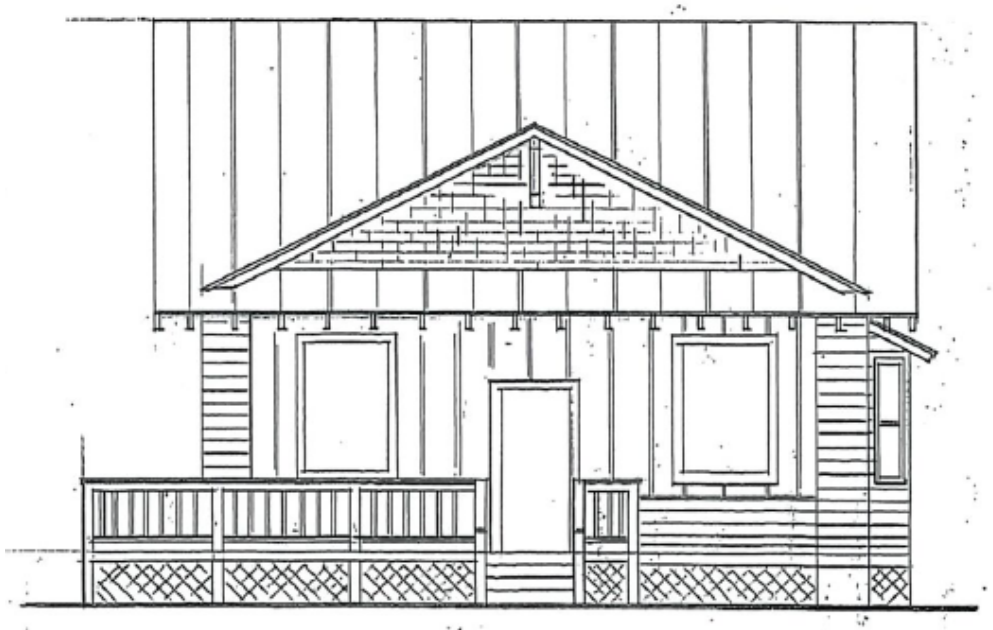
By granting this variance you will be expanding the downtown pedestrian friendly feel into the Delaware Avenue/Peacocks Art District.





EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN



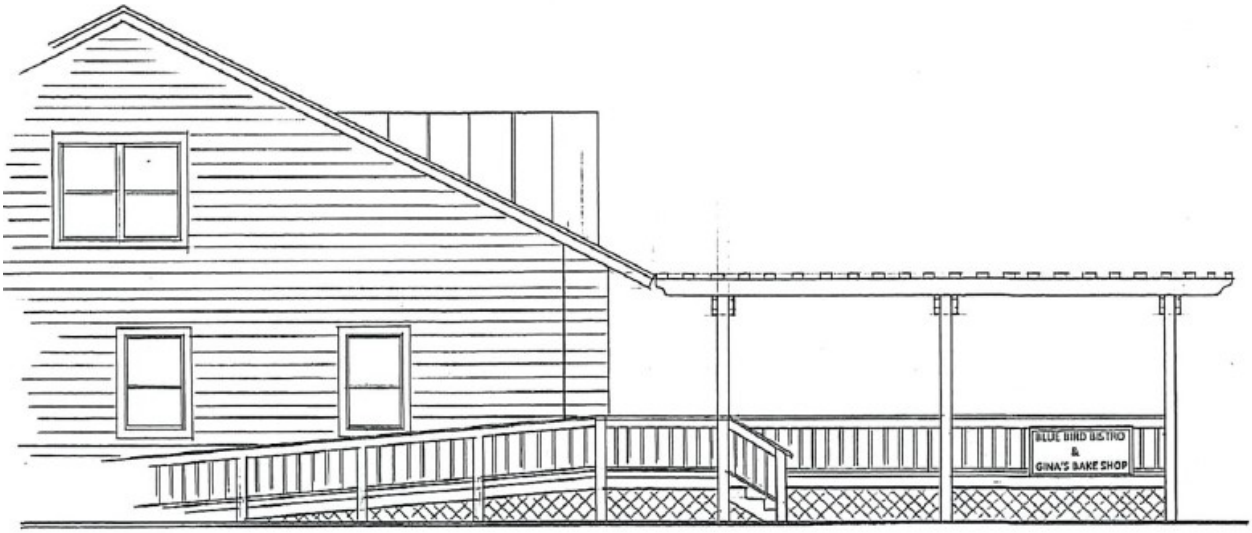
EXISTING FRONT FAÇADE



PROPOSED FRONT FAÇADE



EXISTING SIDE FAÇADE



PROPOSED SIDE FAÇADE



DELAWARE AVENUE/SOUTH SIDE



DELAWARE AVENUE/NORTH SIDE

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

STAFF RECOMMENDATIONS:

One of the goals of historic preservation is to create new structures designed in harmony with adjacent contributing structures, the surroundings, and overall development patterns.

Delaware Avenue is one of the most beautiful old Fort Pierce streets. Sidewalks on both sides of the street are shaded by old live oak trees and sheltered from the automobile traffic by rows of parallel parking spaces, creating a perfect walking environment. Currently there is limited pedestrian activity as there are not many uses open to interaction with pedestrians. The applicant's proposed café/bistro with open deck located close to the sidewalk is anticipated to bring movement and life to the street and is a desired use for the corridor.

In addition, the proposed open deck is within the required setbacks. However, the structure is light and open and does not create a visual barrier. There are several other structures on Delaware Avenue which encroach into the required setbacks, yet they are all in harmony with adjacent surroundings and street development patterns.

Most of the offices and other uses located along Delaware Avenue provide sufficient parking on their sites and ample street parking remains largely unused. Therefore, although there would be shortage of seven (7) required parking spaces on the café site, there are plenty of street parking spaces available to café customers as well as wide sidewalks for easy, safe and attractive walking connection.

Therefore, based upon Secretary of Interior's Standard #9 and #10, staff recommends that the Board approve the applicant's request.

Additionally, staff recommends approval of the requested variances as the applicant provided sufficient information and compelling reasons to determine that requirements of City Code Sec. 125-3 of the City Code - Criteria for granting variances (1) through (5)- have been met.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Bldg. Permit # _____ COA# 76

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 809 Delaware Avenue

Parcel ID #: 24140-709-0019-005 2410-709-0013-000-5

Type of Designation: ☒ Contributing ☐ Non-contributing Site within the OAKLAND PARK Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): Gina D. Dean-Bey / Darryl R. T. Bey
Mailing Address: 1005 Kentucky Avenue
Phone Number(s): 772-971-0001 /772-979-6176 Email: gdbey@gate.net / darrylbey@bellsouth.net

Applicant
Name(s): GINA Dean - Bey / Darryl R. T. Bey
Mailing Address: 1005 Kentucky Avenue
Phone Number(s): 772-971-0001 / 772-979-6176 Email: gdbey@gate.net / darrylbey@bellsouth.net

Representative
Name(s): Architectonic Inc.
Mailing Address: 806 Delaware Ave. Ft. Pierce, Florida
Phone Number(s): 772-460-7751 Email: mmenard@architectonicinc.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, Darryl R.T. Bey as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Gina D. Dean-Bey

Signature of Owner

12/7/21
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) construct front deck with pergola structure

☐ Other (describe) _____

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

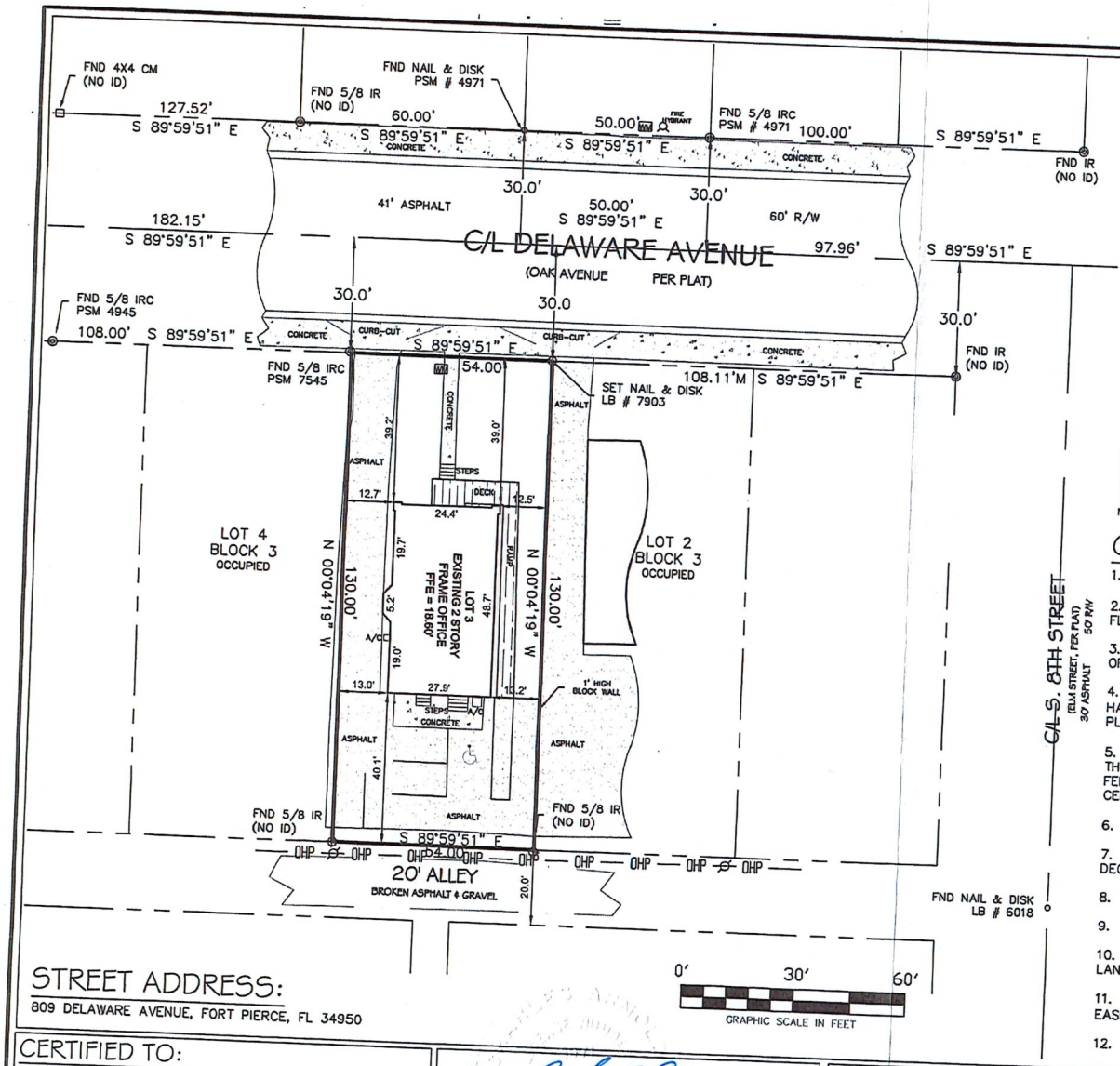
the project consists of renovations and additions to convert the structure into a neighborhood bistro / cafe with small indoor dining area, kitchen, restrooms and a large outdoor deck dining area to promote a pedestrian friendly environment

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): SEC 125-198 FRONT YARD SET BACK & SEC 125-315 REDUCTION IN OFFSTREET PARKING FROM 23 SPACES TO 4 SPACES SEE PARKING STUDY

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.



Boundary Survey For:
Dean Properties LLC.

LEGAL DESCRIPTION:

LOT 3, BLOCK 3, OF OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A/C	DENOTES AIR CONDITIONER
BLK	DENOTES BLOCK
BSL	DENOTES BUILDING SETBACK LINE
CBS	DENOTES CONCRETE BLOCK STRUCTURE
CONC.	DENOTES CONCRETE
CM	DENOTES CONCRETE MONUMENT
C/L	DENOTES CENTERLINE
D&UE	DENOTES DRAINAGE & UTILITY EASEMENT
ELEC.	DENOTES ELECTRIC
ELEV	DENOTES ELEVATION
FFE	DENOTES FINISH FLOOR ELEVATION
FND	DENOTES FOUND
	DENOTES CALCULATED FROM FIELD MEASUREMENTS
	DENOTES PLAT DATA
	DENOTES MEASURED DATA
ID	DENOTES IDENTIFICATION NUMBER
	DENOTES FLOW LINE
	DENOTES ELEVATION (TYPICAL)
	DENOTES WATER METER
	DENOTES SEWER MANHOLE
	DENOTES UTILITY POLE
NAVD	DENOTES NORTH AMERICAN VERTICAL DATUM

OCC.	DENOTES OCCUPIED
OHP	DENOTES OVERHEAD UTILITIES
ORB	DENOTES OFFICIAL RECORDS BOOK
PB	DENOTES PLAT BOOK
PCP	DENOTES PERMANENT CONTROL POINT
PG.	DENOTES PAGE
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
PSM	DENOTES PROFESSIONAL SURVEYOR & MAPPER
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
IRC	DENOTES IRON ROD & CAP
LB	DENOTES LICENSED BUSINESS
RLS	DENOTES REGISTERED LAND SURVEYOR
R/W	DENOTES RIGHT OF WAY
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
UE	DENOTES UTILITY EASEMENT
VAC.	DENOTES VACANT
	DENOTES ELECTRIC SERVICE BOX
	DENOTES TELEPHONE SERVICE BOX
	DENOTES FIRE HYDRANT
	DENOTES STREET LIGHT

GENERAL NOTES:

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS COMMERCIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF DELAWARE AVENUE HAVING A BEARING OF S89°59'51"E, ACCORDING TO THE PLAT OF OAKLAND PARK, AS RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0186 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS MARCH 26, 2019.

STREET ADDRESS:

809 DELAWARE AVENUE, FORT PIERCE, FL 34950

CERTIFIED TO:

DEAN PROPERTIES, LLC;
LAWNWOOD DENTAL CENTER P.A.

Charles Arnold 3-31-19
Charles Arnold — DATE SIGNED
Professional Surveyor & Mapper
FLORIDA LICENSE NO. 4971

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JOB NO: 19-804
DESC: OAKLAND P
DATE: 3/28/19
SCALE: 1"=30'
DRAWN BY: CA

Arnold Surveying, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
(772) 708-1819 SURVEY@ASI-SURVEY.COM

BUSINESS DESCRIPTION

THE BLUE BIRD BISTRO AND GINA'S BAKE SHOP IS A HUSBAND AND WIFE TEAM WHICH WILL BE RENOVATING THIS HISTORIC BUILDING AS REQUIRED TO MEET ALL THE BUILDING CODE REQUIREMENTS IN ADDITION TO BUILDING A LARGE DECK WITH PERGOLA TO PROVIDE A PEDESTRIAN FRIENDLY ENVIRONMENT TO THE DELAWARE AVE. CORRIDOR WITH OUT DISTURBING THE HISTORIC STRUCTURE. THE ORIGINAL PORCH WILL BE OPENED UP TO SHOW THE ORIGINAL ARCHITECTURE WITH ROLL UP DOORS FOR NIGHTTIME SECURITY.
GINA'S BAKE SHOP WILL BE PROVIDING COFFEE, PASTRIES, BAKED GOODS, AND SANDWICHES FOR BREAKFAST AND LUNCH. BLUE BIRD BISTRO WILL BE PROVIDING A LITE DINNER MENU ALONG WITH BEER AND WINE IN THE EVENINGS PER THE HOURS OF OPERATION BELOW.

HOURS OF OPERATION

GINA'S BAKE SHOP
MONDAY – FRIDAY 7:00 AM – 2:30 PM
SATURDAY 8:00 AM – 12:30 PM
CLOSED SUNDAY

BLUE BIRD BISTRO
THURSDAY 5:30 PM – 11:00 PM
FRIDAY 5:30 PM – 12:00 AM
SATURDAY 5:30 PM - 12:30 AM
CLOSED SUNDAY

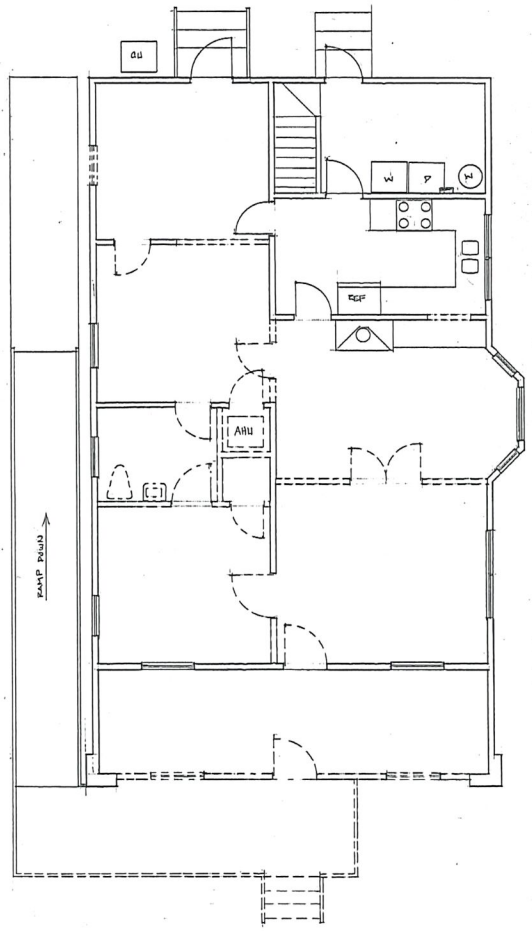
PARKING CALCULATION
1 PARKING SPACE PER 100 S.F.
BUILDING IS 2300 S.F. (INCLUDING DECK)
2300 / 100 = 23 SPACES REQUIRED
4 SPACES PROVIDED ON SITE THEREFORE THE VARIANCE FOR THE REDUCTION IN PARKING

A PARKING STUDY WAS DONE BY ARCHITECTONIC INC. FOR A THREE WEEK PERIOD FOR DETERMINATION OF AVAILABLE ON STREET PARKING AS INDICATED IN THE CHART BELOW WHICH WILL SHOW THERE IS ADEQUATE PARKING ALONG THE DELAWARE CORRIDOR TO SUPPORT THIS BUSINESS DURING THE STANDARD MONDAY THRU FRIDAY OFFICE HOURS. NIGHTTIME AND WEEKEND AVAILABLE PARKING IS EVEN GREATER. BLUE BIRD BISTRO AND GINA'S BAKE SHOP HAVE REACHED OUT TO THE ADJACENT PROPERTY OWNERS TO SHARE THERE PARKING FOR NIGHTS AND WEEKENDS FOR SPECIAL EVENTS. THE OWNERS THAT HAVE AGREED TO SHARE PARKING ARE 807 DELAWARE AVE, 806 – 808 DELAWARE AVE AND 851 DELAWARE AVE. (PHOTO DOCUMENTATION OF THE PARKING AND LETTERS FROM THE PROPERTY OWNERS TO BE PROVIDED UPON REQUEST)

ON STREET PARKING STUDY FROM 8TH St thru 10th St

Total # of spaces 23

	9:00 AM OCCUPIED SPACES	9:00 AM AVAILABLE SPACES	12:00 P.M. OCCUPIED SPACES	12:00 PM AVAILABLE SPACES
10/12/2021	9	14	8	15
10/13/2021	9	14	10	13
10/14/2021	7	16	9	14
10/15/2021	3	20	8	15
10/18/2021	9	14	11	12
10/19/2021	9	14	9	14
10/20/2021	9	14	8	15
10/21/2021	9	14	9	14
10/22/2021	11	12	9	14
10/25/2021	10	13	8	15
10/26/2021	8	15	8	15
10/27/2021	9	14	10	13
10/28/2021	6	17	8	15
10/29/2021	8	15	8	15



AS-BUILT / DEMOLITION PLAN
1/4"

ARCHITECT
Architectonic Inc
805 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7761
F: 772 460 4244
WWW.ARCHITECTONICINC.COM
STATE REG # AA26003348
COPYRIGHT 2017

PROJECT
BLUE BIRD BISTRO
&
GINA'S BAKE SHOP
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION
MICHAEL J. SEAL, AIA
AR0008

REVISIONS

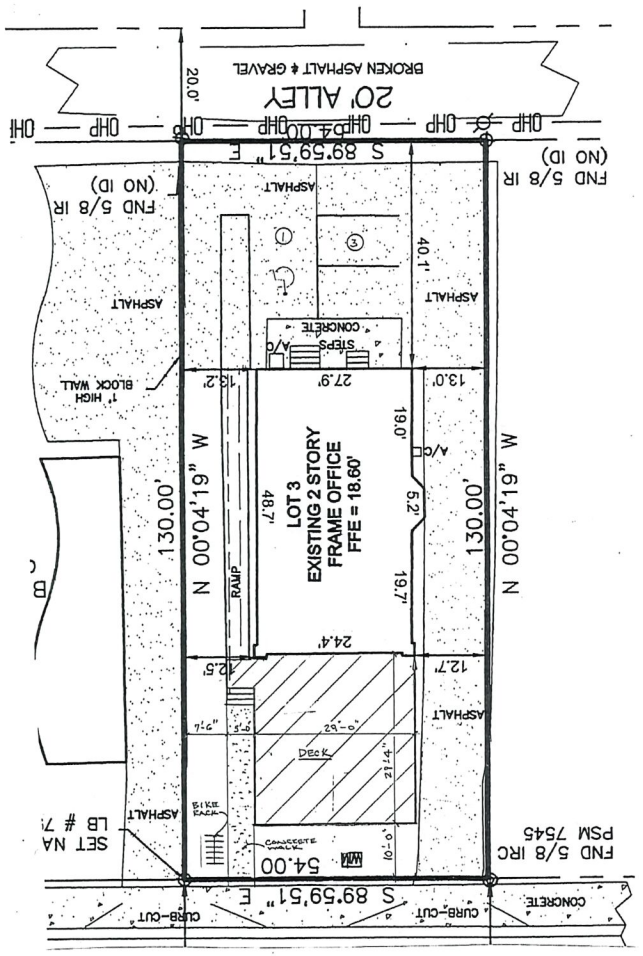
NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER
A-1 OF 3

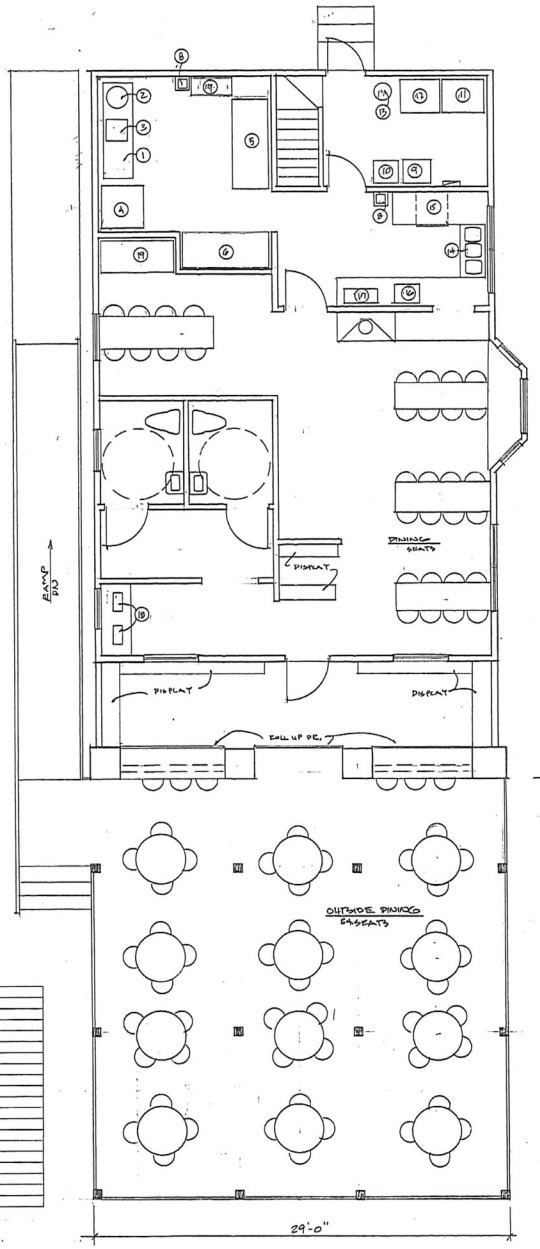
PROJECT NUMBER C19011
DATE 12/14/21
REVISED

GINA'S BAKE SHOP



PLOT PLAN NORTH

1"=10'



RENOVATION PLAN

EQUIPMENT SCHEDULE

NUMBER	EQUIPMENT DESCRIPTION
1	WORK TABLE
2	CROCK POT
3	PANINI PRESS
4	CONVECTION OVEN
5	FREEZER
6	FREEZER
7	MICROWAVE
8	HAND SINK
9	WASHER DRYER COMBO
10	ICE MACHINE
11	FREEZER
12	REFRIGERATOR
13	PASTRY DOUGH SHEETER
14	3 COMPARTMENT SINK
15	DISHWASHER
16	EXPRESSO MACHINE
17	SODA FOUNTAIN
18	POINT OF SALES
19	WINE COOLER

ARCHITECT

Architectonic Inc.

800 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772.460.7751
F: 772.460.4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

BLUE BIRD BISTRO
&
GINA'S BAKE SHOP
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96699

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF 3

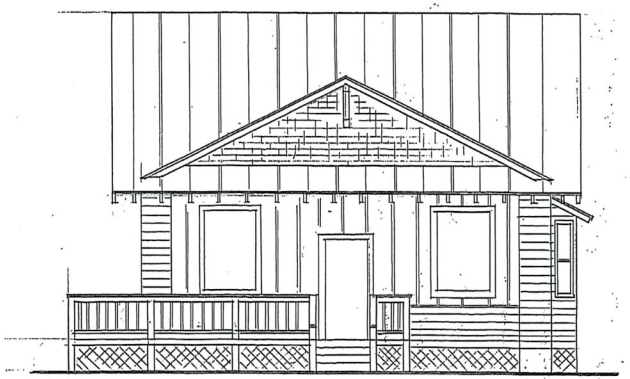
PROJECT NUMBER C19011

DATE 12/4/19

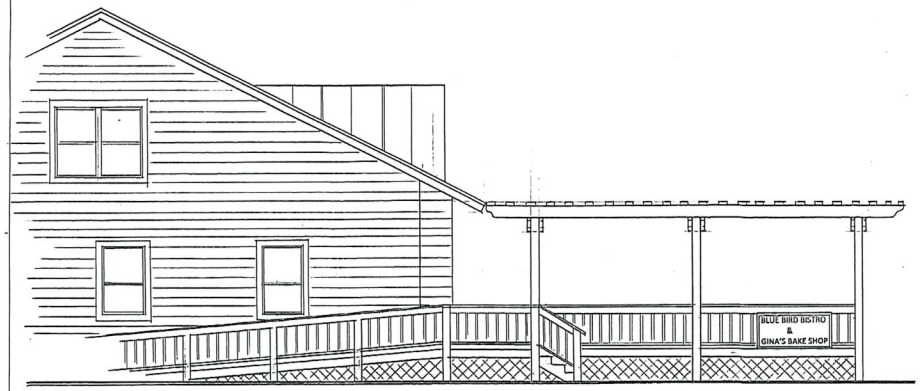
GINA'S PERFECT



EXISTING LEFT SIDE ELEVATION
RIGHT SIDE SIMILAR 1/4"



EXISTING FRONT ELEVATION
1/4"



PROPOSED LEFT SIDE ELEVATION
RIGHT SIDE SIMILAR 1/4"



PROPOSED FRONT ELEVATION
1/4"

ARCHITECT

Architectonic Inc

800 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
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F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

BLUE BIRD BISTRO
&
GINA'S BAKE SHOP
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96808

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-3 OF 3

PROJECT NUMBER C1901

DATE 12/11/20

HISTORIC

GINA'S


809



608

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

VARIANCE

Property address or Location 809 Delaware Ave.

Parcel ID #(s) 24140-709-0019-005

Project description Commercial Conversion to a neighborhood bistro cafe

Gina D. Dean - Bey / Darryl R.T. Bey
Property Owner(s)
1005 Kentucky Ave
Street Address
Ft. Pierce FL 34950
City State Zip
772-971-0001 772-979-6176
Phone Number
gdbey@gate.net darrylbey@icloud.com
Email Address

Architectonic Inc.
Applicant/Representative, Title, Company
806 Delaware Ave.
Street Address
Ft. Pierce FL 34950
City State Zip
772-460-7751
Phone Number
mmenard@architectonic inc.
Email Address

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

Darryl R. Bey
Property Owner(s) Signature(s)

STATE OF FL. --ST. LUCIE COUNTY
The foregoing instrument was acknowledged before me this 10 day of JANUARY, 2022 by
DARRYL BEY who is personally known to me or has produced DR. LIC
as identification.

Kelly Williams
Signature of Notary

(seal)

KELLY WILLIAMS
Notary Public-State of Florida
Commission # GG 931632
My Commission Expires
November 13, 2023

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

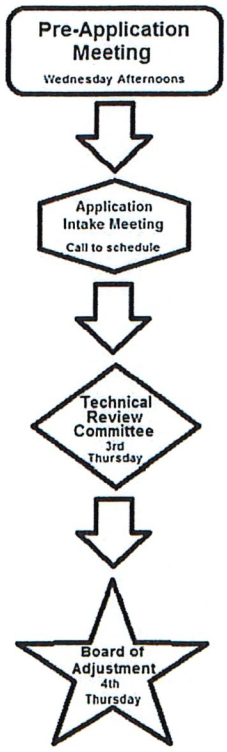
Intake Date Stamp

VARIANCE

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

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

Application Outlook



Description of request: Sec 125-198 front yard set back & Sec 125-315 reduction in offstreet parking

Reason for request: to be able to conert a business to a bistro / cafe

Existing Use : Business

Date Property was Purchased: 4/23/2004

Alterations made to the site since purchase: New Roof

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

If yes, what has changed since the denial? _____

Criteria:

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

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

Architectonic Inc

Criteria:

1.) This property is located along the Delaware Avenue Commercial Conversion Zone and Peacocks Art District. This structure is a contributing structure within the Oakland Park District and was originally designed as a single-family residence.

2.) No special conditions or circumstances result.

3.) Do the Commercial Conversion Zone and the property size being 54' w x 130' d. A variance is required for use of the property. For example: Today's zoning ordinance requires 46' wide drive isle with 90 degrees parking and 10' Landscape buffer which is wider than the property.

4.) The minimum variance required is a reduction of the front yard setback of 15' and reduction in parking from 23 spaces without the 1200 s.f. exemption of 11 spaces with the exemption 4 spaces by allowing patrons to utilize the on-street parking.

5.) By granting this variance you will be expanding the downtown Pedestrian friendly feel into the Delaware Avenue / Peacocks Arts District.

806 Delaware Ave, Fort Pierce FL 34950 | 772-460-7751
1790 A1A Ste 209, Satellite Beach FL 32937 | 321-732-4077

www.architectonicinc.com
AR26003348

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

Property Identification

Site Address: 809 DELAWARE AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-709-0013-000-5
Jurisdiction: Fort Pierce

Use Type: 1700
Account #: 23656
Map ID: 24/10S
Zoning: Office Co

Ownership

Dean Properties Llc

1005 Kentucky Ave
Fort Pierce, FL 34950

Legal Description

OAKLAND PARK BLK 3 LOT 3 (MAP 24/10F) (OR 1953-2295)

Current Values

Just/Market Value:	$165,100
Assessed Value:	$165,100
Exemptions:	$0
Taxable Value:	$165,100

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.**

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



Total Areas

Finished/Under Air (SF):	2,100
Gross Sketched Area (SF):	2,100
Land Size (acres):	0.16
Land Size (SF):	7,020

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
Apr 23, 2004	1953 / 2295	XX00	WD	Bergman Geoffrey	$120,000
Oct 30, 1998	1182 / 2724	XX00	WD	Gorie William J	$49,900
Sep 29, 1995	0977 / 1722	XX00	WD	FINANCIAL DATASOURCE INC	$43,500
Apr 28, 1995	0955 / 2474	XX01	WD	Janet Mosely-Bryant	$100
Jun 7, 1994	0905 / 1409	XX01	QC	Dean F Mosley	$2,000
Dec 9, 1993	0873 / 2600	XX01	QC		$100

Building Information (1 of 1)

Finished Area: 2,100 SF

Gross Sketched Area: 2,100 SF

Exterior Data

View:
Building Type: LROF
Roof Cover: Metal
Year Built: 1920
Roof Structure: Gable
Frame: Conc Blk

Grade: Y_C
Story Height: 2 Story

Effective Year: 1980
No. Units: 3

Primary Wall: Wood no Sh
Secondary Wall:

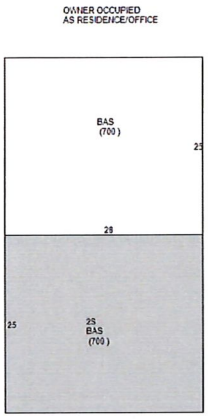
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	700	700	106
BAS	BASE AREA	1400	1400	212

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	1980	1920

Current Year Values

Current Values Breakdown

Building:	$140,500
Land:	$24,600
Just/Market:	$165,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$165,100
Exemption(s):	$0
Taxable:	$165,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.5	Fort Pierce Stormwater Charge	$172.50

This does not necessarily represent the total Special Assessements 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	$165,100	$165,100	$0	$165,100
2020	$160,600	$150,370	$0	$150,370
2019	$136,700	$136,700	$0	$136,700
2018	$136,400	$136,400	$0	$136,400

Permits

Number	Issue Date	Description	Amount	Fee
CA20061	Mar 20, 2006	Additions to existing construction	$5,000	$100
BP19-0777	Mar 7, 2019	Roof	$8,000	$0

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

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 21-76 – Front Deck with Pergola – 809 Delaware Avenue

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

NOTICE BY NEWSPAPER: January 7, 2022, Variance
January 7, 2022, COA

NOTICE BY MAIL: January 14, 2022

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 01/14/2022

Historic Preservation Board **5. c.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #21-77 - Shed - 106 Depot Drive

LOCATION

106 Depot Drive (Parcel ID: 2410-507-0008-000-7)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Denial

Attachments

Staff Report
Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka Started On: 01/14/2022 03:00 PM
Final Approval Date: 01/19/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JANUARY 24, 2022

COA 21-77

Owner /Applicant

KDK PROPERTIES

Location

106 Depot Drive

Parcel

2410-507-0008-000-7

Historic Status

Non-contributing structure located in the Downtown Historic District.

Requested Action

Consideration of an approval for installation of a new shed.

Recommendation

Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD: PUBLIC HEARING



SHED LOCATION SITE –AERIAL VIEW

BACKGROUND

1925 - Construction of the commercial building.

REQUEST

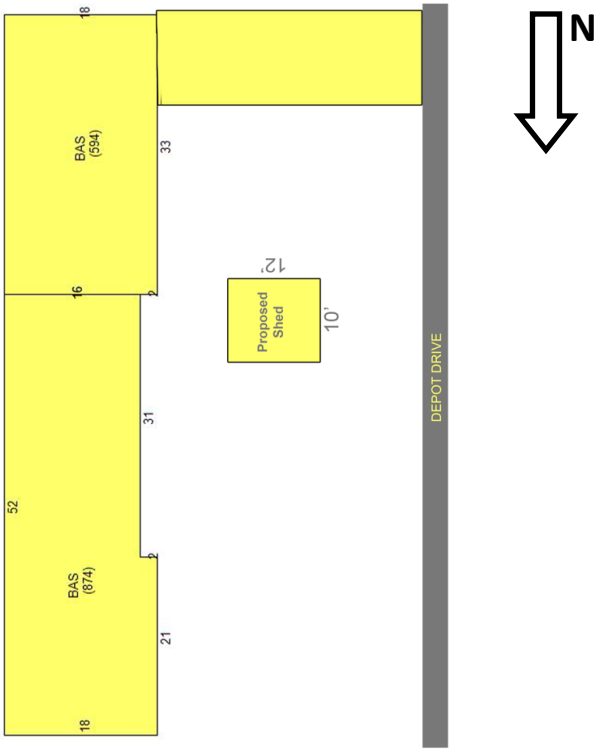
The applicant is requesting approval of a COA for the installation of a pre-fabricated 10 foot x 12 foot shed on the existing parking area with the same color/design as the building.



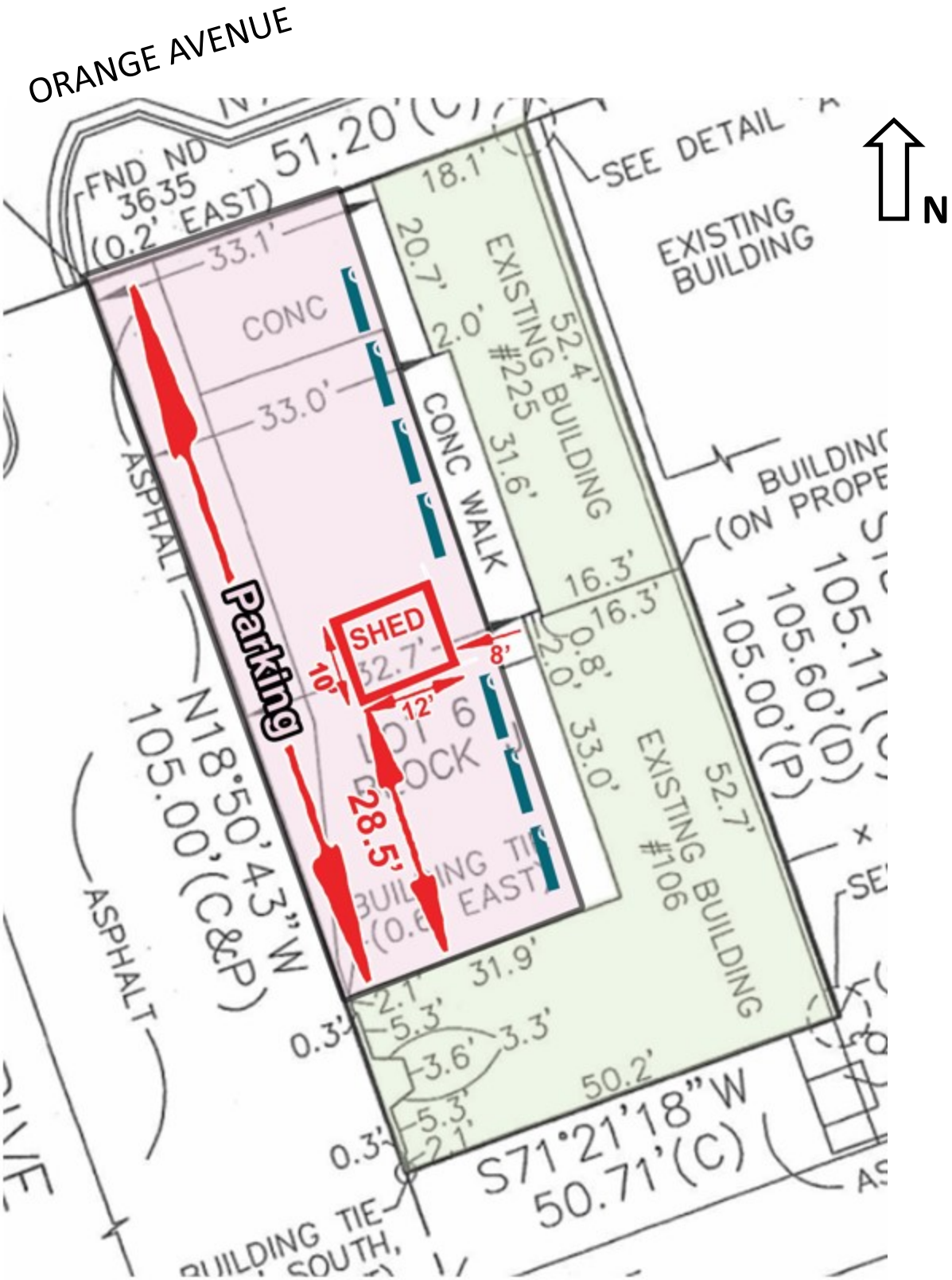
PROPERTY LOCATION



EXISTING PARKING LOT



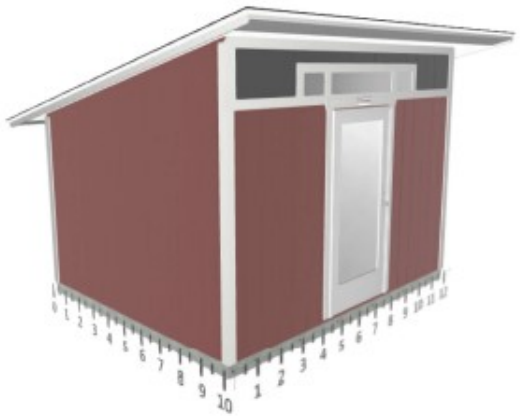
SKETCH OF THE SHED LOCATION

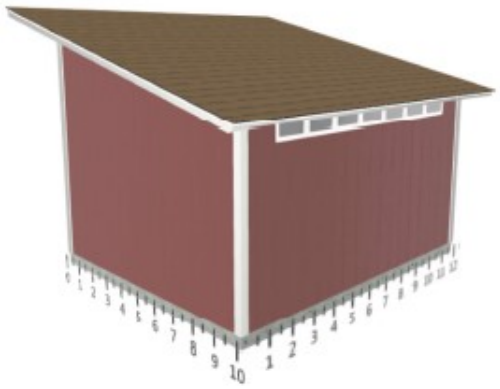

ORANGE AVENUE
FND ND
3635
(0.2' EAST)
51.20'(C)
SEE DETAIL
N
EXISTING
BUILDING
18.1'
20.7'
2.0'
EXISTING BUILDING
#225
52.4'
31.6'
33.1'
CONC
33.0'
CONC WALK
ASPHALT
Parking
SHED
12.7'
10'
8'
12'
16.3'
16.3'
0.8'
2.0'
33.0'
EXISTING BUILDING
#106
52.7'
28.5'
31.9'
2.1'
5.3'
3.3'
3.6'
5.3'
2.1'
0.3'
0.3'
50.2'
S71°21'18"W
50.71'(C)
N18°50'43"W
105.00'(C&P)
105.00'(D)
105.60'(P)
105.11
ASPHALT
BUILDING TIE
SOUTH,

SITE PLAN

TUFF SHED

Varsity Sport Shop Varsity Sports Shop
211 Orange Avenue
Fort Pierce FL 34950
Q-1447400





Wall D

Wall A



Wall C

Wall B

Base Details

Building Size & Style

Premier Pro Studio - 10' wide by 12' long

Door

Full-Lite Residential Door (3' x 6'8") (Left Hand Inswing),

Paint Selection

Base: Mint Trim: Delicate White, Accent (Doors): Black Magic

Roof Selection

Shakewood Dimensional Premium Shingle

Drip Edge

White

SHED BASE DETAILS



PROPOSED SHED LOCATION— VIEW FROM ORANGE AVENUE





PROPOSED SHED

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

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

STAFF RECOMMENDATION

The subject shed is proposed within the middle of the parking lot and is clearly visible from the Orange Avenue sidewalk. The architectural style and material of the shad does not blend in with the appearance and scheme of the structure, the street, and overall downtown area.

It is staff's professional opinion that the proposed shed may have a negative visual impact on the adjacent properties and downtown area. Staff recommends denial of the proposal as it does not meet the requirements of the Secretary of Interior Standard #9.

Note: If permitted, the proposed shed will affect the existing parking area. To ensure adequate vehicle circulation and safety the shed should be well-lighted during evening hours.



ORANGE AVENUE

Bldg. Permit # _____ COA# 74

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 106 DEPOT DRIVE

Parcel ID #: 2410-507-0008-000-7

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the DOWNTOWN Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): KDK PROPERTIES KRISTINA AND DERRICK GIBBONS
Mailing Address: 1920 RIO VISTA DRIVE
Phone Number(s): 7723705140 Email: HELLO@VARSITYSPORTSHOP.COM

Applicant
Name(s): KDK PROPERTIES
Mailing Address: 1920 RIO VISTA DRIVE
Phone Number(s): 7723705140 Email: HELLO@VARSITYSPORTSHOP.COM

Representative
Name(s): KRISTINA GIBBONS
Mailing Address: 1920 RIO VISTA DRIVE
Phone Number(s): 7723705140 Email: HELLO@VARSITYSPORTSHOP.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, KRISTINA AND DERRICK GIBBONS as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Kristina Gibbons
Signature of Owner

12/28/2021
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) ADD SHED TO PARKING LOT

☐ Other (describe) _____

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

ADD NEW SHED TO PARKING LOT AREA IN SAME COLOR/DESIGN AS BUILDING

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.

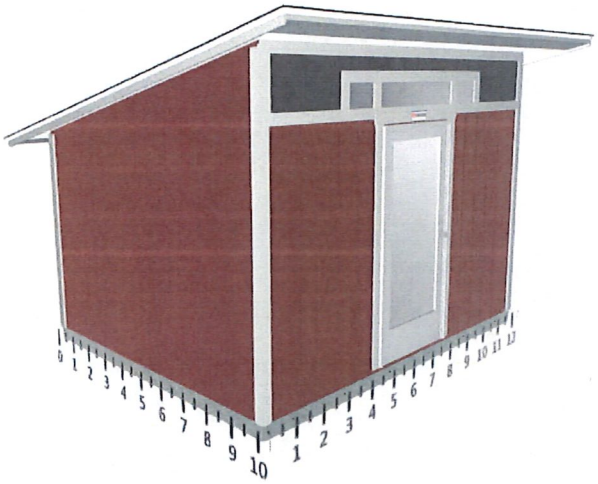
☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted.

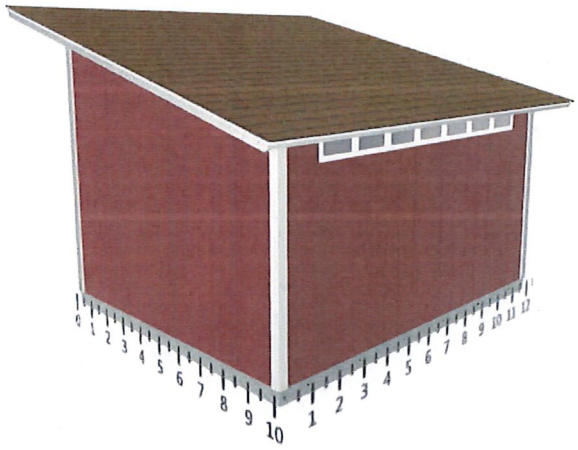

SUNRISE THEATRE
GREETINGS FROM:
FORT PIERCE
FLORIDA
The Sunrise City


PIZZA & PASTA
TOW-AWAY ZONE

TUFF SHED

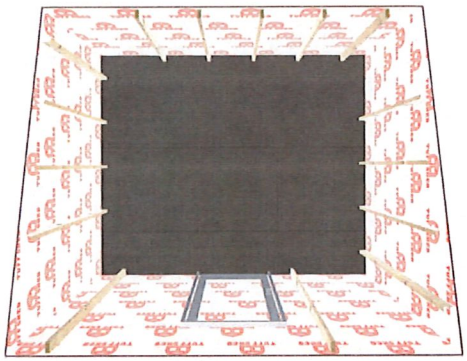
Varsity Sport Shop Varsity Sports Shop
211 Orange Avenue
Fort Pierce FL 34950
Q-1447400





Wall D

Wall A



Wall C

Wall B

Base Details

Building Size & Style
Premier Pro Studio - 10' wide by 12' long

Door
Full-Lite Residential Door (3' x 6'8") (Left Hand Inswing),

Paint Selection
Base: Mint Trim: Delicate White, Accent (Doors): Black Magic

Roof Selection
Shakewood Dimensional Premium Shingle

Drip Edge
White

Is a permit required for this job?

Who is pulling the permit?

Options Details

High Wind
High Wind - Retail

Transoms
7 Ea Transom Window (16"x8")

Floor and Foundation
120 Sq Ft 16" OC Joist Spacing
4 Ea Shed Anchor into Dirt - Auger or MR88

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes

Is there a power outlet within 100 feet of installation location?
Yes

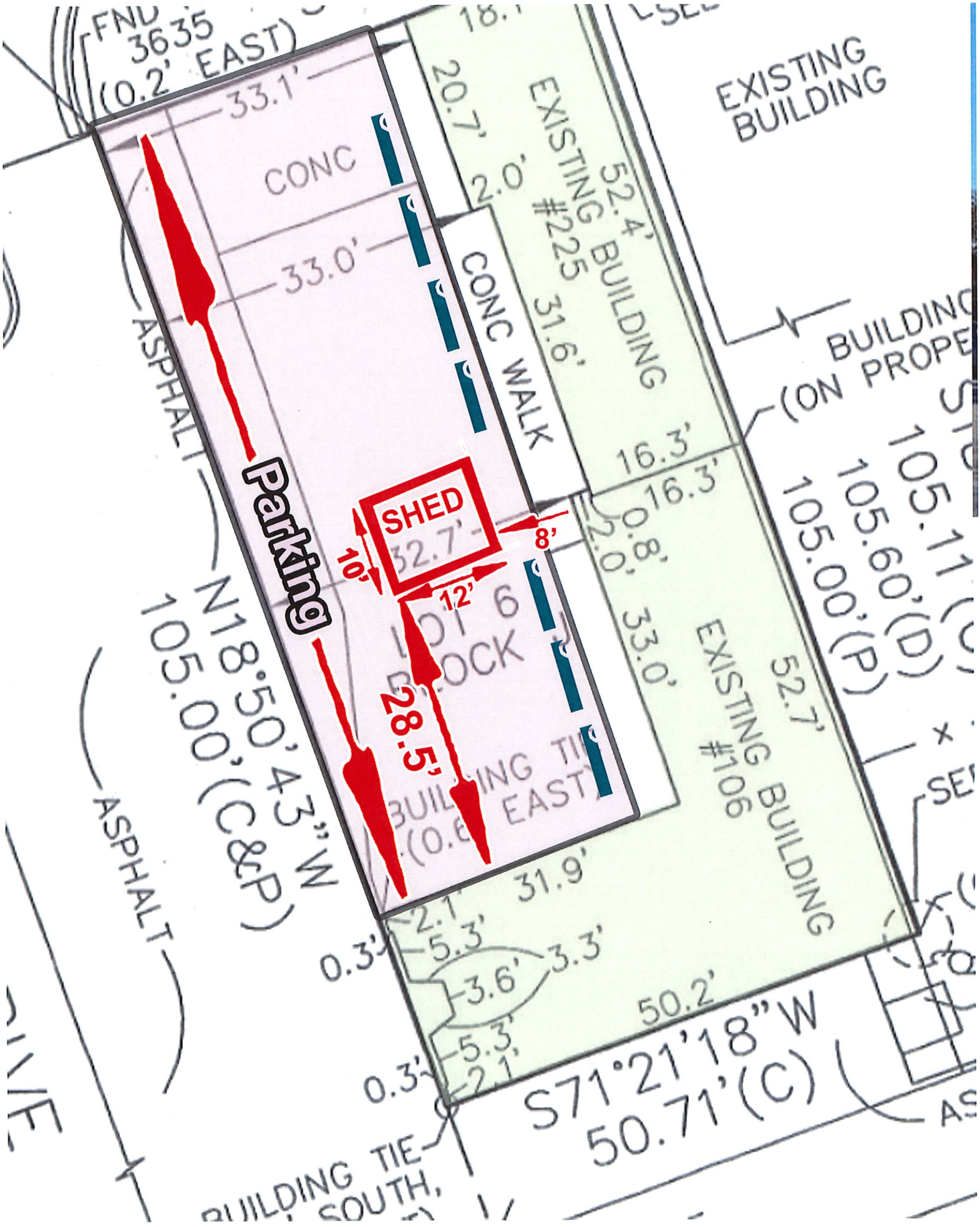
The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Dirt/Gravel

Signature: _____ Date: _____


FND
3635
(0.2' EAST)
33.1'
CONC
33.0'
ASPHALT
Parking
N18°50'43"W
105.00'(C&P)
ASPHALT
20.7'
2.0'
EXISTING BUILDING #225
52.4'
31.6'
CONC WALK
EXISTING BUILDING
BUILDING
(ON PROPE
16.3'
16.3'
0.8'
2.0'
33.0'
SHED
32.7'
10'
8'
12'
LOT 6
BLOCK
BUILDING TIE
EASTY
(0.6
28.5'
52.7'
EXISTING BUILDING #106
105.11 (C
105.60'(D)
105.00'(P)
SE
31.9'
2.1'
5.3'
3.3'
3.6'
0.3'
50.2'
5.3'
2.1'
0.3'
S71°21'18"W
50.71'(C)
BUILDING TIE
SOUTH,
AS

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

Property Identification

Site Address: 225 ORANGE AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-507-0008-000-7
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 23124
Map ID: 24/10N
Zoning: Central Co

Ownership

KDK Properties LLC

4315 Thousand Pines DR
Fort Pierce, FL 34981-4525

Legal Description

TYLER`S S/D BLK J LOT 6 AND THAT PART OF LOT 4 AS DESC IN OR 501-2915 (MAP 24/10B) (OR 4004-2617)



Current Values

Just/Market Value:	$185,200
Assessed Value:	$185,200
Exemptions:	$0
Taxable Value:	$185,200

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.**

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

Total Areas

Finished/Under Air (SF):	2,494
Gross Sketched Area (SF):	2,518
Land Size (acres):	0.12
Land Size (SF):	5,370

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
Jun 5, 2017	4004 / 2617	0002	WD	HOLA Properties LLC	$185,000
Jul 30, 2004	2057 / 2628	XX02	WD	Murphy Jr Hoyt C	$100
May 1, 1986	0501 / 2914	XX00	CV		$40,000

Building Information (1 of 2)

Finished Area: 1,468 SF

Gross Sketched Area: 1,468 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_C
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 1925
Effective Year: 1990
No. Units: 2

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

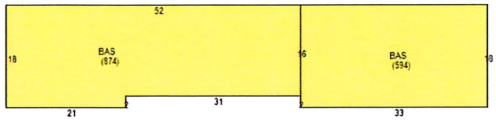
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1468	1468	242

Building Information (2 of 2)

Finished Area: 1,026 SF

Gross Sketched Area: 1,050 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_C
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 1970
Effective Year: 1970
No. Units: 1

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

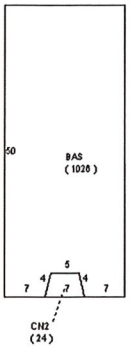
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1026	1026	148
CN2	CANOPY	24	0	20

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$107,300
Land:	$77,900
Just/Market:	$185,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$185,200
Exemption(s):	$0
Taxable:	$185,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.7	Fort Pierce Stormwater Charge	$117.30

This does not necessarily represent the total Special Assessements 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	$185,200	$185,200	$0	$185,200
2020	$185,000	$185,000	$0	$185,000
2019	$185,500	$185,500	$0	$185,500
2018	$185,300	$185,300	$0	$185,300

Permits

Number	Issue Date	Description	Amount	Fee
F89000912D	Sep 1, 1989	Demolition	$1,500	$1,500
F92-000891	Jul 23, 1992	Roof	$1,350	$1,350
F98-000469	Apr 24, 1998	Alterations/Remodeling	$8,000	$8,000
MC200477	Mar 18, 2004	Air Conditioning Only	$530	$75
CR200642	Apr 28, 2006	Alterations/Remodeling	$2,300	$50
BP10-2537	Nov 8, 2010	Plumbing	$1,800	$155
BP10-2540	Nov 9, 2010	Electric	$750	$162
BP12-1212	Jun 29, 2012	Electric	$1,475	$155
BP16-1683	Sep 20, 2016	Air Conditioning Only	$4,885	$0
BP04-6410	May 31, 2017	Re Roof Permit	$950	$0
BP17-1650	Jun 13, 2017	Electric	$1,200	$0

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

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 21-66 – New Shed – 510 S 10th Street

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

NOTICE BY NEWSPAPER: January 7, 2022, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 01/14/2022

Historic Preservation Board **6. a.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - December 2021

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA December 2021, Part I
Administrative COA December 2021, Part II
Administrative COA December 2021, Part III

Form Review

Form Started By: Maria Lewicka Started On: 01/14/2022 02:39 PM
Final Approval Date: 01/14/2022

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in December 2021.

- COA #21-70, 20 Orange Avenue, Unit PH1 – Windows & Doors
- COA #21-71, 20 Orange Avenue, Unit 410 – Windows & Doors
- COA #21-72, 20 Orange Avenue, Unit PH5 – Windows & Doors
- COA #21-73, 210 S Indian River Drive, Building 2, Roof
- COA #21-74, 210 S Indian River Drive, Building 3, Roof
- COA #21-75, 908 Avenue D – Door
- COA #21-78, 606 Beach Court – Windows

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-70 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit PH1

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 12 impact windows and 2 impact doors. Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Suzanne Boardman, Chair Date
Historic Preservation Board

Administrative Approval

_____ 12/13/21
Maria Lewicka, AICP Date
Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

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	David L. & Maryse C. Morehouse 20 Orange Avenue, Unit PH1 Fort Pierce, FL 34950	E-Mail dave@morehouse.com
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail permittiing@newman-windows.com

Bldg. Permit # 21-2c000126 COA# 70

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 20 Orange Ave, PH1

Parcel ID #: 2410-512-0029-000-6

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): Maryse C. Morehouse + David L. Morehouse
Mailing Address: 20 orange Ave. PH1
Phone Number(s): 954-647-7776 Email: Dave@Morehouse.com

Applicant
Name(s): Newman windows + Doors
Mailing Address: 1649 Avenue L, Riviera Beach, FL 33404
Phone Number(s): 561-640-1092 Email: permitting@newman-windows.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, Maryse C. Morehouse + David as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner Maryse C. Morehouse 11/30/21
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) Remove + replace 12 impact windows + 2 impact doors.

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove + replace 12 impact windows + 2 impact doors. The homeowner is contracting with a third party for installation of the removable grid. The grid will match the existing configurations + dimensions.

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)

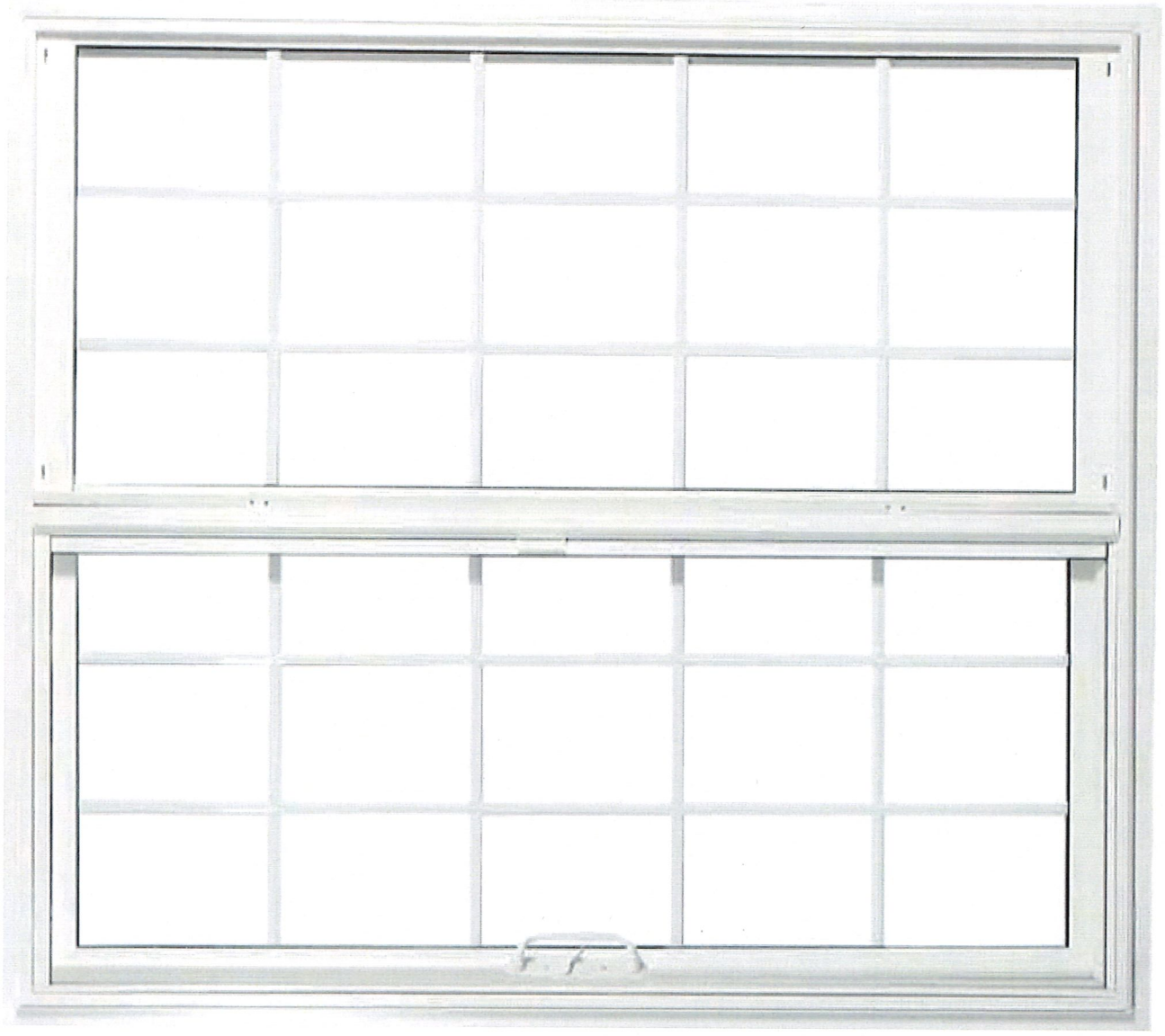
☒ Color samples.

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


Morehouse
Ft Pierce
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RUMORS
DAY SPA
772-468-0099










(9)


1
2

Maria Lewicka

From: Permitting <permitting@newman-windows.com>
Sent: Thursday, December 9, 2021 3:52 PM
To: Maria Lewicka; Permitting
Cc: Alicia Rosenthal; Cesar Flores; Susan Keller; Kristie Kirstein; Shanna Gorby
Subject: RE: DPCR #21-20000126 and #21-20000127

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

Approximately mid- January through February. The dates are pending permit approval, start of installation, and the length of the installation for each unit. I will not have an exact date until we move forward with installation.

Thank you,
Dakota

From: Maria Lewicka <mlewicka@cityoffortpierce.com>
Sent: Thursday, December 9, 2021 3:38 PM
To: Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

When approximately the proposed grid will be installed?

From: Permitting <permitting@newman-windows.com>
Sent: Thursday, December 9, 2021 3:29 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>; Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

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

Please see the attached COA application and the examples of the grid that will match the existing configurations and dimensions and let me know if additional information is needed.

Thank you,
Dakota

From: Maria Lewicka <mlewicka@cityoffortpierce.com>
Sent: Thursday, December 9, 2021 1:52 PM
To: Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller

The unit owners will be purchasing the removable grid from another company. The product that was ordered for these jobs does not have removable grid.

Thank you,
Dakota

From: Maria Lewicka <mlewicka@cityoffortpierce.com>
Sent: Friday, December 3, 2021 12:31 PM
To: Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

Good afternoon,
Please provide pictures of the proposed windows with a removable grid. According to the provided letter grid can be removed only at the time of cleaning.

From: Permitting <permitting@newman-windows.com>
Sent: Thursday, December 2, 2021 10:23 AM
To: Permitting <permitting@newman-windows.com>; Maria Lewicka <mlewicka@cityoffortpierce.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

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

Good morning,

Please see the attached COA application for DPCR #21-20000127 and the approval letter for the removable grid.
Please let me know if additional information is needed.

Thank you,
Dakota

From: Permitting <permitting@newman-windows.com>
Sent: Wednesday, December 1, 2021 4:51 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>; Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

Good afternoon,

Please see the attached specifications for DPCR #21-20000126. The homeowner will be purchasing removable grid for easy cleaning for the back of the property.
Please let me know if additional information is required.

EXHIBIT "A"

RENAISSANCE ON THE RIVER (ROTR)
REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard-manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows.

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

All warrantees from the product manufacturers must be assigned to the Association.

APPROVAL PROCESS

Association Approval of Product: Prior to contracting with any installer, or applying for a Building Permit, the owner must obtain written approval from the Association for the specific manufacturer's product, model number, variation, and specific measurements for each product to be installed. Owners

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-71 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit 410

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 6 impact windows and 7 impact doors. Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Suzanne Boardman, Chair Date
Historic Preservation Board

Administrative Approval



Maria Lewicka, AICP 12/13/21
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	Michael Williams 20 Orange Avenue, Unit 410 Fort Pierce, FL 34950	E-Mail michael22williams@gmail.com
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail permittiing@newman-windows.com

Bldg. Permit # _____ COA# 71

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 20 Orange Ave, #410

Parcel ID #: 2410-512-0026-000-5

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): Michael Williams

Mailing Address: 20 Orange Ave, #410

Phone Number(s): 609-705-2243 Email: michael22williams@gmail.com

Applicant

Name(s): Newman Windows + Doors

Mailing Address: 1649 Avenue L, Riviera Beach, FL 33404

Phone Number(s): 561-640-1092 Email: permitting@newman-windows.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, Michael Williams as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner *Date* 12/2/21

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☐ Shed	☑ Door(s)	☐ Roof
☑ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch
☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove + replace 6 impact windows + 7 impact doors. The homeowner is contracting with a third party for installation of the removable grid. The grid will match the existing configurations + dimensions.

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.

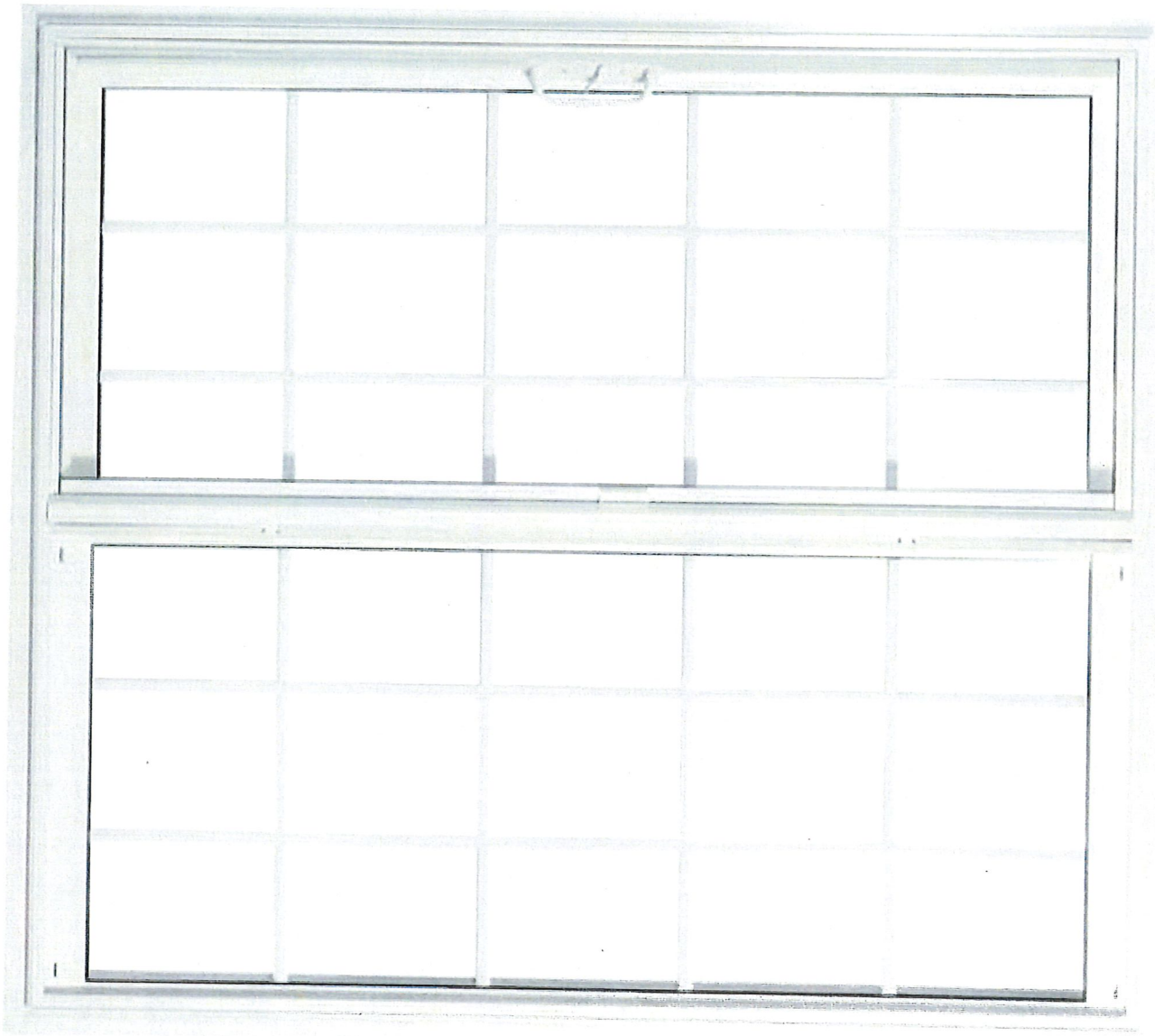
☐ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

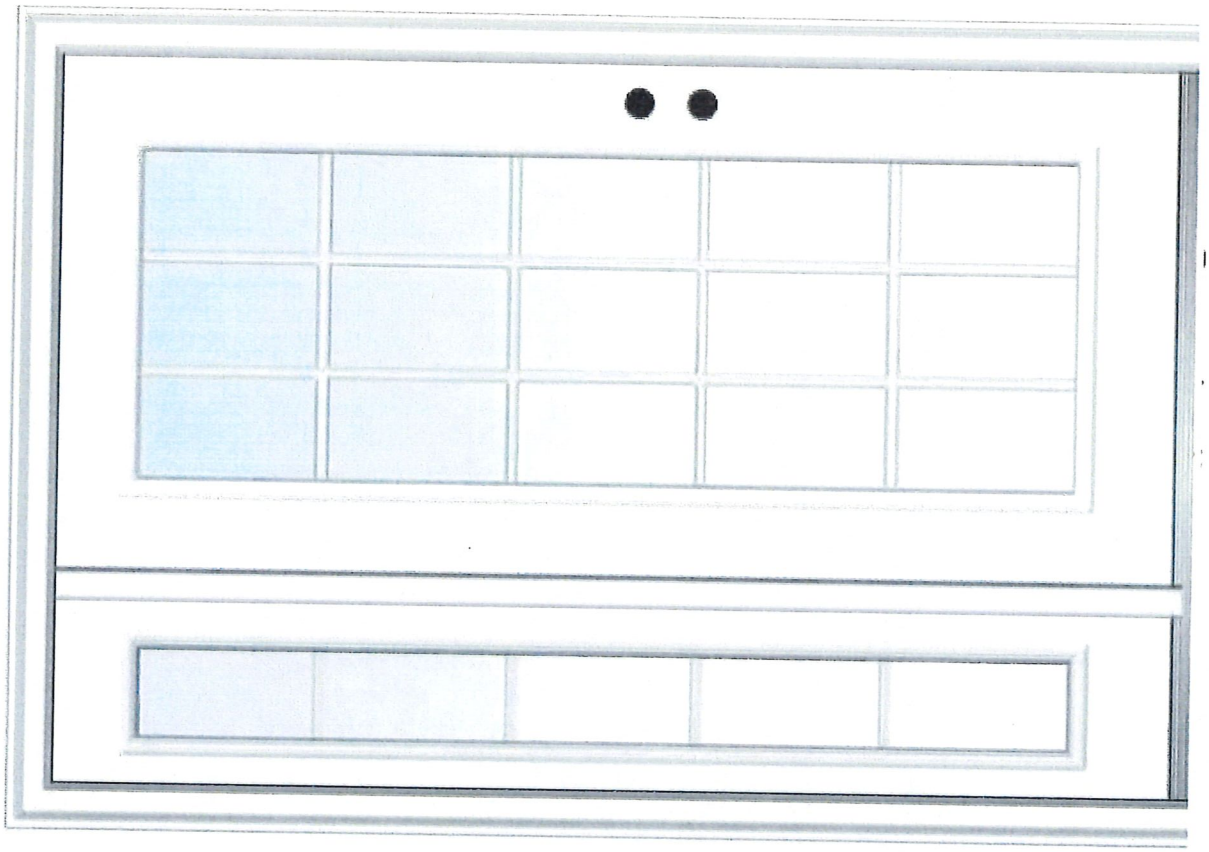
☐ Material(s) specifications and/or sample(s)

☐ Color samples.

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


Morehouse
Ft Pierce
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DAY SPA
772-468-0099









Maria Lewicka

From: Permitting <permitting@newman-windows.com>
Sent: Thursday, December 9, 2021 3:52 PM
To: Maria Lewicka; Permitting
Cc: Alicia Rosenthal; Cesar Flores; Susan Keller; Kristie Kirstein; Shanna Gorby
Subject: RE: DPCR #21-20000126 and #21-20000127

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

Approximately mid- January through February. The dates are pending permit approval, start of installation, and the length of the installation for each unit. I will not have an exact date until we move forward with installation.

Thank you,
Dakota

From: Maria Lewicka <mlewicka@cityoffortpierce.com>
Sent: Thursday, December 9, 2021 3:38 PM
To: Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

When approximately the proposed grid will be installed?

From: Permitting <permitting@newman-windows.com>
Sent: Thursday, December 9, 2021 3:29 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>; Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>
Subject: RE: DPCR #21-20000126 and #21-20000127

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

Please see the attached COA application and the examples of the grid that will match the existing configurations and dimensions and let me know if additional information is needed.

Thank you,
Dakota

From: Maria Lewicka <mlewicka@cityoffortpierce.com>
Sent: Thursday, December 9, 2021 1:52 PM
To: Permitting <permitting@newman-windows.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller

EXHIBIT "A"

RENAISSANCE ON THE RIVER (ROTR)
REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard-manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows.

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

All warrantees from the product manufacturers must be assigned to the Association.

APPROVAL PROCESS

Association Approval of Product: Prior to contracting with any installer, or applying for a Building Permit, the owner must obtain written approval from the Association for the specific manufacturer's product, model number, variation, and specific measurements for each product to be installed. Owners

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-72 ☐ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit PH5

☐ Contributing ■ Non-Contributing ☐ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 5 impact windows and 7 impact doors. Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Suzanne Boardman, Chair Date
Historic Preservation Board

Administrative Approval

_____ 12/13/21
Maria Lewicka, AICP Date
Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

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	Donna L Regan 20 Orange Avenue, Unit PH5 Fort Pierce, FL 34950	E-Mail donnaregan111@gmail.com
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail permittiing@newman-windows.com

Bldg. Permit # _____ COA# 72

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 20 Orange Ave, PHS

Parcel ID #: 2410-512-0033-000-7

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the Downtown Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Donna L. Regan

Mailing Address: 20 Orange Ave, PHS

Phone Number(s): 772-486-2852 Email: DonnaRegan111@gmail.com

Applicant

Name(s): Newman Windows + Doors

Mailing Address: 1649 Avenue L, Riviera Beach, FL 33404

Phone Number(s): 561-640-1092 Email: permitting@newman-windows.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, Donna L. Regan as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Donna L. Regan
Signature of Owner

Dec 2, 2021
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☐ Shed	☑ Door(s)	☐ Roof
☑ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove + replace 5 impact windows + 7 impact doors. The homeowner is contracting with a third party for installation of the removable grid. The grid will match the existing configurations + dimensions.

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.


Morehouse
Ft Pierce

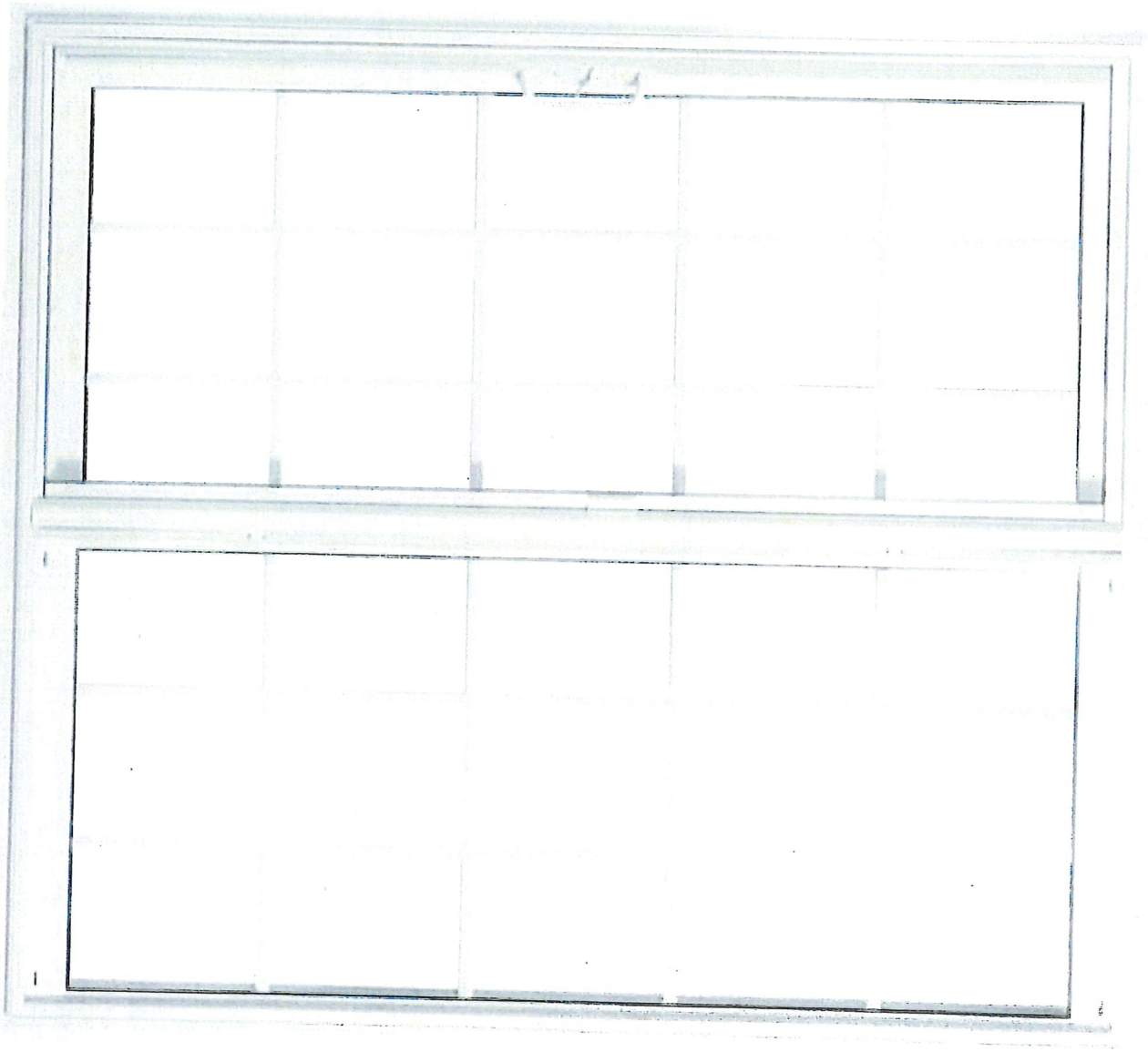








EXHIBIT "A"

RENAISSANCE ON THE RIVER (ROTR)
REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard-manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows.

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

All warrantees from the product manufacturers must be assigned to the Association.

APPROVAL PROCESS

Association Approval of Product: Prior to contracting with any installer, or applying for a Building Permit, the owner must obtain written approval from the Association for the specific manufacturer's product, model number, variation, and specific measurements for each product to be installed. Owners

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-73 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 210 South Indian River Drive, Building 2

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 84 squares of shingles, 4/12 pitch, color "Rustic Hickory". Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Suzanne Boardman, Chair Date
Historic Preservation Board

Administrative Approval

_____ 12/17/21
Maria Lewicka, AICP Date
Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

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	St Andrews Episcopal Church (Richard Stabile) 210 S Indian River Drive Fort Pierce, FL 34950	E-Mail richard@mystandrews.org
Applicant/ Representative	HD Roofing and Construction, LLC; Deliana Rojas Munoz 385 Commerce Way, Suite 101 Longwood, FL 32750	E-Mail permitting@hdroofers.com

DocuSign Envelope ID: E34AA30A-5042-4E62-8841-E964DA3547D7

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
DEC 17 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____ COA# 21-73

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 210 South Indian River Drive Fort Pierce, FL 34950 (building 2)

Parcel ID #: 2410-510-0007-000-0

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the Downtown Fort Pierce Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): St Andrews Episcopal Church (Richard Stabile; Title Secretary, Treasurer)
Mailing Address: 210 South Indian River Drive Fort Pierce, FL 34950
Phone Number(s): (772) 370-5842 Email: richard@mystandrews.org

Applicant
Name(s): HD Roofing and Construction, LLC; Deliana Rojas Munoz
Mailing Address: 385 Commerce Way Suite 101, Longwood, FL 32750
Phone Number(s): 407-401-5173 Email: permitting@hdroofers.com

Representative
Name(s): Deliana Rojas Munoz
Mailing Address: 385 Commerce Way Suite 101, Longwood, FL 32750
Phone Number(s): 407-401-5173 Email: permitting@hdroofers.com

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DocuSigned by: Richard Stabile 5E68E0DD722245A...
Signature of Owner

12/16/2021
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) Reroof (alteration). Remove and replace 84 squares of shingles.

☐ Other (describe) _____

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

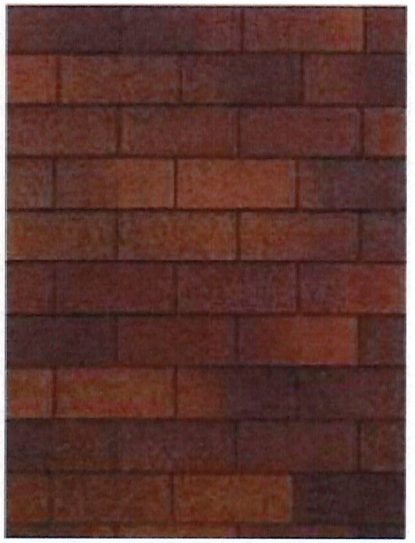
Shingle commercial reroof. Remove and replace 84 squares of shingles. 4/12 pitch

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



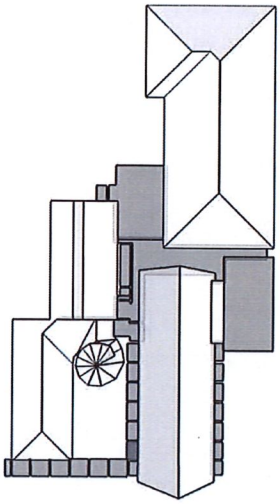
Rustic Hickory

eagleview™

Premium Report

8/9/2021

210 S Indian River Dr, Fort Pierce, FL 34950-4337 Report: 41637317



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim Info: St Andrew Episcopal Church

PREPARED FOR

Contact:	Ander Roth
Company:	Roth Adjusting LLC
Address:	3804 NW 78th Way Apt 343 Gainesville, FL 32606
Phone:	321-795-1664

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Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Penetrations Diagram 8
Report Summary 9

MEASUREMENTS

Total Roof Area =38,637 sq ft
Total Roof Facets =58
Predominant Pitch =4/12
Number of Stories >1
Total Ridges/Hips =711 ft
Total Valleys =114 ft
Total Rakes =401 ft
Total Eaves =1,487 ft
Total Penetrations =58
Total Penetrations Perimeter = 381 ft
Total Penetrations Area = 196 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

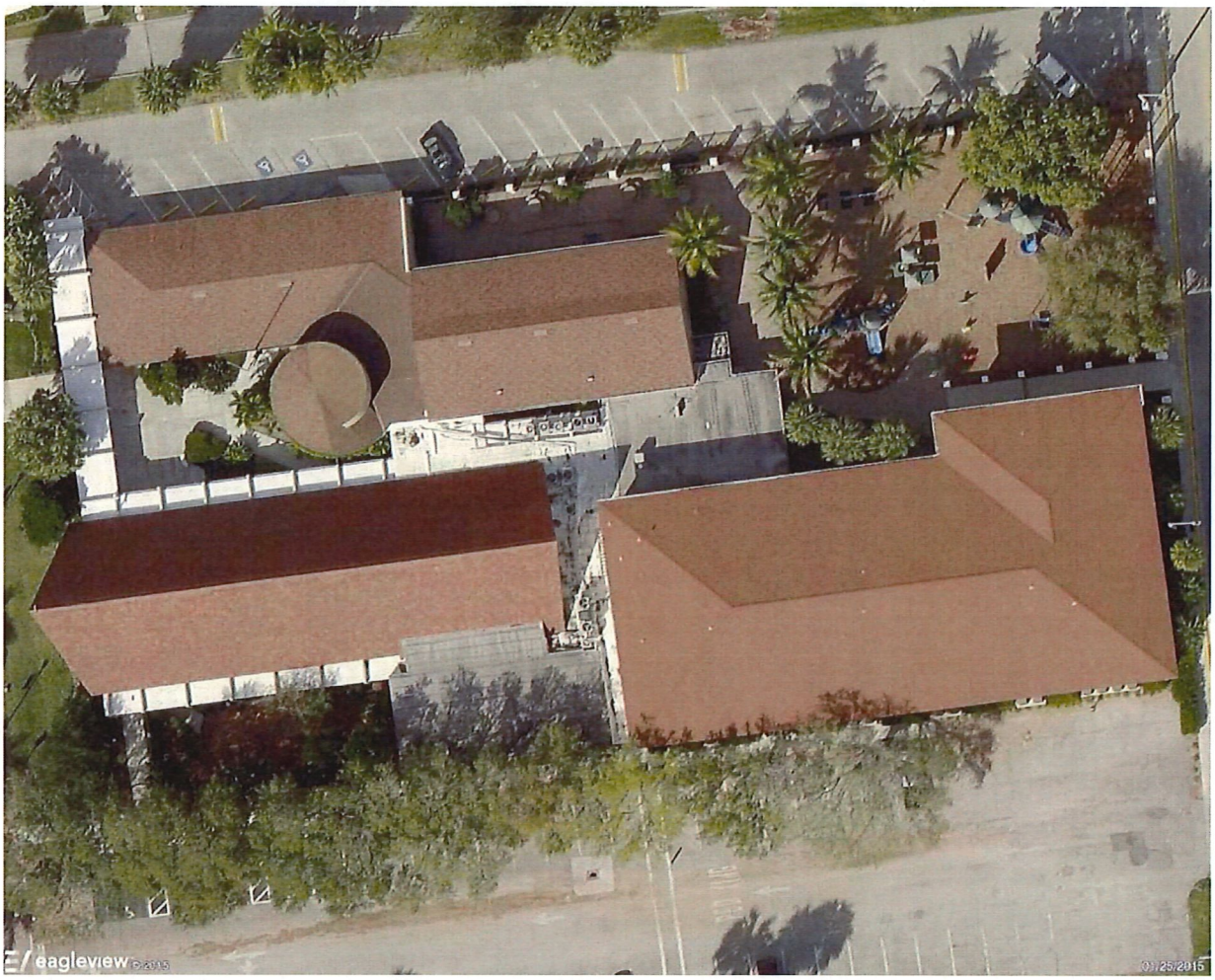
www.eagleview.com/Guarantee.aspx

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IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



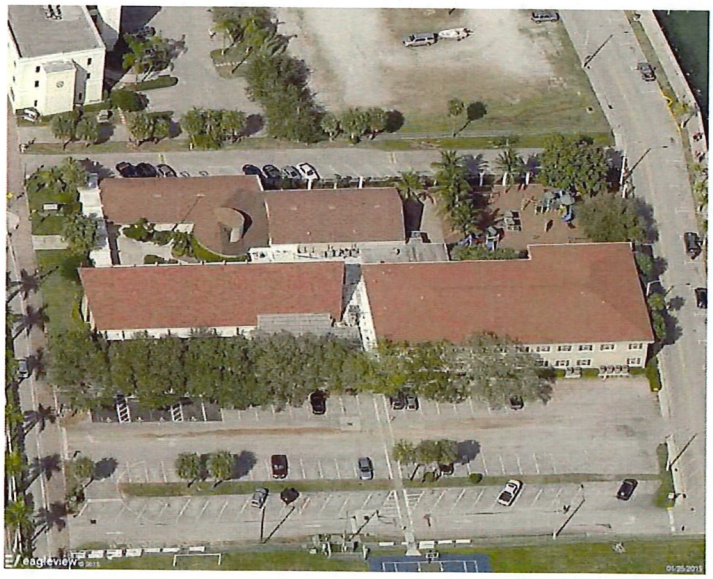
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IMAGES

North Side



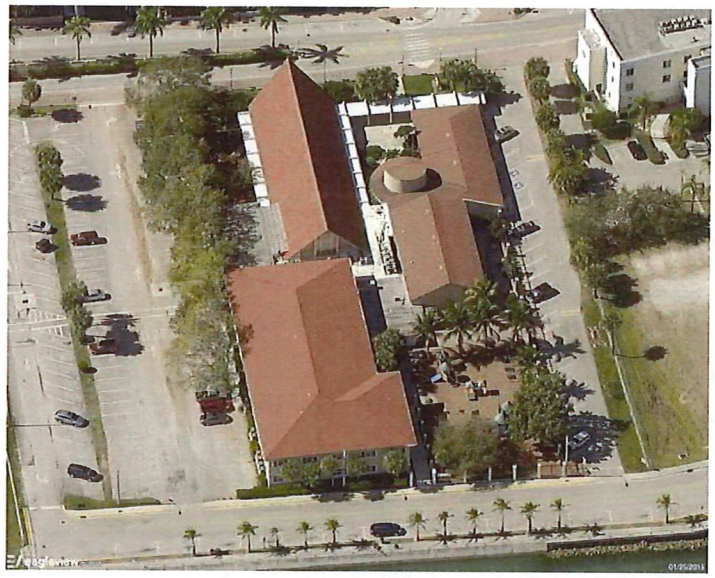
South Side



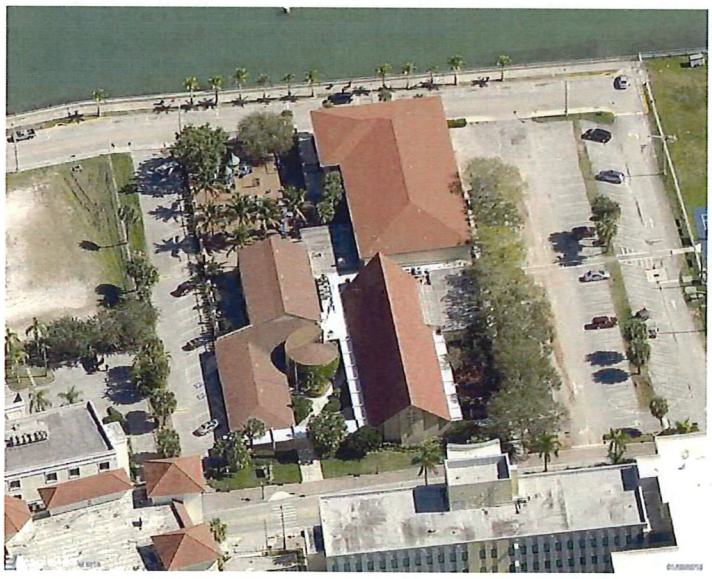
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IMAGES

East Side



West Side



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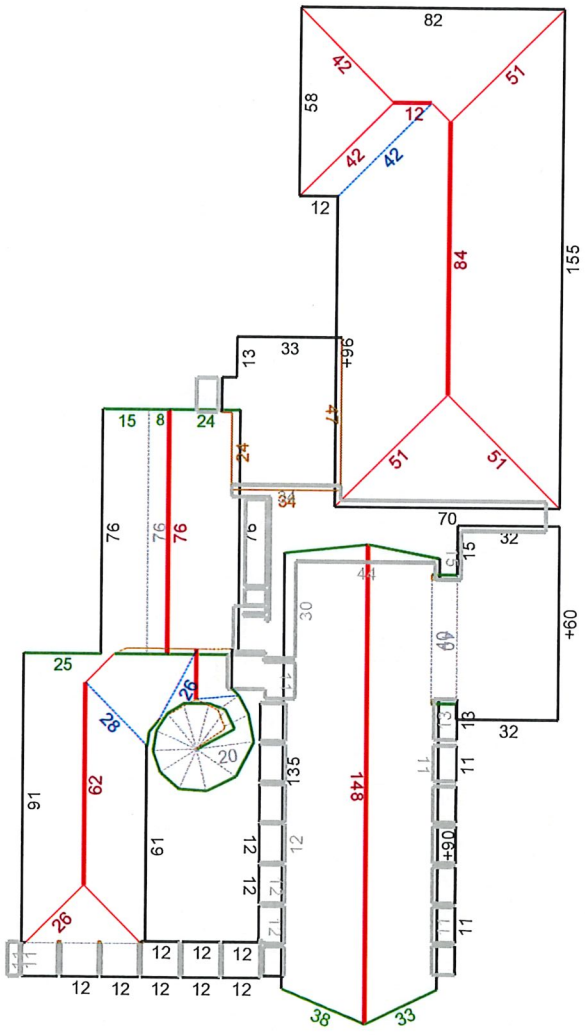
LENGTH DIAGRAM

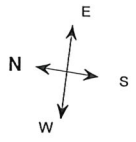
Total Line Lengths:

Ridges = 399 ft
Hips = 312 ft

Valleys = 114 ft
Rakes = 401 ft
Eaves = 1,487 ft

Flashing = 134 ft
Step flashing = 74 ft
Parapets = 1,081 ft



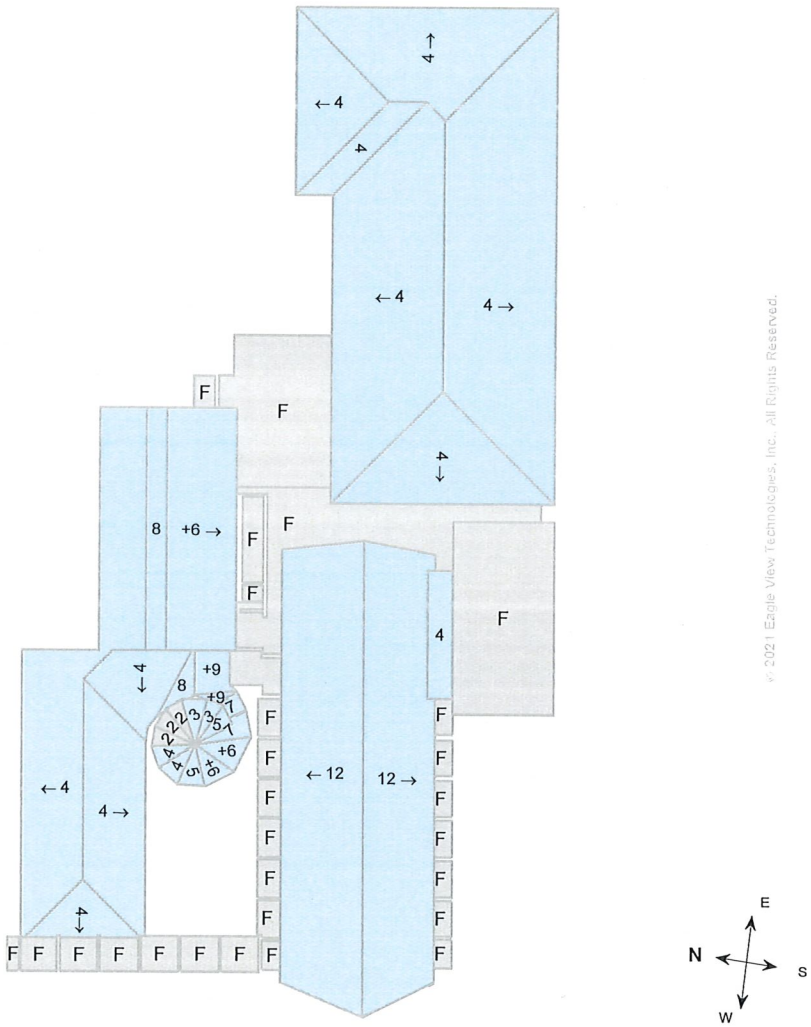


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 4/12


4
←4
4
←4
4→
F
F
4
8
+6→
F
F
F
F
4
8
+9
+9
+6
←4
4→
←12
12→
F
F
F
F

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-74 ❑ **HISTORIC PRESERVATION BOARD APPROVAL** ■ **ADMINISTRATIVE APPROVAL**

Site address: 210 South Indian River Drive, Building 3

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 125 squares of shingles, 4/12 pitch, color "Rustic Hickory". Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Suzanne Boardman, Chair Date
Historic Preservation Board

Administrative Approval

_____ 12/17/21
Maria Lewicka, AICP Date
Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

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Provided to:	Name/Address	Via
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Applicant/ Representative	HD Roofing and Construction, LLC; Deliana Rojas Munoz 385 Commerce Way, Suite 101 Longwood, FL 32750	E-Mail permitting@hdroofers.com

DocuSign Envelope ID: E34AA30A-5042-4E62-8841-E964DA3547D7

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
DEC 17 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____ COA# 21-74

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 210 South Indian River Drive Fort Pierce, FL 34950 (building 3)

Parcel ID #: 2410-801-0001-000-1

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the Downtown Fort Pierce Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): St Andrews Episcopal Church (Richard Stabile; Title Secretary, Treasurer)
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Phone Number(s): (772) 370-5842 Email: richard@mystandrews.org

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Representative
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DocuSigned by: Richard Stabile 5E68E6DD722245A...
Signature of Owner

12/16/2021
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

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☐Other (describe) _____

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

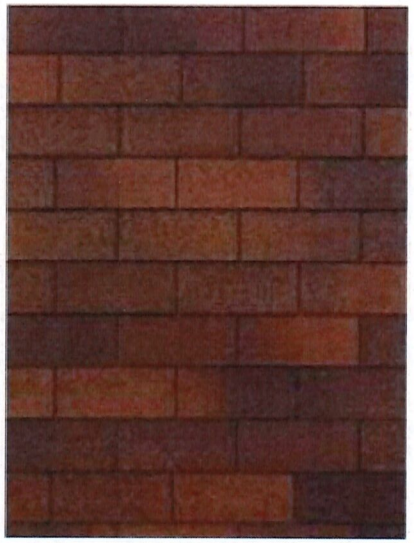
Shingle commercial reroof. Remove and replace 125 squares of shingles. 4/12 pitch

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): _____

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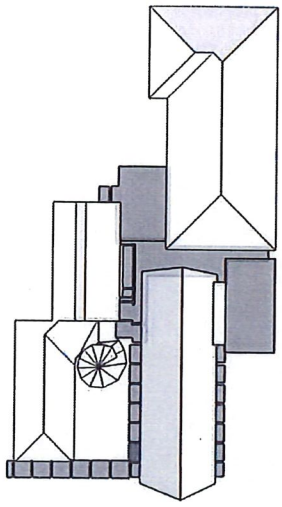
Rustic Hickory

eagleview™

Premium Report

8/9/2021

210 S Indian River Dr, Fort Pierce, FL 34950-4337 Report: 41637317



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim Info: St Andrew Episcopal Church

PREPARED FOR

Contact:	Ander Roth
Company:	Roth Adjusting LLC
Address:	3804 NW 78th Way Apt 343 Gainesville, FL 32606
Phone:	321-795-1664

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IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



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IMAGES

North Side



South Side



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IMAGES

East Side



West Side



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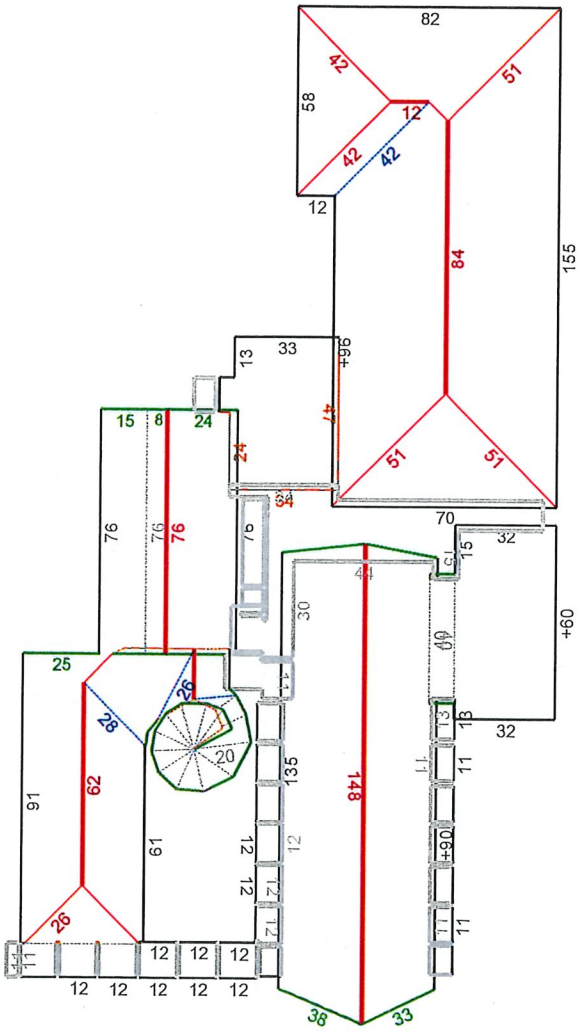
LENGTH DIAGRAM

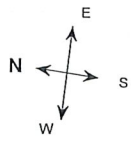
Total Line Lengths:

Ridges = 399 ft
Hips = 312 ft

Valleys = 114 ft
Rakes = 401 ft
Eaves = 1,487 ft

Flashing = 134 ft
Step flashing = 74 ft
Parapets = 1,081 ft



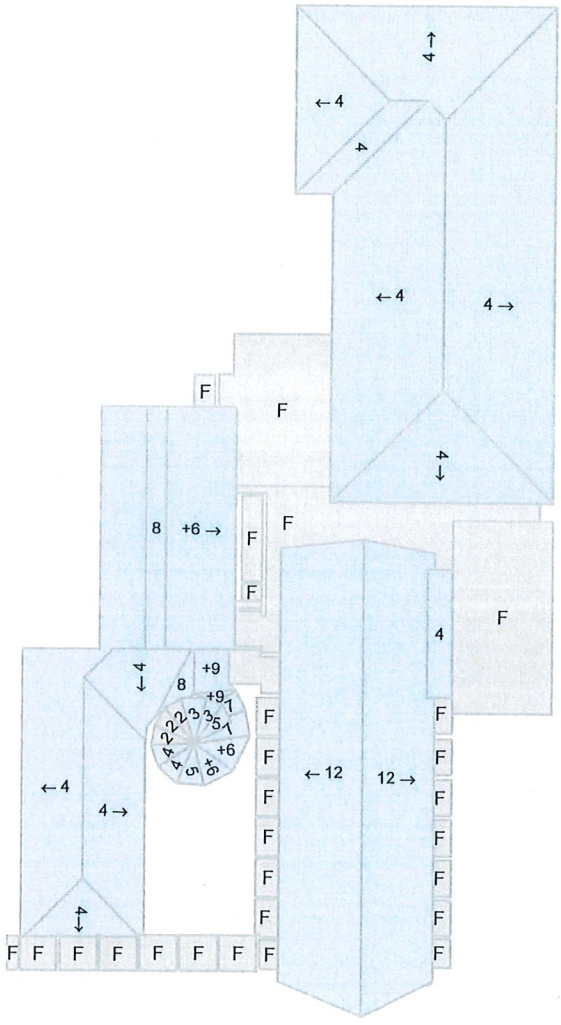


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 4/12


4
←4
4
←4
4→
F
F
4
8
+6→
F
F
F
F
4
4
+9
8
+9
1
5
3
2
2
2
4
+6
5
+6
←4
4→
←12
12→
F
F
F
F

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#21-75 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 908 Avenue D

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace two existing back doors. Unit 908 and 912. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Paul Samson, Chair Date
Historic Preservation Board

Administrative Approval

_____ 12/28/2021
Maria Lewicka, AICP Date
Historic Preservation Planner

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

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

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/ Representative	Khenobi Real Estate Investment LLC Choyau W Troutman 908 Avenue D Fort Pierce, 34950	E-Mail Choyau5000@yahoo.com

Bldg. Permit # _____ COA# 21-75

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED
DEC 22 2021
CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 908 Avenue D Fort Pierce, FL 34950

Parcel ID #: 2410-601-0086-000-6

Type of Designation: ☐ Contributing ☐ Non-contributing Site within the Yes Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Khenobi Real Estate Investment, LLC
Mailing Address: 908 Avenue D Fort Pierce, FL 34950
Phone Number(s): 559 835 4089 Email: choyau5000@yahoo.com

Applicant
Name(s): Khenobi Real Estate Investment, LLC
Mailing Address: 908 Avenue D Fort Pierce, FL 34950
Phone Number(s): 559 835 4089 Email: choyau5000@yahoo.com

Representative
Name(s): Choyau W. Troutman
Mailing Address: 908 Avenue D Fort Pierce, FL
Phone Number(s): 5598354089 Email: choyau5000@yahoo.com

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

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

_____ 22 Dec 2021
Signature of Owner *Date*

Description of Requested Work

Please indicate the type of work requested:

☑ Fence	☐ Shed	☑ Door(s)	☐ Roof
☐ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☑ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☑ Site Improvements (describe) _____

☐ Other (describe) Door will be replaced on the back of unit 908 and 912.

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

Replacing back doors and frames for units 908 and 912.

There is no fence repair, the document has a glitch when I click on doors; because it also clicks fence.

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

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

Application Requirements

☑ $10.00 Application fee

☑ Site Plan with dimensions.

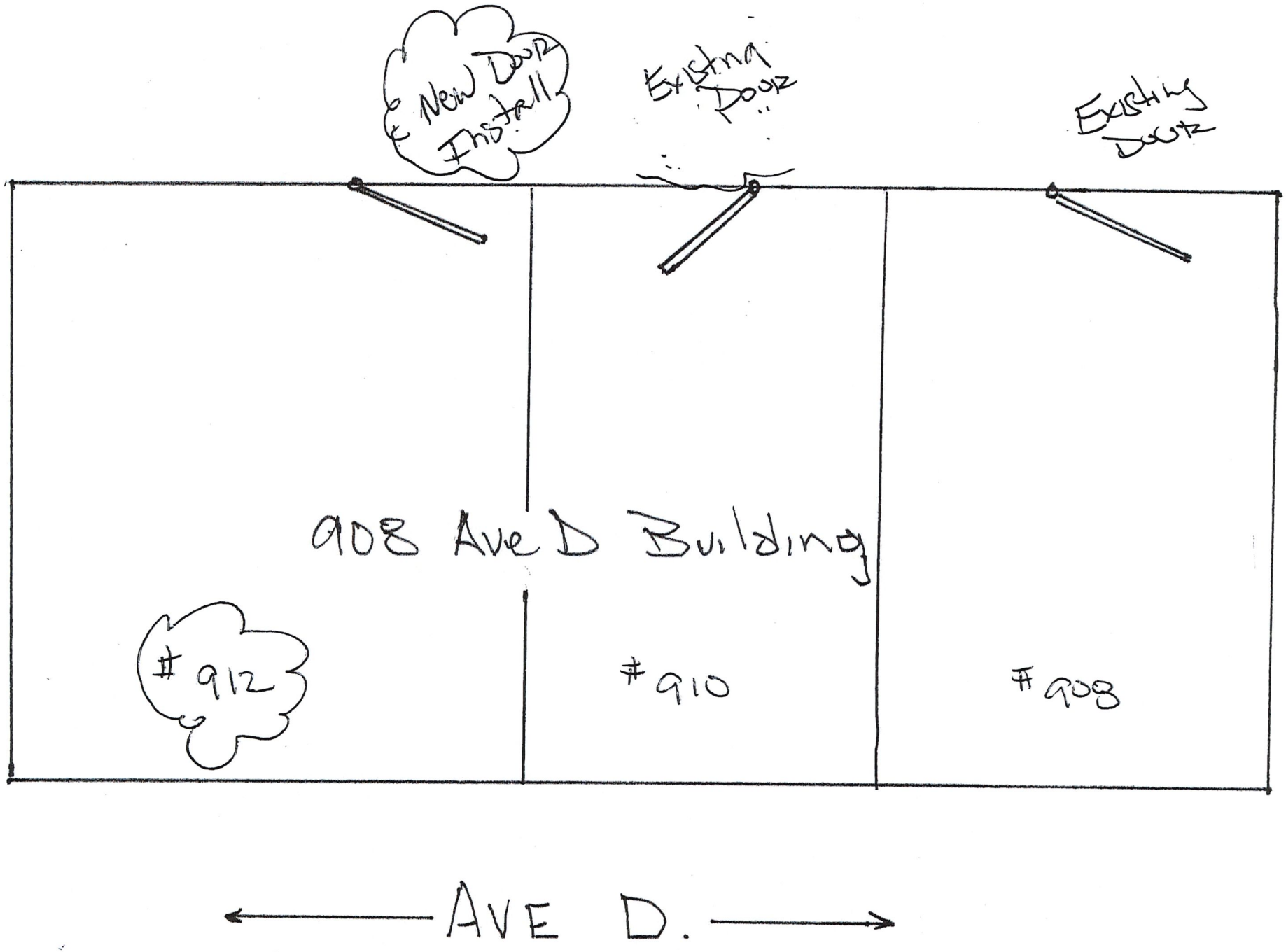
☑ Architectural Drawings:
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

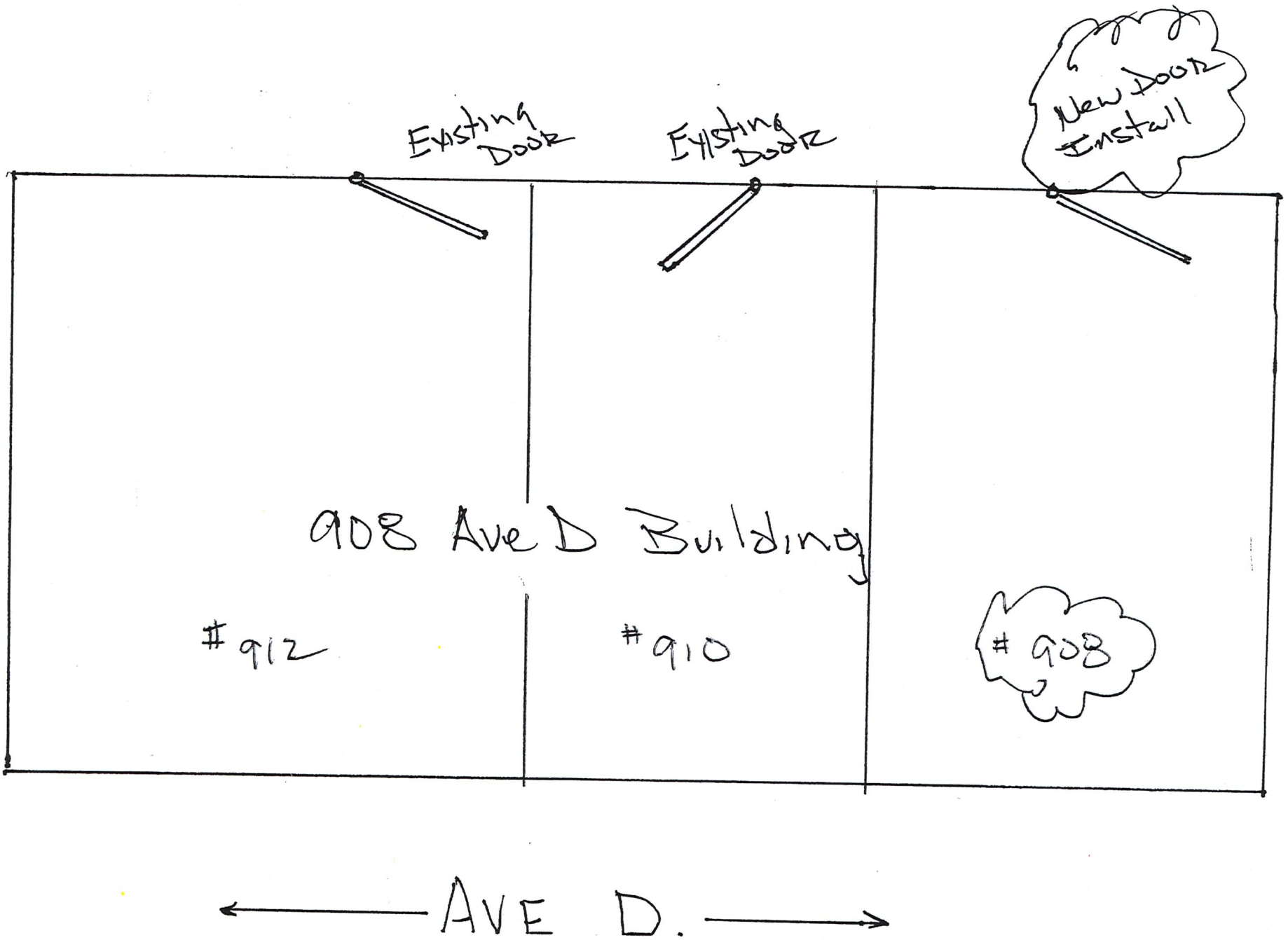
☑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

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

☐ Color samples.

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


New Door Install
Existing Door
Existing Door
908 Ave D Building
#912
#910
#908
AVE D.


Existing Door
Existing Door
New Door Install
908 Ave D Building
#912
#910
#908
AVE D.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#21-78 ☐ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 606 Beach Court

■ Contributing ☐ Non-Contributing ☐ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 9 windows size for size. Grids will match the existing grids. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Suzanne Boardman, Chair
Historic Preservation Board

Date

Administrative Approval

Maria Lewicka, AICP
Historic Preservation Planner

12/30/21
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	Donald Raya 606 Beach Court Fort Pierce, FL 34950	E-Mail
Applicant	Roberto Sanchez 2455 Paces Ferry Road, C-11 Atlanta, GA 33039	E-Mail robertosanchezthd@expeditepermit.com

Bldg. Permit # _____ COA# 78

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 606 Beach Ct.

Parcel ID #: 2410-709-0072-000-6

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): Donald Raya

Mailing Address: 606 Beach Ct. Fort Pierce, FL 34950

Phone Number(s): ~~772-940-4917~~ NEW (772) 979-0818 Email: _____

Applicant

Name(s): Roberto Sanchez

Mailing Address: 2455 Paces Ferry Rd. C-11 Atlanta, GA 33039

Phone Number(s): 407-768-3357 Email: robertosanchezthd@expeditepermit.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, Donald Raya as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

X Donald Raya 12/28/21

Signature of Owner *Date*

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☐ Shed	☐ Door(s)	☐ Roof
☑ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

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

REPLACE 9 WINDOWS SIZE FOR SIZE

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): _____

No

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.

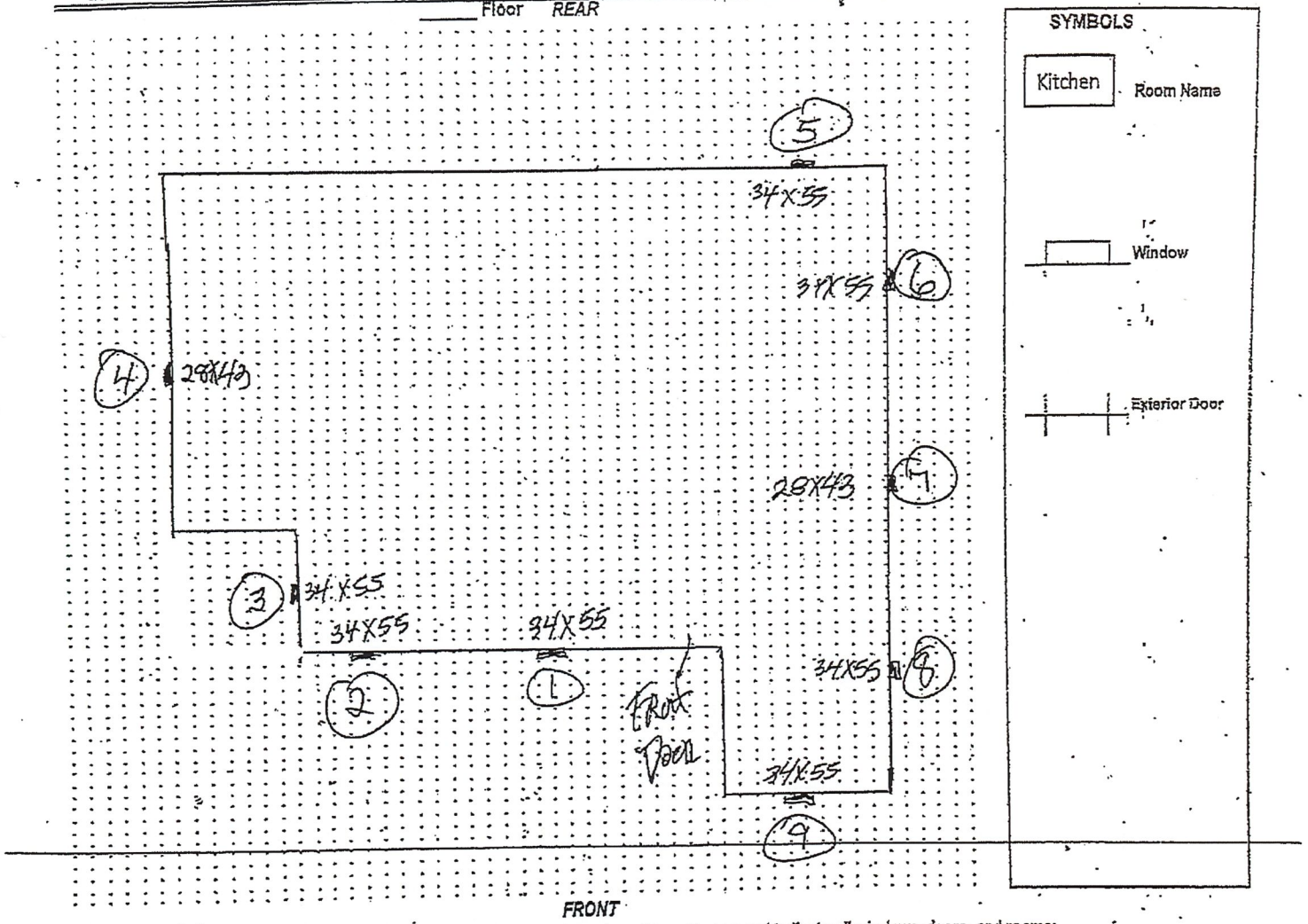
Job # 11110532
Customer Name: M/M Donald Raya
Customer Phone #: 7729404917



WINDOWS DIAGRAM SHEET

Job #: 11110532 Customer: DONALD RAYA Consultant: Kevin Walsh Date: 10/8/21

Floor REAR



Note: 1) indicate 1st, 2nd, etc Floor of house at top of template; 2) create outline of house and indicate all windows, doors, and rooms;
3) number the windows to be replaced with corresponding number from Spec Sheet

11/9/2012

Window Diagram Sheet

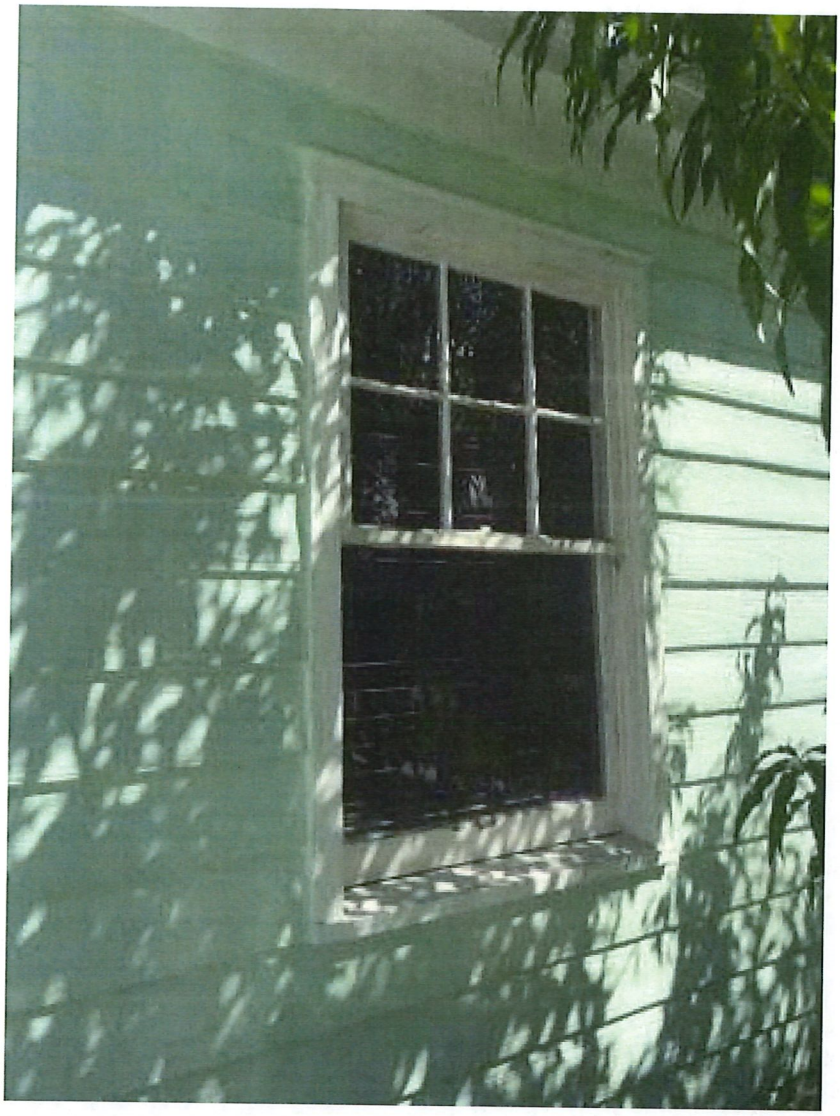
Scanned with CamScanner

Living Room - Floor 1
Line Item: 1





Dining Room - Floor 1
Line Item: 2



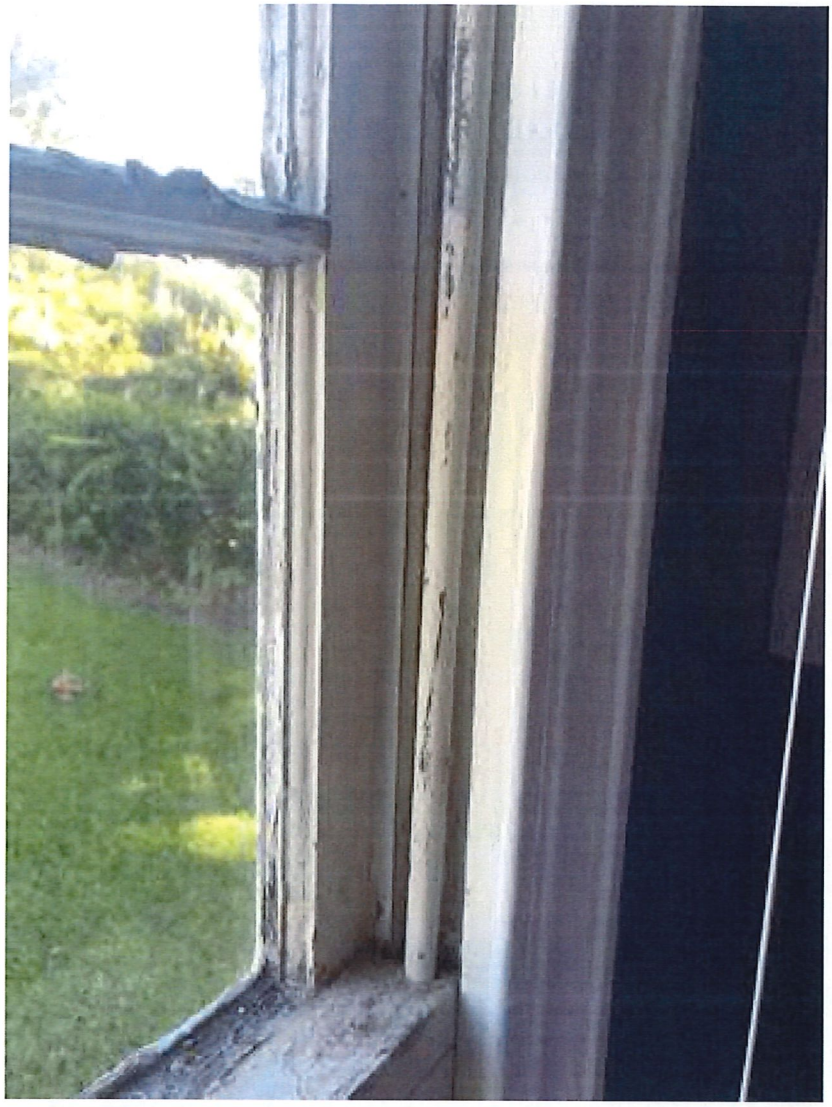
Dining Room - Floor 1
Line Item: 3



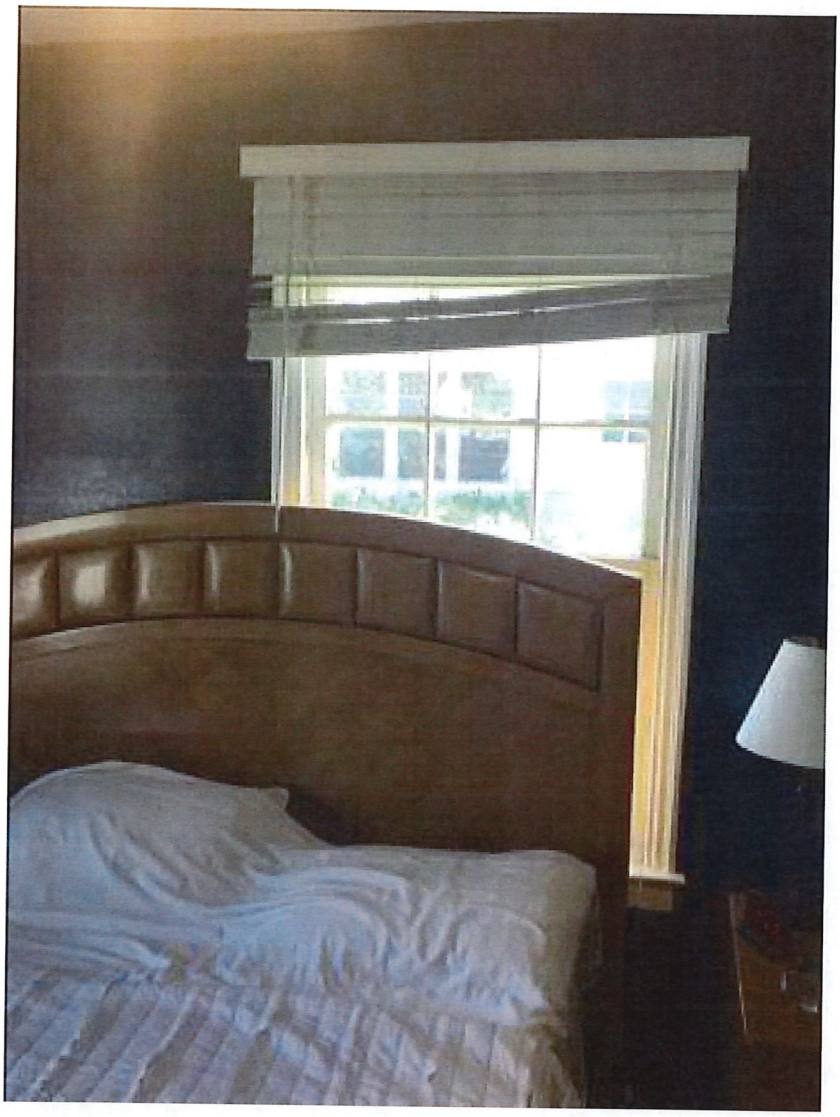
Garage - Floor 1
Line Item: 4



Bedroom 1 - Floor 1
Line Item: 5



Bedroom 1 - Floor 1
Line Item: 6

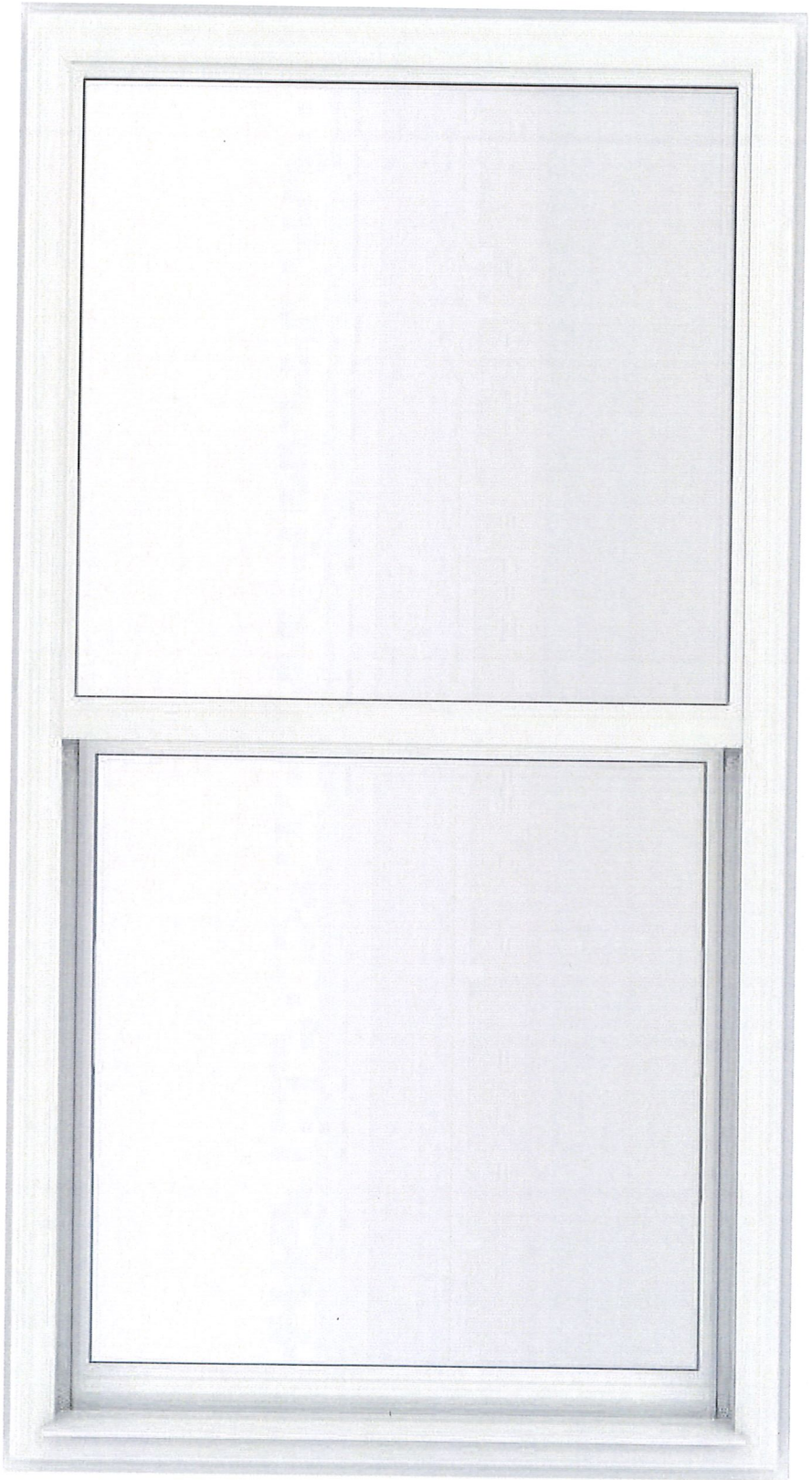


Bathroom - Floor 1
Line Item: 7



Bedroom 2 - Floor 1
Line Item: 8

Proposed window - Grids not shown. Grids to match style of existing if applicable



Historic Preservation Board **6. b.**

Meeting Date: 01/24/2022

Information

REQUESTED ACTION

Restructure of the Historic Preservation Board

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Ordinance 22-004

Press Release

Form Review

Form Started By: Alicia Rosenthal Started On: 01/13/2022 10:37 AM

Final Approval Date: 01/13/2022

ORDINANCE NO. 22-004

AN ORDINANCE AMENDING THE PROVISIONS OF FORT PIERCE CODE OF ORDINANCES **CHAPTER 111, ARTICLE II, DIVISION 2, SUBDIVISION II, AMENDING SECTION 111-89, REGARDING COMPOSITION AND QUALIFICATION OF HISTORIC PRESERVATION BOARD MEMBERS; REMOVING AND RESERVING SECTIONS 111-90 AND 111-91, REGARDING APPOINTMENT PROCEDURES AND TERMS;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida established a Historic Preservation Board in 2001; and

WHEREAS, the City Commission desires consistency in the appointment procedures, terms and attendance criteria for all of its boards and committees.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. That Chapter 111, Article II, Division 2, Subdivision II, Section 111-89 is hereby amended as follows:

Sec. 111-89. Composition, qualification of members.

(a) *Membership.* The historic preservation board shall consist of ~~no fewer than~~ seven members~~ appointed by the city commission.~~ Each member of the city commission shall appoint one member, to serve concurrently with the appointing commissioner's term. Additionally, two at-large members shall be appointed by majority vote of the city commission. Each at-large member shall serve for a term of four years. To the extent available within the city, the commission shall appoint professional members from the disciplines of architecture, history, architectural history, planning, archaeology, real estate, law, engineering, construction, or any other historic preservation related disciplines such as urban planning, American studies, American civilization, cultural geography and cultural anthropology. Alternatively, to the extent that professional individuals in such disciplines are not available, there may instead be appointed lay individuals that have substantial experience, interest, or knowledge in the fields mentioned above.

(b) *Intent.* It is the intent of this section that members of the board shall be appointed on the basis of civic pride, integrity, and interest in the field of historic preservation. Board members shall be persons of mature and ethical judgment and background, having the ability and desire to act in the public interest and having the ability to make and form an equitable decision concerning the preservation and protection of the cultural environment.

(c) *Residency requirements; terms of office.* Each member of the board shall be a resident of the city or operate a business in the city during the term of appointment ~~and shall be appointed to a term of three years~~. Members shall hold office until their successors have been duly appointed and qualified.

(d) *Special advisers.* Special advisers may be appointed by the city commission upon recommendation by the historic preservation board. The board may also seek expertise on proposals or matters requiring evaluation by a profession not represented on the board.

(e) *Removal*. Any member may be removed for cause by a majority vote of the city commission. Appointments for replacement of any member due to death, resignation or removal shall be made by the city commission for the un-expired term. ~~*Alternate.* The city commission shall also appoint two alternate members meeting the same~~

~~qualifications as a member. The terms of office of alternate members shall be three years. An alternate member shall sit on the board when a regular member is not in attendance, whether such an absence is excused or not. Alternate members shall attend scheduled board meetings to be able to serve if necessary. If a board meeting commences with an alternate being seated for an absent board member, the alternate shall remain seated in the regular member's stead for the entire meeting. An alternate that is not formally seated in the stead of an absent member shall not participate in any discussions or deliberations of matters before the board. If an alternate shall on two successive occasions be unable to sit for a meeting as a member of the board when asked to do so, he shall be deemed to have resigned his position as an alternate member of the board.~~ Vacancies shall be filled within 60 days except that an extension of 60 additional days may be requested of the state historic preservation office.

(f) *Attendance.* Absence from three consecutive regular meetings, or fifty percent (50%) of all meetings of the board shall operate to vacate the seat of a member unless such absence is excused by the board setting forth the fact of such excuse duly entered upon the minutes.

SECTION 2. That Chapter 111, Article II, Division 2, Subdivision II, Section 111-90 is hereby amended as follows:

Sec. 111-90. ~~Appointment procedure.~~ Reserved.

~~Prior to the appointment of any board member, the city shall publish a notice concerning the opening in a newspaper of general circulation in the city so as to solicit qualified and interested individuals. Vacancies shall be filled within 60 days except that an extension of 60 additional days may be requested of the state historic preservation office. Appointments will be made by the city commission after recommendations have been made by the historic preservation officer.~~

SECTION 3. That Chapter 111, Article II, Division 2, Subdivision II, Section 111-91 is hereby amended as follows:

Sec. 111-91. ~~Terms.~~ Reserved.

~~(a) *Members shall be eligible for reappointment.* All appointments after the board is first established shall be for a three-year term.~~

~~(b) *Any member may be removed for cause by a majority vote of the city commission.* Appointments for replacement of any member due to death, resignation or removal shall be made by the city commission for the un-expired term.~~

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances, rules or regulations or parts of ordinances, rules or regulations in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
TANYA M. EARLEY, Esq.,
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-004 was duly advertised by title only in the St. Lucie News Tribune on December 23, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on January 3, 2022; and was duly introduced, read by title only, and passed on second and final reading on January 18, 2022 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of January, 2022.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

City of Fort Pierce Commissioners Seek Applications for Historic Preservation Board

JS Joe Sweat
To

Reply | Reply All | Forward | ...
Thu 1/13/2022 9:02 AM

You forwarded this message on 1/13/2022 9:07 AM.
If there are problems with how this message is displayed, click here to view it in a web browser.

News Release
City of Fort Pierce
For immediate release: January 13, 2022
Contact: City Clerk's Office, 772-467-3065

City of Fort Pierce Commissioners Seek Applications for Historic Preservation Board

Fort Pierce City Commissioners are looking for civic-minded city residents to serve on the Historic Preservation Board.

The Historic Preservation Board meets on the 4th Monday of each month at 2:00 p.m. Members must be city residents and have experience in architecture, history, planning, law, or other historic preservation-related disciplines. Service on this board requires an annual financial disclosure filing with the Supervisor of Elections and Florida Ethics Commission.

To fill out an application or see a complete list of Boards and Committees, meeting days and times and any specific qualifications, visit the City Clerk page on the City's website at: **www.cityoffortpierce.com.**

All applications should be returned to the Office of the City Clerk via email at cityclerk@cityoffortpierce.com or mail to 100 N US Highway 1, Fort Pierce, FL 34954 by March 1, 2022 to be considered.

Joe Sweat, Communications Specialist
Communications Division | IT Department
Phone: 772.467.3031 Fax: 772.489.8042
100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook

"Proudly providing quality public service for all citizens."