

Transmittal

Native Design Architecture, L.L.C.
(772) 801-5224 O
(772) 519-1216 M

200 S. Indian River Drive, Suite 302
Fort Pierce, FL 34950
studio@nativdesign.us

Date: February 11, 2022

Project: Bodin Law Office Expansion (NDA #202007)

Addressee:

Attn: Maria Lewicka
100 N U.S. Highway 1
Fort Pierce, FL 34950
Maria Lewicka mlewicka@cityoffortpierce.com

Sent via: Email and Hand delivered

The following items are being transmitted for:

- Review
- As Requested
- Submittal
- Record
- Specific purpose:

Action required:

Review and Comment for Certificate of Appropriateness

Comments:



Melissa Carter

Melissa Carter, ASSOCIATE AIA & LEED GA

02/11/2022

Date



Bldg. Permit # _____

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 215 N 2nd Street, Fort Pierce, FL 34950

Parcel ID #: 2410-503-0033-000-9

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): Gloria Roa Bodin, PA

Mailing Address: 90 Almeria Avenue #200, Coral Gables, FL 33134

Phone Number(s): 772.429.2888 Email: gglobo@aol.com

Applicant
 Name(s): Native Design Architecture, LLC (please contact rep below)

Mailing Address: 200 S. Indian River Dr., Suite 302, Ft. Pierce, FL 34950

Phone Number(s): 772.801.5224 ofc Email: studio@natedesign.us

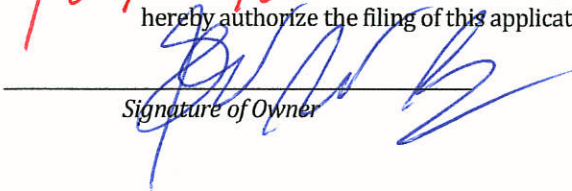
Representative
 Name(s): Valerie Dekle Slack, AIA

Mailing Address: 200 S. Indian River Dr., Suite 302, Ft. Pierce, FL 34950

Phone Number(s): 772.519.1216 cell Email: vdsarch@gmail.com

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

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



 Signature of Owner

8/4/22

 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: _____

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.

- Chapter 23 -

Preservation of Historic and Archaeological Sites, Structures, & Districts

Article V. - Certificate of Appropriateness

Section 23-41. Required.

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

Section 23-44. Pre-application conference.

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

Section 23-45. Guidelines for review and issuance.

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

Section 23-49. Demolition.

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

- (1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and

exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

- (2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- (3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.
 - a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure?
 - b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
 - c. Is the structure one of the last remaining examples of its kind in the city, county or region?
 - d. Does the structure contribute significantly to the historic character of a designated district?
 - e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
 - f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Section 23-50. Moving existing structures.

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

Variances

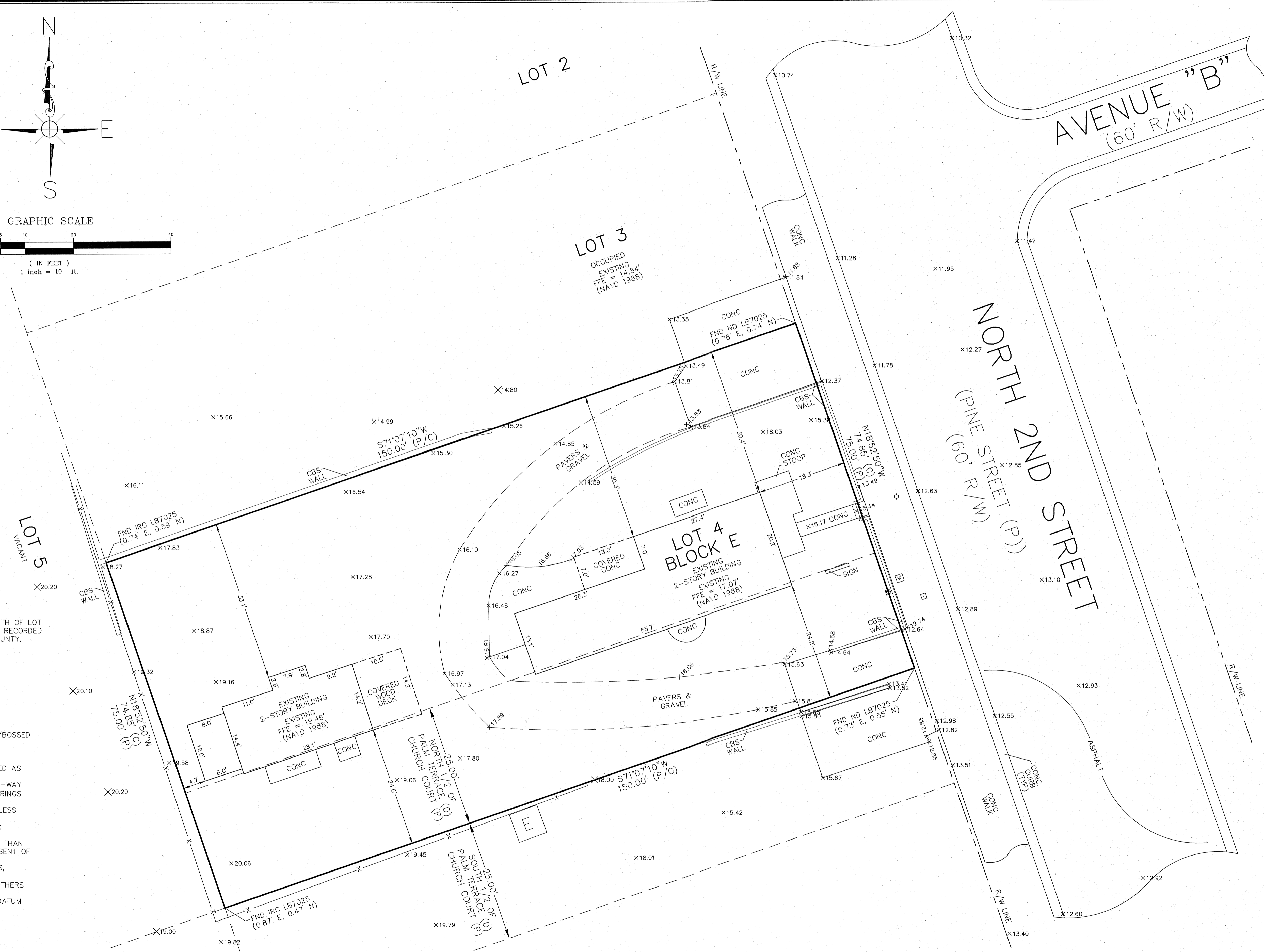
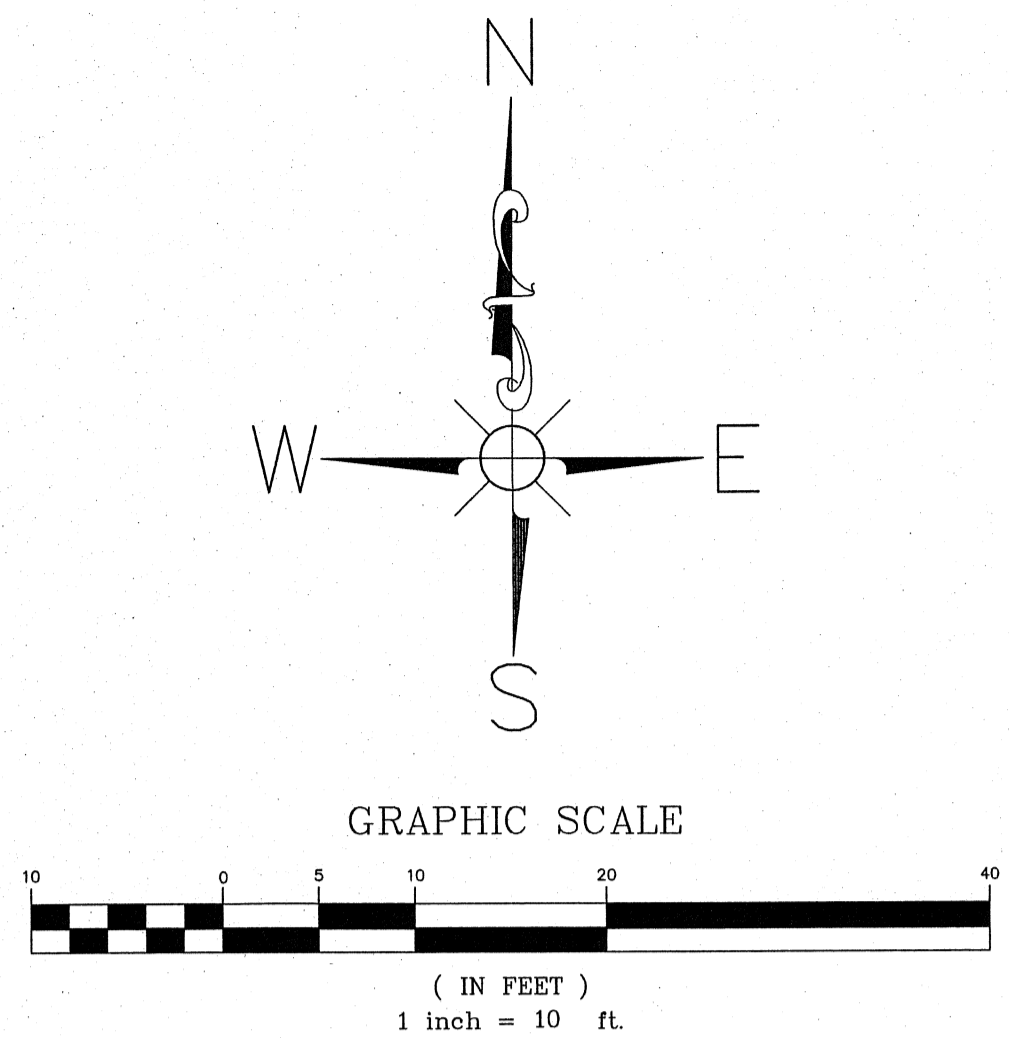
Section 23-61. Variances.

The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in article VIII of chapter 22 of this Code of ordinances.

standards for rehabilitation

- 1)** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2)** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3)** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4)** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5)** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6)** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7)** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8)** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.

- LEGEND**
- △ = CENTRAL ANGLE
 - R = CURVE RADIUS
 - L = CURVE LENGTH
 - (C) = CALCULATED
 - (P) = PLAT
 - (D) = DEED
 - FND = FOUND
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - CM = CONCRETE MONUMENT
 - FFE = FINISH FLOOR ELEVATION
 - FPL = FLORIDA POWER AND LIGHT
 - OHU = OVERHEAD UTILITIES
 - ND = NAIL AND DISK
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PRIVATE UTILITY EASEMENT
 - TYP. = TYPICAL
 - CONC. = CONCRETE
 - CBS = CONCRETE BLOCK STRUCTURE
 - SF = SQUARE FEET
 - CI = CURB INLET
 - DS = DRAINAGE STRUCTURE
 - = SET IRC LB 7056
 - ☆ = STREET LIGHT
 - ⊙ = POLE-MOUNTED FPL METER
 - ⊕ = WOOD POWER POLE
 - ← = GUY WIRE
 - CONC = CONCRETE
 - PER PLAT = AARON LEE'S MAP OF FORT PIERCE, FLORIDA
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊙ = SANITARY VALVE
 - ⊙ = GAS VALVE
 - TOB = TOP OF BANK
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - RCP = REINFORCED CONCRETE PIPE
 - AC = ACRES
 - E = ELECTRIC TRANSFORMER
 - ⊙ = TELECOMMUNICATIONS BOX
 - ⊙ = MONITORING WELL
 - ⊙ = EXISTING WELL
 - IR = #5 IRON ROD
 - IRC = #5 IRON ROD AND CAP
 - ⊙ = BACKFLOW PREVENTER
 - STORM = EXISTING STORM PIPE
 - X = 6" CHAIN LINK FENCE
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = ELECTRIC SERVICE METER
 - ⊙ = ELECTRIC TRANSFORMER
 - IRC = #5 IRON ROD AND CAP

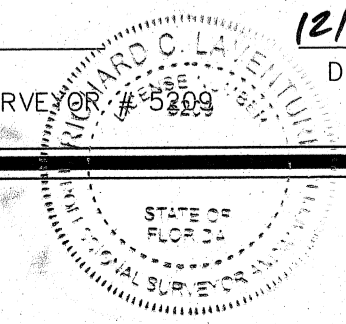


DESCRIPTION:
 LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 192 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

- SURVEY NOTES**
1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
 2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
 3. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 9, 2021.
 4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET ASSUMED TO BEAR N18°52'50"W. ALL BEARINGS ARE RELATIVE THERETO.
 6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER PLAT, UNLESS OTHERWISE SHOWN.
 7. PROPERTY LIES IN FLOOD ZONE "X", PER MAP 12111C0179 K, DATED 2-19-20.
 8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
 10. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 (H 231).

CERTIFIED TO:
 GLORIA ROA BODIN PA

BY: *[Signature]* DATE: 12/10/21
 RICHARD C. LAVENTURE
 FLORIDA PROFESSIONAL LAND SURVEYOR # 35229



BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
 GLORIA ROA BODIN PA

- REVISIONS -

NO.	DESCRIPTION	BY	DATE

FILE REF.	FIELD BK/PG
19.3280/21.3553	21-262/7

LAVENTURE & ASSOCIATES, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 2552 PETERS ROAD SUITE D
 FORT PIERCE, FLORIDA 34945
 (772) 398-6430 PHONE (772) 398-6426 FAX

DATE: 9-28-21
 SCALE: 1" = 10'
 JOB NO. 21.3553
 SHEET 1 OF 1

PROJECT TEAM

PROPERTY OWNER:
GLORIA ROA BODIN, PA
90 ALMERIA AVE #200
CORAL GABLES, FL 33134
772.429.2888
GGLOBO@AOL.COM

ARCHITECT:
NATIVE DESIGN ARCHITECTURE, L.L.C.
200 S. INDIAN RIVER DRIVE, SUITE 302
FORT PIERCE, FL 34950
VALERIE DEKLE SLACK, AIA, NCARB, LEED BD-C
FL ARCH LIC # AR97303
(772) 801-5224 (OFF)
(772) 519-1216 (CELL)
vdsarch@gmail.com

SCOPE

ONE-STORY ADDITION (1,646SF) TO EXISTING TWO-STORY ACCESSORY BUILDING (856SF), WITH EXTERIOR FINISHES AND MATERIALS TO MATCH EXISTING BUILDING. ADDITION WILL FEATURE NEW WHEELCHAIR-ACCESSIBLE COVERED PORCH WAITING AREA, IMPACT WINDOWS TO MATCH THOSE AT PRIMARY BUILDING, AND NEW STANDING SEAM METAL ROOFING. PHOTOVOLTAIC PANELS WILL BE MOUNTED ON THE SOUTH-FACING ROOF OF THE ACCESSORY BUILDING. THE FRONT STEPS, SIDEWALK AND FRONT PORCH AT THE PRIMARY BUILDING WILL BE REPLACED. NEW DRIVEWAY, PARKING, AND LANDSCAPE LAYOUT WILL IMPROVE ACCESSIBILITY AND CURB APPEAL.

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SITE DATA

LEGAL DESCRIPTION:

LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 192 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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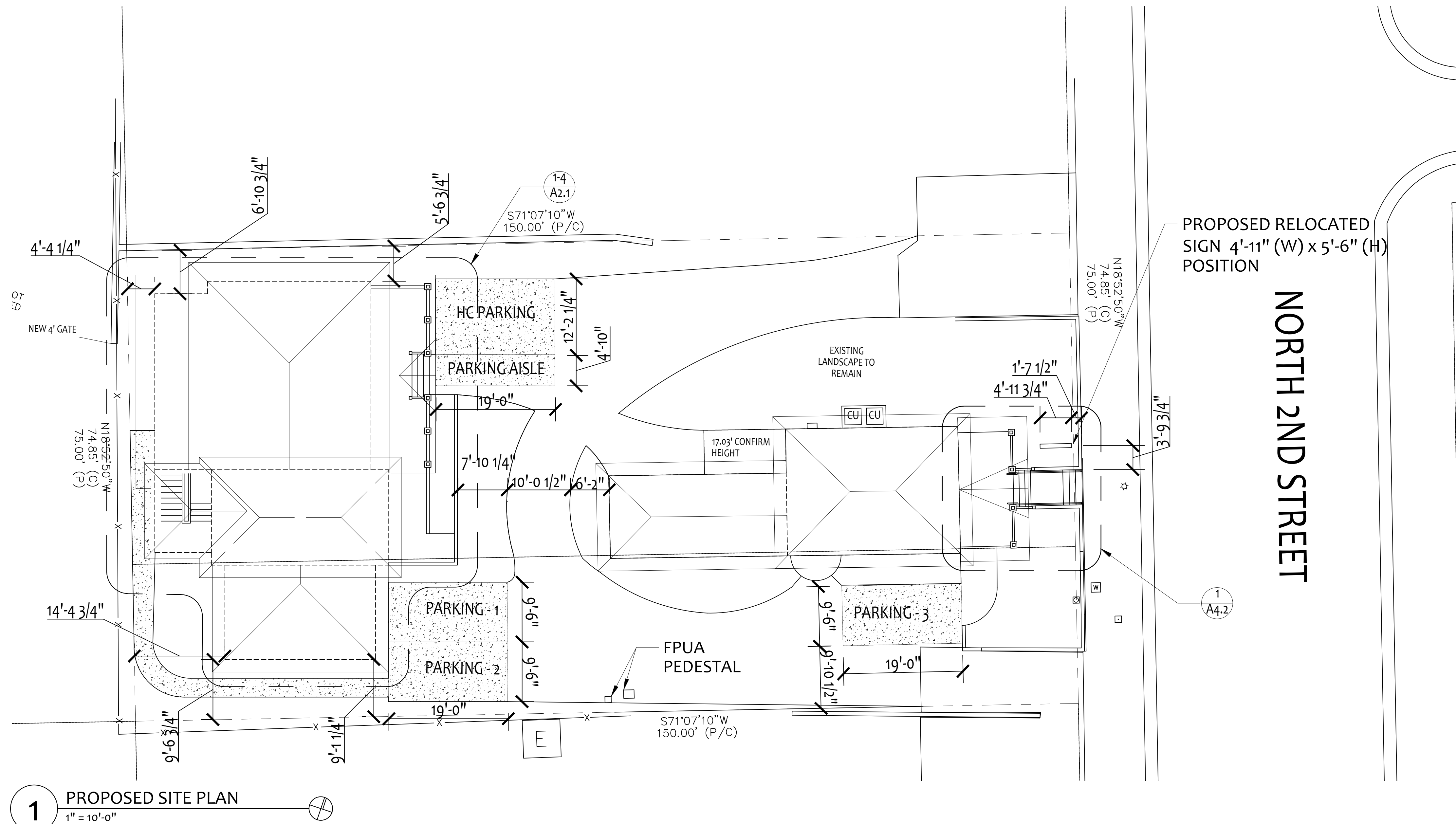
PARCEL ID:
2410-503-0033-000-9

SITE ADDRESS:
215 N 2ND STREET, FORT PIERCE, FL 34950

AUTHORITIES HAVING JURISDICTION:
CITY OF FORT PIERCE BUILDING DEPARTMENT
ST. LUCIE COUNTY FIRE DISTRICT

ZONING:
CENTRAL COMMERCIAL ZONE (C-4)

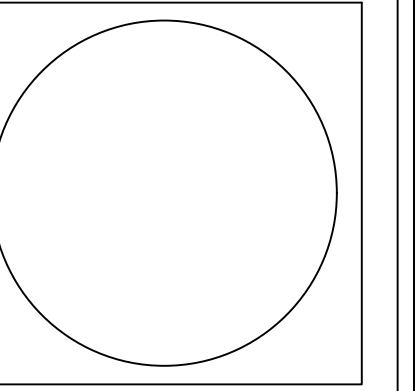
LOCATION MAP



NO.	ISSUED FOR	DATE
1	SCHEMATIC DESIGN	05 JUN 2021
2	CERTIFICATE OF APPROPRIATENESS	11 FEB 2022

Native Design
Valerie Dekle Slack, AIA, NCARB, LEED BD-C
Native Design Architecture, L.L.C.
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Fort Pierce, Florida 34950
(772) 801-5224 vdsarch@gmail.com

OFFICE EXPANSION FOR
GLORIA ROA BODIN, P.A.
ATTORNEY AT LAW
215 N. Second Street
Fort Pierce, FL 34950



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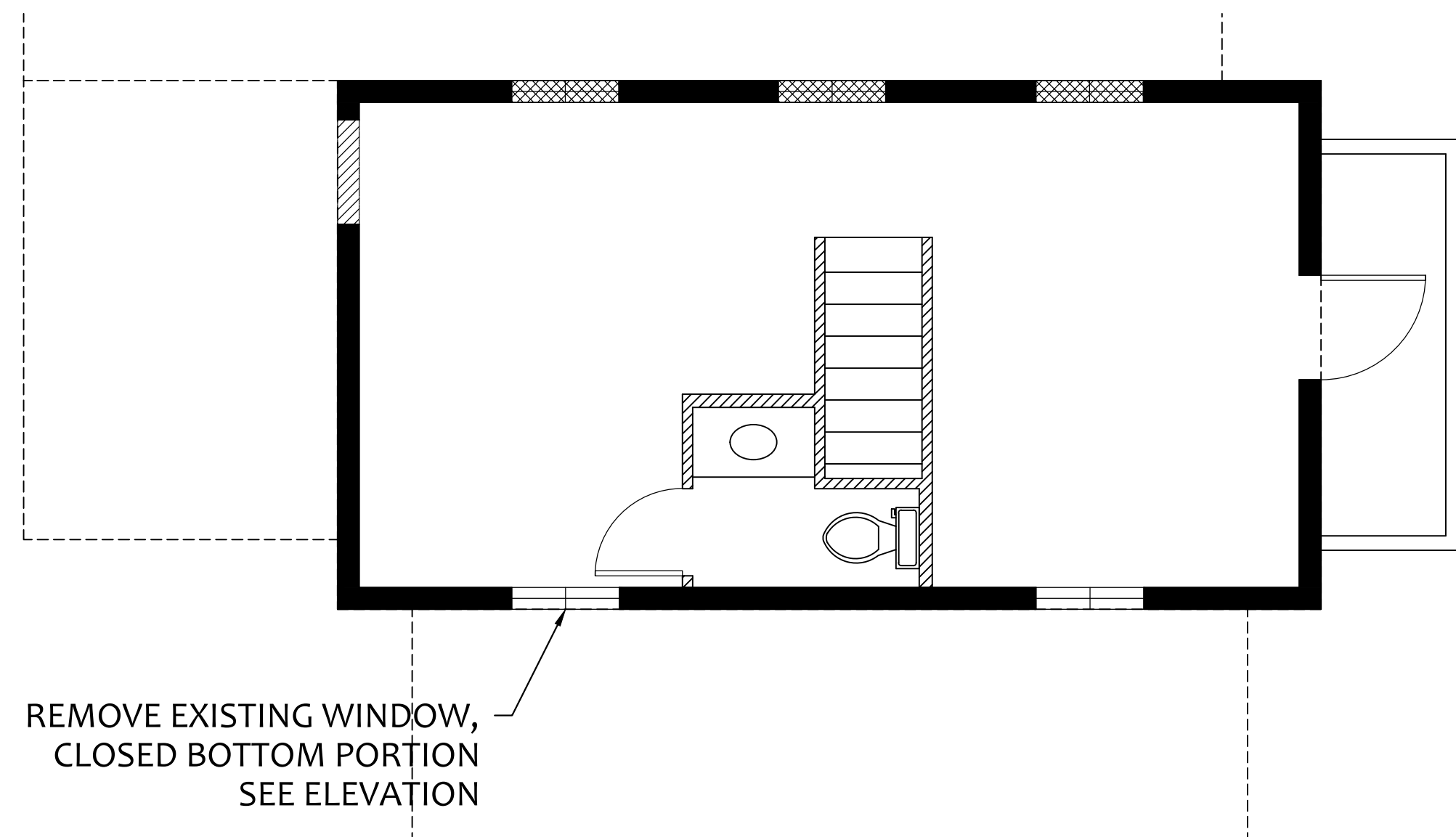
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007

TITLE:
SITE PLAN

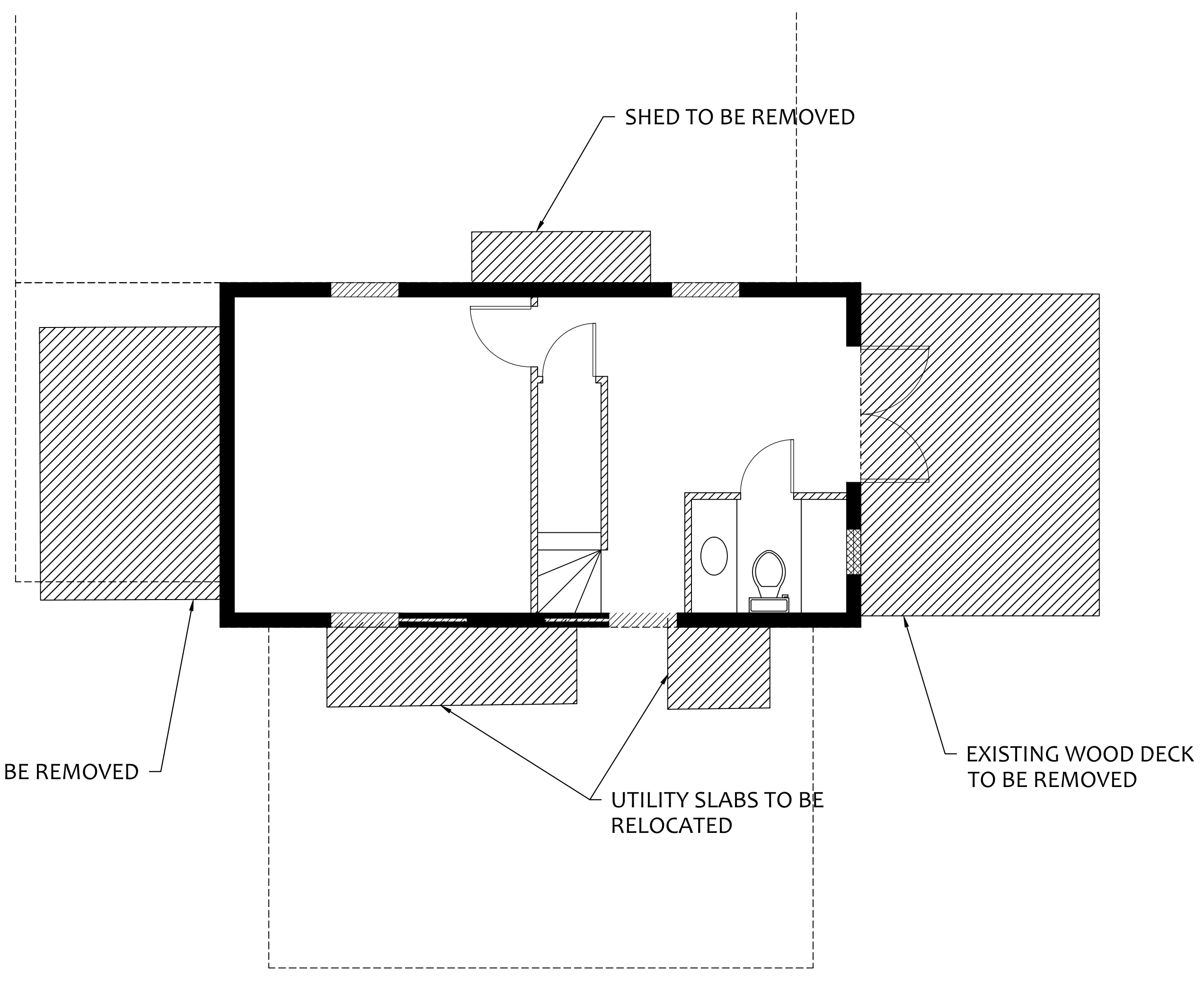
DRAWING NO.
A1.1

WALL LEGEND

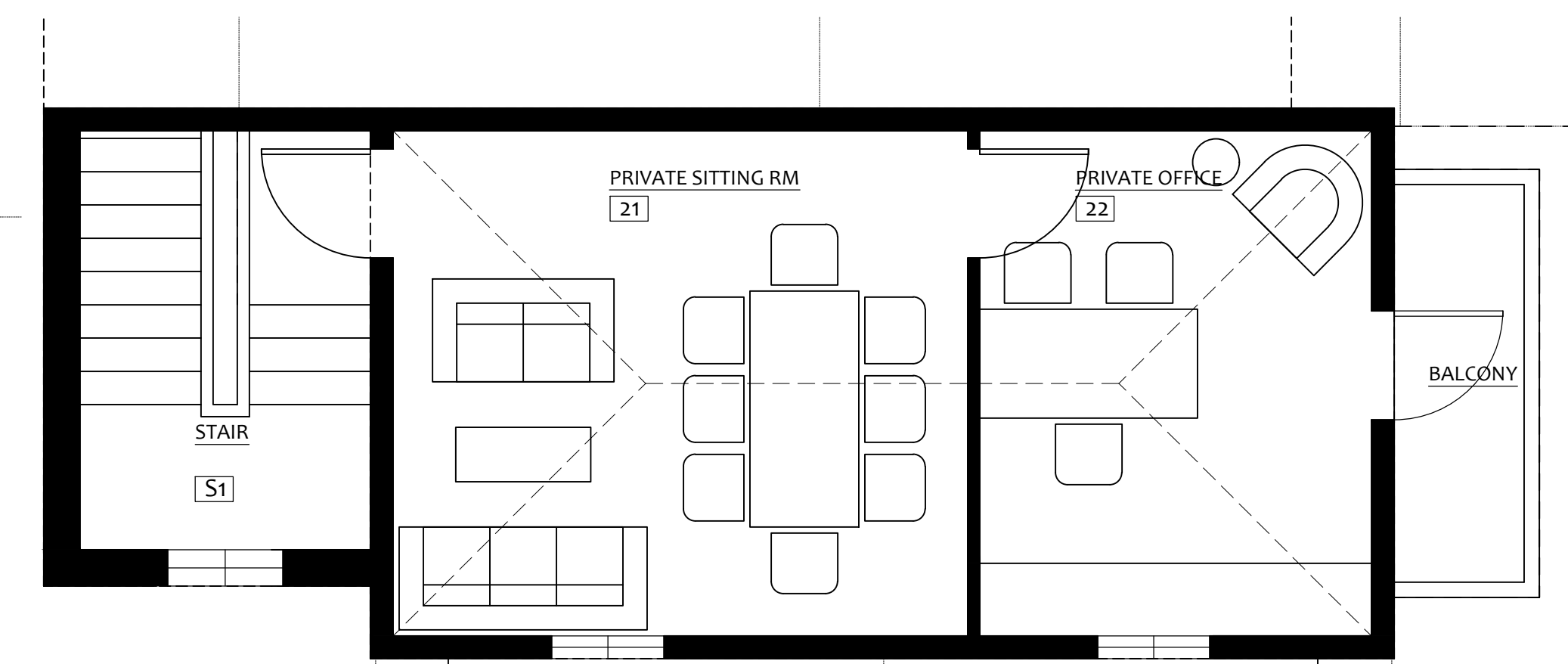
	INFILL OPENING
	TO BE REMOVED
	EXISTING TO REMAIN
	NEW CONSTRUCTION



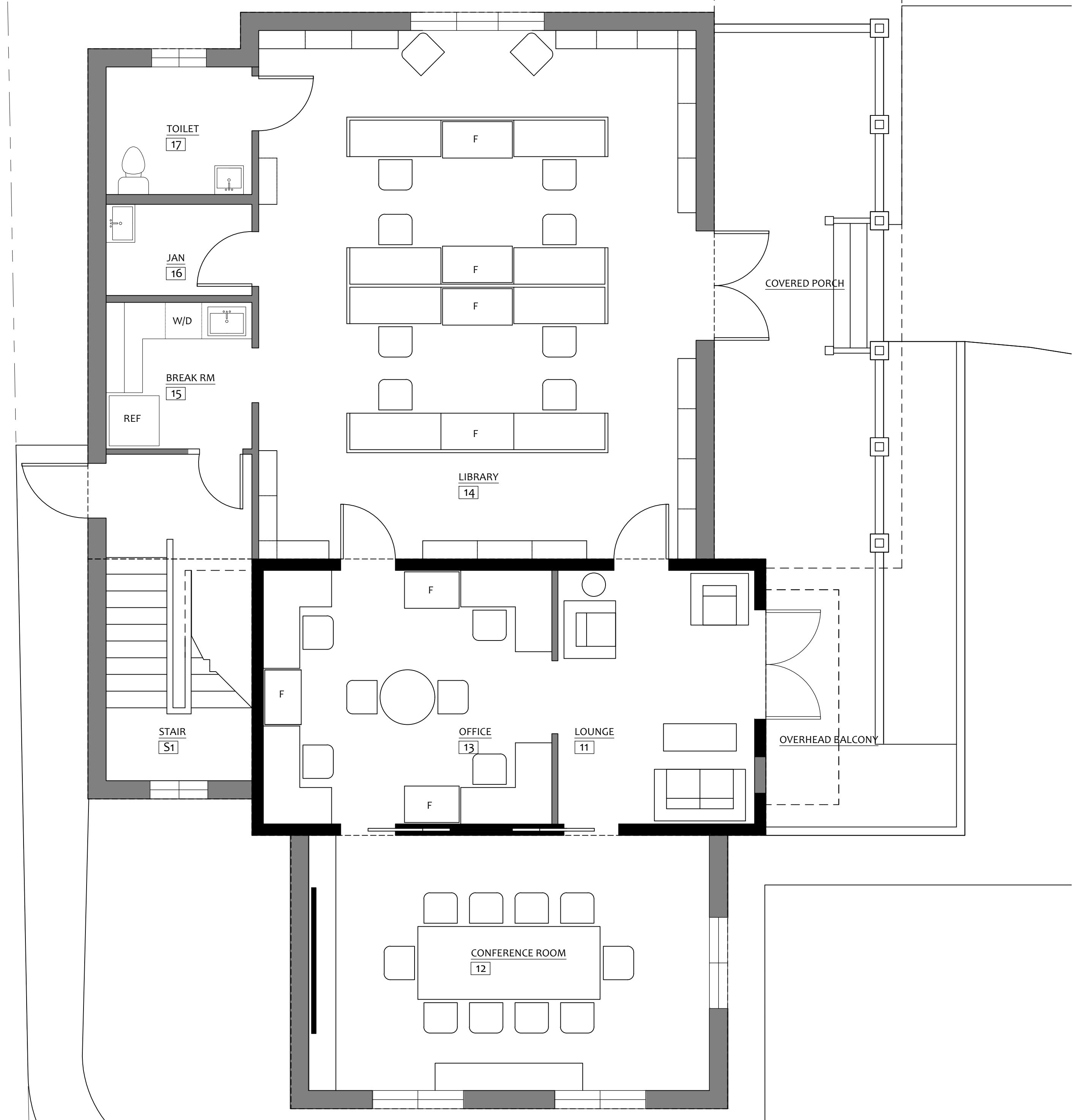
1 2ND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



3 2ND FLOOR RENOVATION PLAN
1/4" = 1'-0"

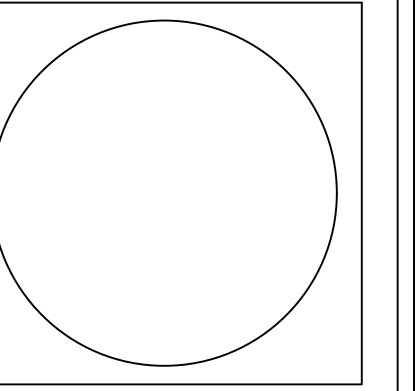


4 1ST FLOOR RENOVATION PLAN
1/4" = 1'-0"

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TITLE:	

DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS

DRAWING NO.
A2.1

WINDOWS TO MATCH EXISTING,
PGT SERIES SH770A ALUMINUM,
SINGLE HUNG, WHITE, TYPICAL



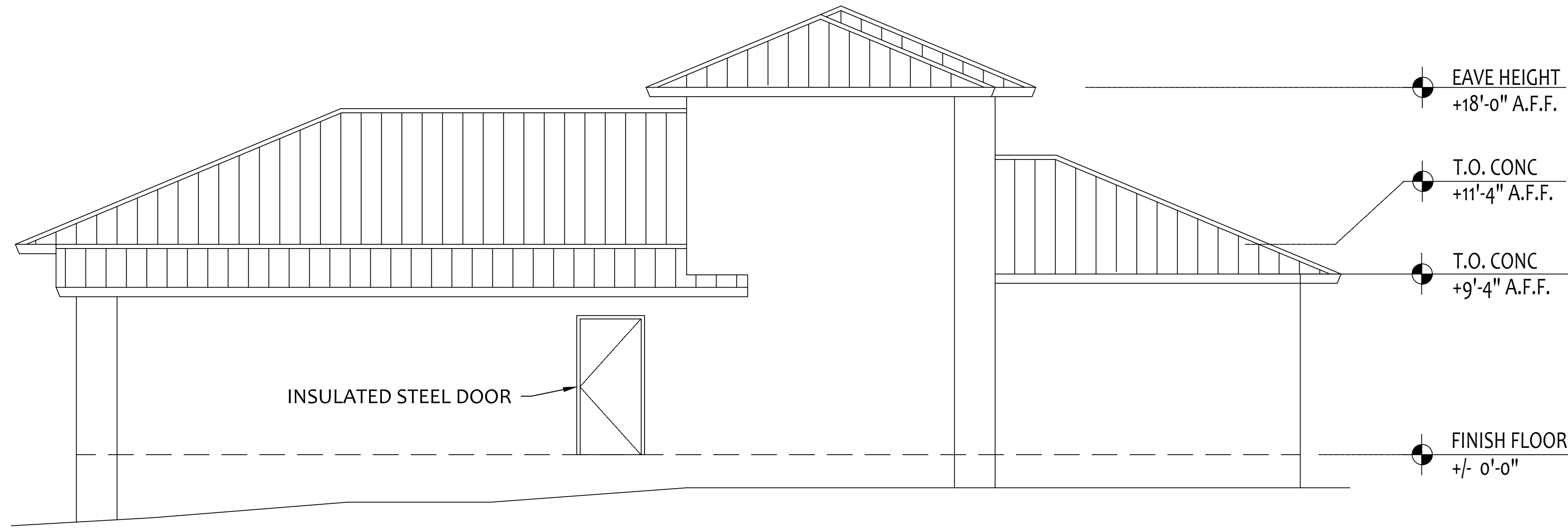
1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

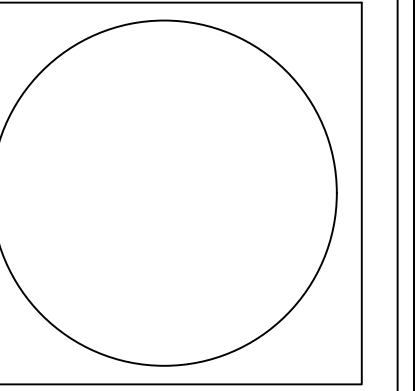


4 WEST ELEVATION
1/4" = 1'-0"

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TITLE:
BUILDING ELEVATIONS

DRAWING NO.
A4.1

