

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, February 28, 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 January 24, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #22-05 - Garage/Office - 101 Avenue D
 - b. Certificate of Appropriateness #22-07 - New Storefront - 106 Depot Drive
 - c. Certificate of Appropriateness #22-09 - Windows and Doors - 1423 Avenue D
 - d. Certificate of Appropriateness #22-13 - Addition - 215 N. 2nd Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - January 2022
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: 02/28/2022

Information

REQUESTED ACTION

Minutes from the January 24, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

N/A

Attachments

Historic Preservation Board Minutes 1/24/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 01/26/2022 11:59 AM

Final Approval Date: 01/28/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 24, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Charlie Hayek; Holly Theuns; Michael Broderick; Kori Benton; Suzanne Boardman, Chair

Absent: George Johansen; Anthony Westbury

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

4. APPROVAL OF MINUTES

- a. Minutes from the December 14, 2021 meeting

Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve the minutes from the December 14, 2021 meeting.

AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Kori Benton, Chair Suzanne Boardman

Passed

5. PUBLIC HEARINGS

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

Madam Chair Boardman introduced Certificate of Appropriateness #21-66 for a new shed and Variance at 510 S. 10th Street.

Madam Chair Boardman asked the City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures.

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

Madam Chair Boardman called the proceeding to order.

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

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

Mr. Hayek - no
Ms. Theuns - no
Mr. Broderick - no
Mr. Benton - no
Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

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

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. She stated the shed has already been installed, and the application is after the fact. 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. The applicant is requesting approval of a 12 foot x 32 foot shed with an open porch. 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 the existing home. The shed is similar in design, shape and color to the existing home, and it includes a 72 square foot front porch with approximately 260 square feet of interior space.

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.

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 than 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.

Board questions for Staff: Mr. Hayek asked if the shed without the porch would comply, and if the square footage was overstated. Mr. Hayek also asked if the large lot would allow for infill. Mr. Benton asked if the shed would be occupied as a dwelling unit or have an electrical meter.

Applicant questions for Staff: none

Applicant presentation: Anthony Walker, Applicant, sworn, stated the home was built around the same year Fort Pierce City Hall and the Sunrise Theater was built. He said he would like to make the home available to show to benefit the Historical Society. Mr. Walker stated the shed is needed to help preserve the home because the home is such a small space.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

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

Comments by the Board: Ms. Theuns encouraged Mr. Walker to contact Nancy Bennet at the St. Lucie County History Museum, as the homes built in the 1920s are being honored in 2022.

Motion was made by Kori Benton, and seconded by Michael Broderick to approve Certificate of Appropriateness 21-66 for a New Shed and Variance located at 510 S. 10th Street.

AYE: Holly Theuns, Michael Broderick, Kori Benton, Charlie Hayek, Chair Suzanne Boardman

Passed

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

The clerk introduced Certificate of Appropriateness #21-76 for an outdoor deck dining area and Variances located at 809 Delaware Avenue.

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 - no
Mr. Benton - yes
Mr. Hayek - no
Ms. Theuns - no
Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

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

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The St. Lucie County Property Appraiser's Record Card indicates the structure was built as a private residence in 1920 and the Florida Master Site File indicates the structure was built 1924. 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. The applicant is requesting approval for renovations and additions to convert the existing structure into a neighborhood bistro/café with an outdoor deck dining area with a 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 the front yard to be 25 feet where-as the proposed depth of front yard is 10 feet. Additionally, Section 125-315, requires 11 parking spaces whereas four (4) parking spaces are provided.

Ms. Lewicka noted that the property is located on the edge of the Peacock Arts district and if the property was located in the Peacock Arts district, it would be exempt from 50% of the parking requirements. Ms. Lewicka highlighted that letters were sent out to adjacent property owners and enthusiastic feedback was received.

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 an 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.

Board questions for Staff: Mr. Broderick asked if it is time to re-examine the Peacock Arts District boundaries on Delaware Avenue. Mr. Benton asked if a Conditional Use approval is needed and if alcohol sales will occur. Mr. Benton also asked about deck lighting, employee parking on site, decorative bollards, directional signs, delivery location, grease trap collection area, and if there will be a dumpster enclosure. Mr. Benton asked about re-stripping Delaware Avenue. Mr. Broderick asked about sidewalk repair on Delaware Avenue. Mr. Hayek asked if the parking requirement was based on seats in the restaurant rather than square footage.

Applicant questions for Staff: none

Applicant presentation: Mike Menard, Applicant, sworn, stated the loading would be done from the alley during off-peak hours and there will be minimal lighting and ceiling fans from the pergola with retractable shade screens. He noted that the owner will want a beer and wine license to promote entertainment. Mr. Menard said there will be an under counter grease interceptor. Mr. Menard suggested the Delaware Avenue on-street parking needs to be revised to make functional sidewalks and additional parking.

Board questions for Applicant: Mr. Benton asked if the dumpster enclosure will be screened. Mr. Benton also asked if there are plans for amplified or low volume acoustic music in the future.

Public comment: Darryl Bey, Owner, sworn, stated they will be applying for a beer and wine license and the majority of the music will be inside to promote peace and tranquility with the neighbors. Mr. Bey noted that the deliveries will be in the rear alley, and he would like the city to pave the alley because it is in terrible condition. Mr. Bey also asked if the city could do something about the unusable on-street parking spaces marked with an "x". Mr. Bey stated he has signed parking agreements with nearby businesses for after hours parking.

Staff final comments: None

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

Comments by the Board: Mr. Broderick suggested the Mr. Bey attend the parking committee meeting in February 2022 to direct staff to convert the on-street parking spaces with an "X" back into parking. Ms Theuns suggested the city adopt a decibel level to differentiate between low level and acoustic music. All the Board members agreed that the addition of this use could make Delaware Avenue more vibrant. Mr. Benton suggested directional signage for the additional after hours parking.

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-76 for the outdoor deck dining area inclusive of the Variances for 809 Delaware Avenue.

AYE: Michael Broderick, Kori Benton, Charlie Hayek, Holly Theuns, Chair Suzanne Boardman

Passed

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

Madam Chair Boardman introduced Certificate of Appropriateness #21-77 for a new shed located at 106 Depot Drive.

The clerk called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Mr. Benton - no

Mr. Hayek - yes

Ms. Theuns - no

Mr. Broderick - no

Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

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

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The applicant is requesting approval of a Certificate of Appropriateness 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. 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 shed 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. If permitted, the proposed shed will affect the existing parking area. To ensure adequate vehicle circulation and safety the shed should be well-lit during evening hours.

Board questions for Staff: Ms. Theuns asked what the shed will be used for. Mr. Benton asked about the parking impact, drainage, floor elevation, and ADA accessibility. Madam Chair Boardman asked if the shed could be closer to the building, and she asked if the parking area is one-way and, owned by the applicant. Mr. Broderick asked if different options had been considered.

Applicant questions for Staff: none

Applicant presentation: Kristina Gibbons, Applicant, sworn, stated that moving the shed further south would block the mural. Ms. Gibbons said the parking spaces to the north are for the dog groomer and other business in the building and the parking should not be used by the public. The shed will take one parking space and the drainage does not go the correct route. Ms. Gibbons noted that the shed will be used as an office, and she will use planters to offset it and add landscaping. She also said that a metal roof is not a problem.

Board questions for Applicant: Ms. Theuns asked if the shed is climate controlled. Mr. Hayek

asked if there is single ownership of the property. Madam Chair Boardman asked if an addition would be put up if the shed is not approved. Mr. Benton asked the budget and timeframe for the shed. Mr. Broderick asked if she had gotten to the planning stage of the addition with the contractor.

Public comment: None

Staff final comments: None

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

Comments by the Board: Madam Chair Boardman addressed concerns with a window AC unit, the awkward placement of the shed, and the jarring effect when coming down Orange Avenue from the railroad tracks. Mr. Hayek explained that having an office would require fire regulations and ADA compliance and a permanent abuilding is the way to go. Mr. Broderick said it is a whole different review when using the shed as an office. After the vote, Mr. Benton stated he would have supported tabling the application for a more refined proposal with a modified structure that blends in.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to deny Certificate of Appropriateness # 21-77 for a shed located at 106 Depot Drive for the reasons listed below and suggest the applicant come back with a different proposal to meet her growing business needs:

1. Inappropriate structure
2. Planned use of the structures does not meet the conditions of application
3. Concerns with roof and landscaping
4. Location on the site
5. Potential issues with traffic, visibility, parking, maneuverability, pedestrian walkway between the building and the shed
6. Secretary of Interior Standards #9

AYE: Kori Benton, Charlie Hayek, Holly Theuns, Michael Broderick, Chair Suzanne Boardman

Passed

6. NEW BUSINESS

After Item 6 b, Ms. Theuns asked the City Attorney to look into procedure issues with the Historic Preservation Board. She stated she had recused herself from an item because it was her neighbor and she wanted to speak as a private citizen on the item, but she was denied the ability to speak by counsel. Ms. Theuns said she contacted the Florida Board of Ethics and was advised she could speak as long as she identified herself as a recused Board member why she recused herself.

Ms. Earley referred Ms. Theuns to Chapter 112 and suggested she contact private counsel for any questions on her individual rights as she only represents the city.

a. Administratively Approved Certificates of Appropriateness - December 2021

Mr. Broderick inquired on the Certificate of Appropriateness approvals for #21-73 and #21-74 for the roof located at 210 S. Indian River Drive, building #2 and #3. He stated the original approval with the church for the red standing seam metal roof was supposed to match the roof of the other buildings on the campus when they needed to be replaced. Madam Chair

Boardman asked staff to look into the approval.

Mr. Benton asked if there are any repercussions if the applicant does not comply with the Certificate of Appropriateness conditions of approval. He also asked if the stamped plans are included with the Certificate of Appropriateness approval letter. Ms. Lewicka stated the conditions of approval are listed on the building permit and Certificate of Appropriateness approval letter.

b. **Restructure of the Historic Preservation Board**

Ms. Hofmeister-Drew said that the purpose of the modification by the City Commission was for all Boards to be consistent with how they are approved. Ms. Earley explained that the Board members will keep their seat until the new Board members are appointed by resolution, where each Commissioner appoints a Board member and the others are appointed at-large.

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **CONSIDERATION OF ABSENCES**

Motion was made by Charlie Hayek, and seconded by Kori Benton to approve the absence of Mr. Westbury and wait until the next Historic Preservation Board meeting to consider the absence of Mr. Johansen.

AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Kori Benton, Chair Suzanne
Boardman

Passed

9. **ADJOURNMENT**

Historic Preservation Board

5. a.

Meeting Date: 02/28/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-05 - Garage/Office - 101 Avenue D

LOCATION

101 Avenue D (Parcel ID: 2403-705-0105-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

staff report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 02/17/2022 11:39 AM

Final Approval Date: 02/22/2022



FEBRUARY 28, 2022

COA 22-05

Owner / Applicant

Phillip Hartnett

Location

101 Avenue D

Parcel ID

2403-705-0105-000-3

Historic Status

This Building is a contributing structure located in the Edgartown Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Contributing Non-Contributing Subject Site

B A C K G R O U N D

The subject two-(2) story wood Frame Vernacular building is a contributing structure in the Edgartown Historic District. The St. Lucie County Property Appraiser’s Property Record Card indicates the year of construction as 1961. Other data included the Florida Master Site File Historical Structure Form, utilizing Sanborn Company maps, indicates the building was constructed circa 1910. In May 2007 the HPB approved demolition of the garage.

Notable architectural features include a hip roof, boxed eaves, end porch, and 1/1 double hung windows. The subject historic structure embodies architectural characteristics of residences constructed in Fort Pierce during the early twentieth century.

R E Q U E S T

The applicant is requesting the following:

-Construct a new detached two (2)-story, 33 feet high building comprised of a garage on the first floor and a 633 square foot office on the second floor. The proposed roof, siding, trim, windows, doors, and exterior paint are to be consistent with architecture of the main building.



MAY 2007



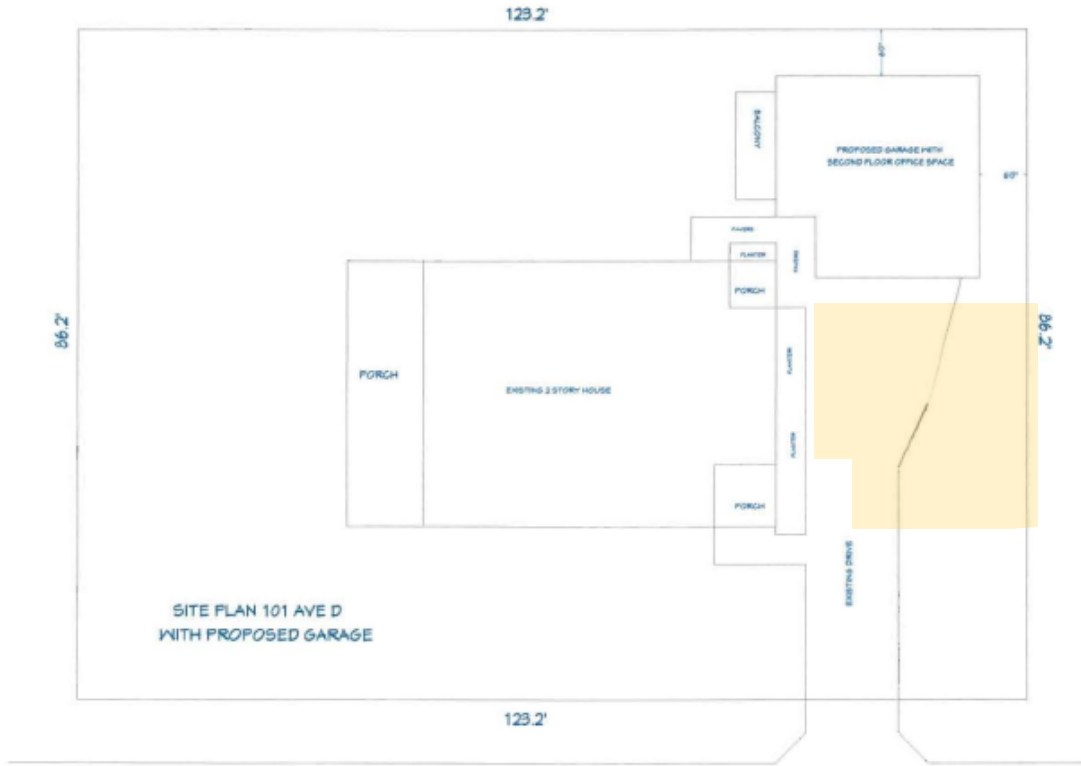
SITE LOCATION



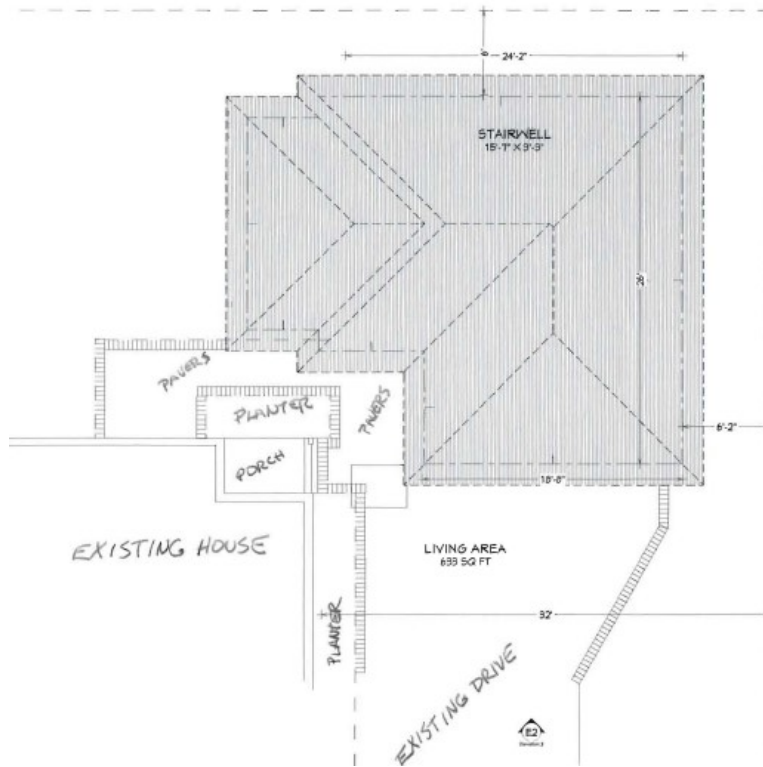
FRONT FAÇADE OF THE MAIN BUILDING



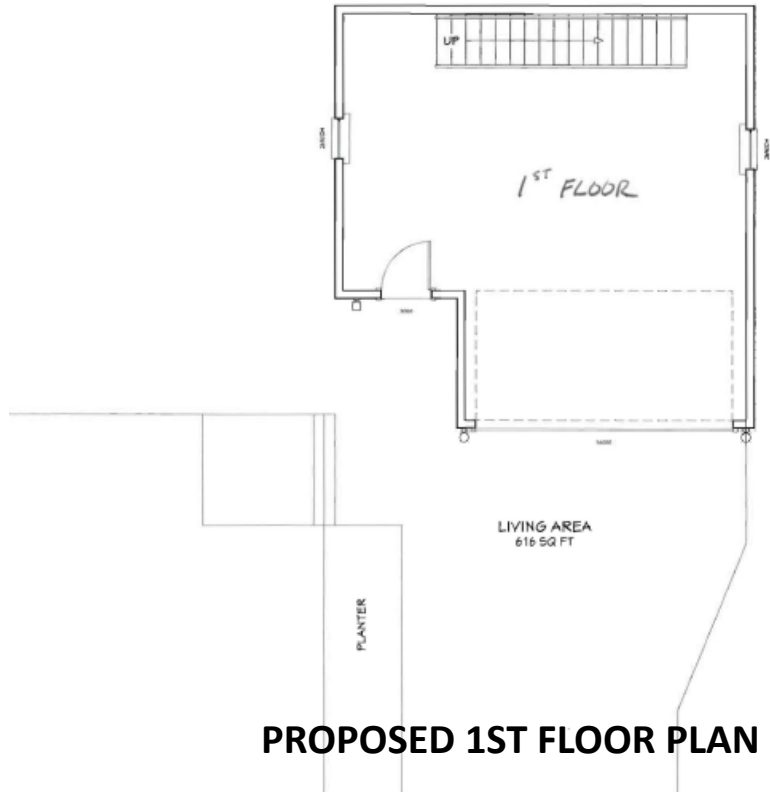
VIEW OF THE SIDE & BACK YARD



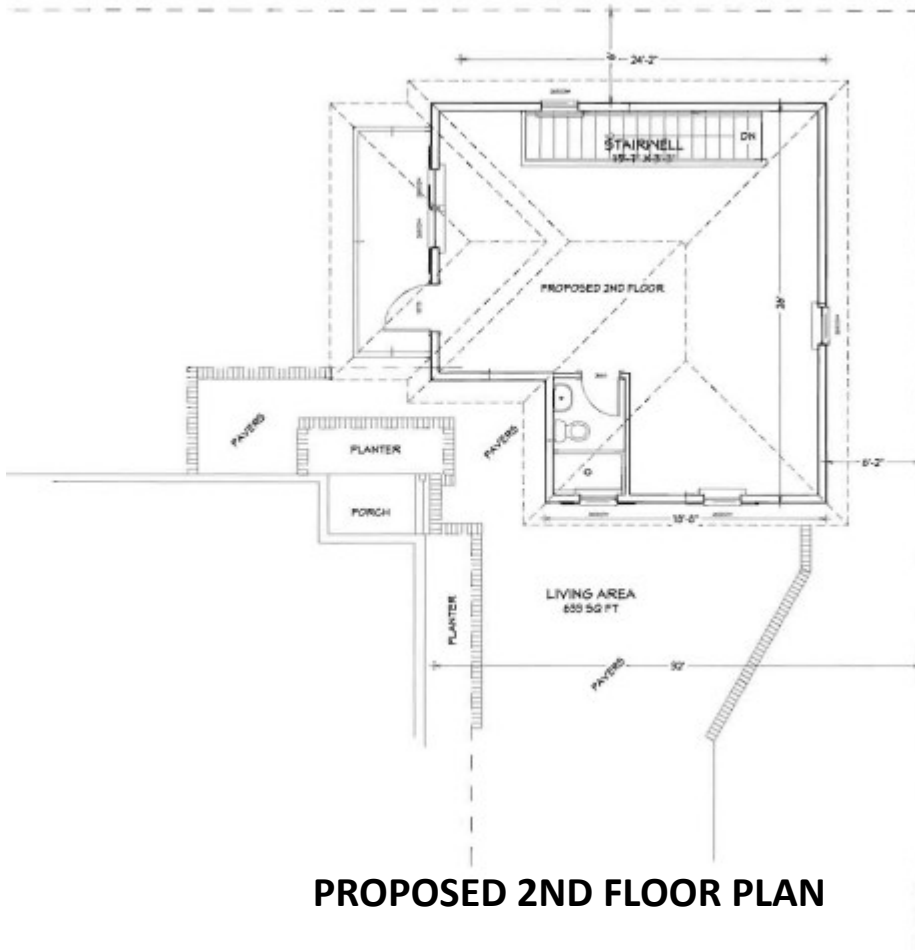
PROPOSED SITE PLAN



PROPOSED GARAGE/OFFICE BUILDING



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



FRONT FAÇADE OF THE PROPOSED ACCESORY BUILDING

S T A F F A N A L Y S I S

Secretary of Interior's Standards for Consideration

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

10. New additions and adjacent or related new 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.

S T A F F R E C O M M E N D A T I O N

One of the goals of historic preservation is to create new buildings designed in harmony with adjacent contributing structures as well as the development patterns of the surrounding historic district.

The proposed garage/office design is compatible with the architectural style, massing and size of the main building and adjacent structures. The relationship between the existing and new building is enhanced by using roof material, siding, trim, windows, doors, and exterior paint consistent with the main building.

Staff recommends approval of the proposed new garage/office building as it meets Secretary of Interior's Standards 9 and 10.



JAN 13 2022

COA# 22-05

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 101 AVE D

Parcel ID #: 2403-705-0105-000-3

Type of Designation: Contributing Non-contributing Site within the EDGARTOWN Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): PHILLIP HARTNETT

Mailing Address: 101 AVE D FT PIERCE 34950

Phone Number(s): 561 7180245 Email: hb9llc123@COMCAST.NET

Applicant

Name(s): SAME

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): SAME

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

Phillip Hartnett
Signature of Owner

1/14/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: NEW DETACHED GARAGE WITH OFFICE SPACE ABOVE

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.

Maria Lewicka

From: hbgllc123@comcast.net
Sent: Thursday, February 3, 2022 3:49 PM
To: Maria Lewicka
Subject: RE: 101AVE D GARAGE

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

Maria, good afternoon,

Please see the answers to your questions. Let me know if you need anything else.

Thanks Phillip

From: Maria Lewicka [mailto:mlewicka@cityoffortpierce.com]
Sent: Wednesday, February 02, 2022 11:07 AM
To: hbgllc123@comcast.net
Subject: RE: 101AVE D GARAGE

Good morning Phillip,

Could you provide some additional information?

- What is the height of the main building? **33'**
- What is the current use of the main building? **RESIDENTIAL/OFFICE**
- What kind of siding is proposed (color)? **THE SIDING WILL BE HARDI PLANK THE SAME COLOR AS THE EXISTING HOUSE IN SUBMITTED PHOTO**
- What kind of roof (material) is proposed (color)? **THE ROOF WILL BE 1" STANDING SEAM TO MATCH THE EXISTING HOUSE.**

Thank you,
Maria

From: hbgllc123@comcast.net <hbgllc123@comcast.net>
Sent: Thursday, January 13, 2022 10:24 AM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>
Subject: FW: 101AVE D GARAGE

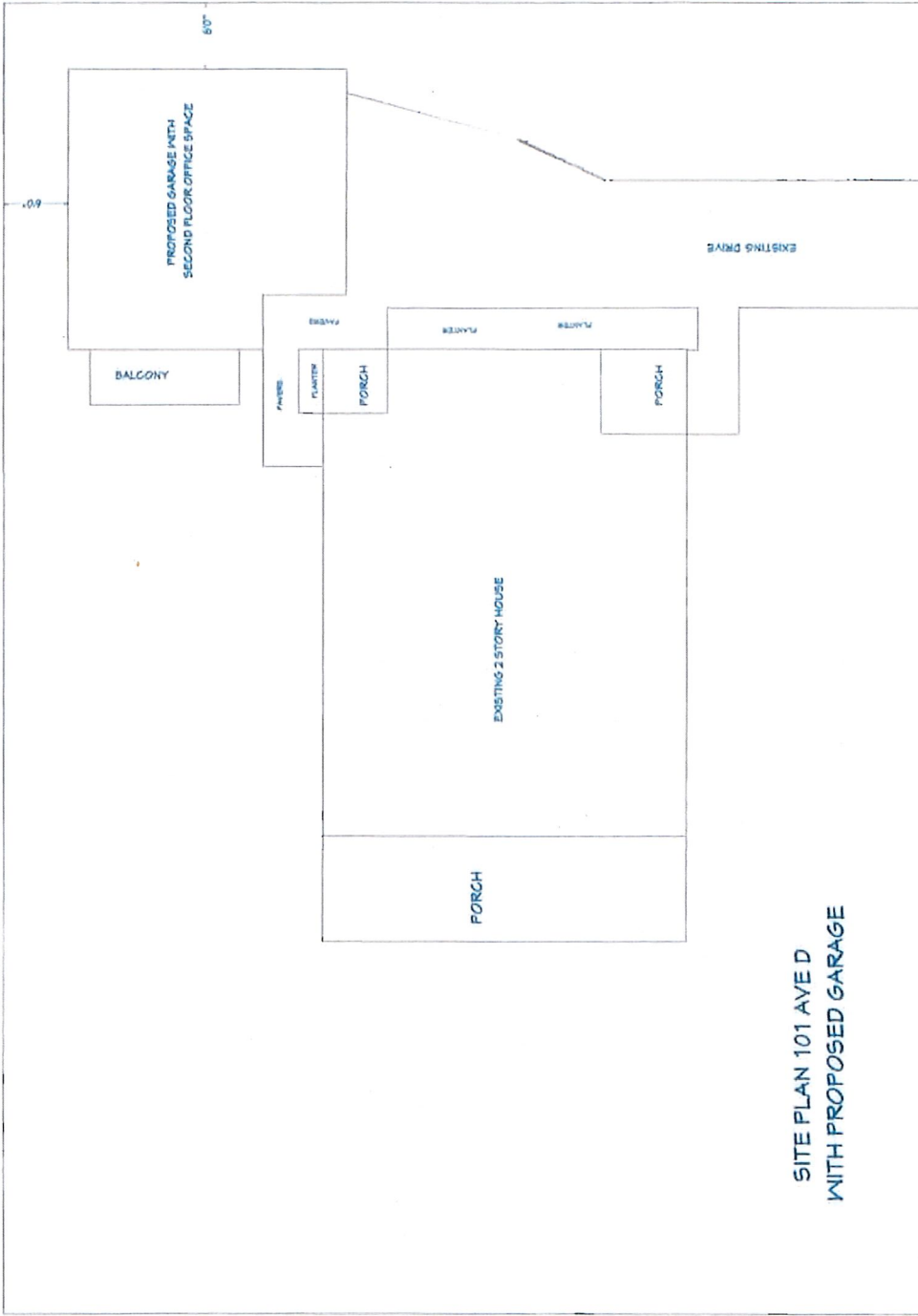
You don't often get email from hbgllc123@comcast.net. [Learn why this is important](#)

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

Maria, good morning,

Please see the attached application for approval for the garage that I want to add to my property. Let me know if I need anything else.

123.2'

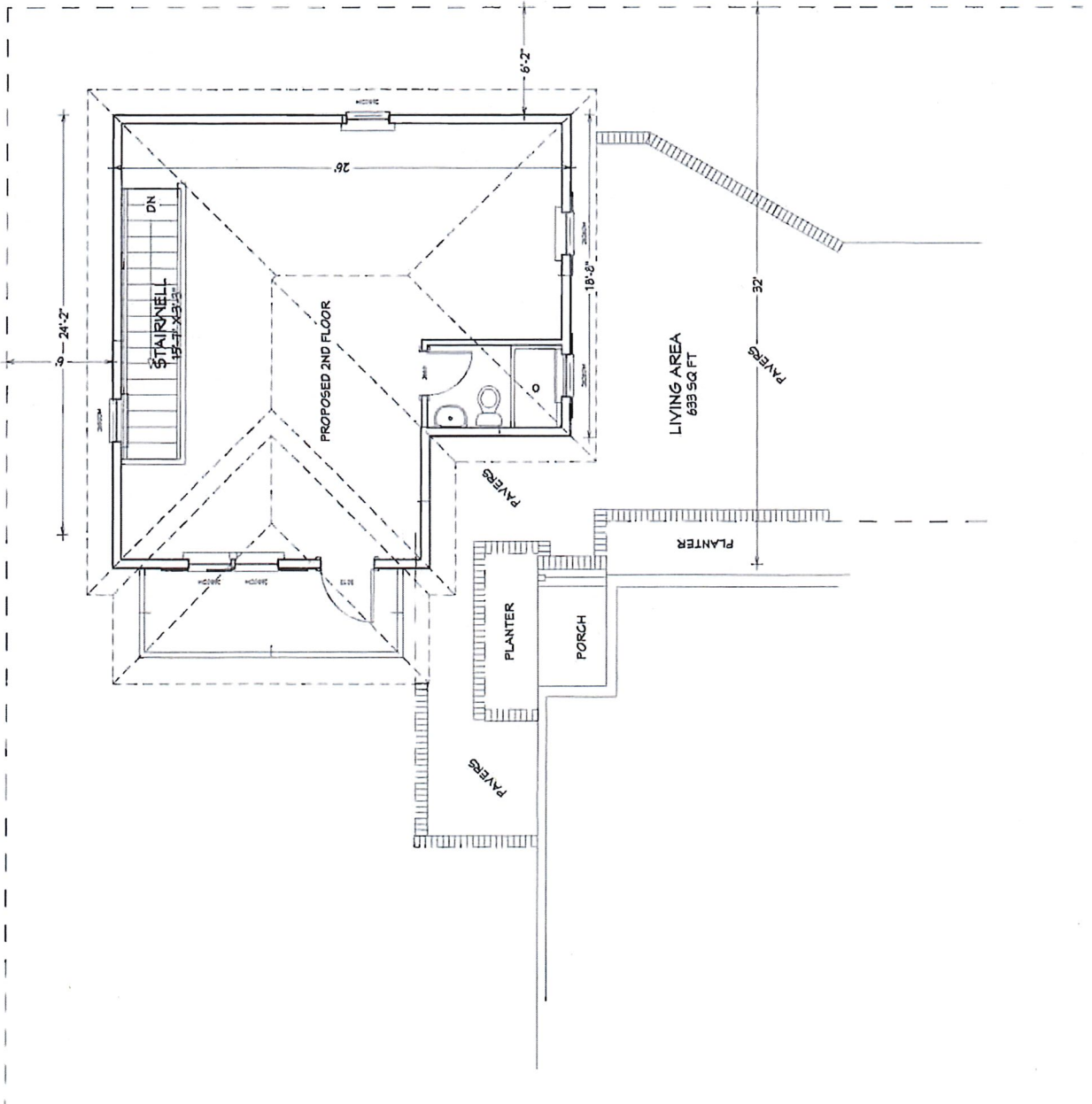


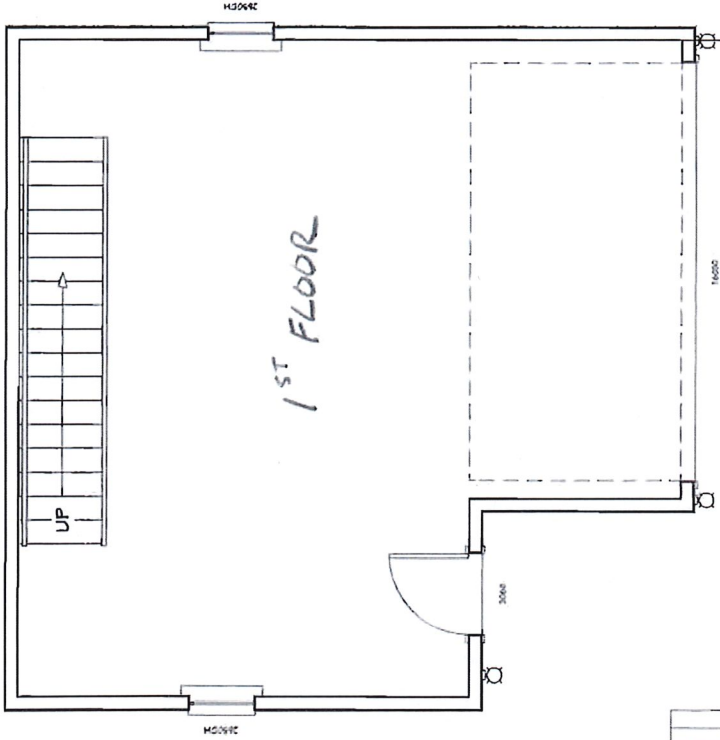
86.2'

SITE PLAN 101 AVE D
WITH PROPOSED GARAGE

123.2'

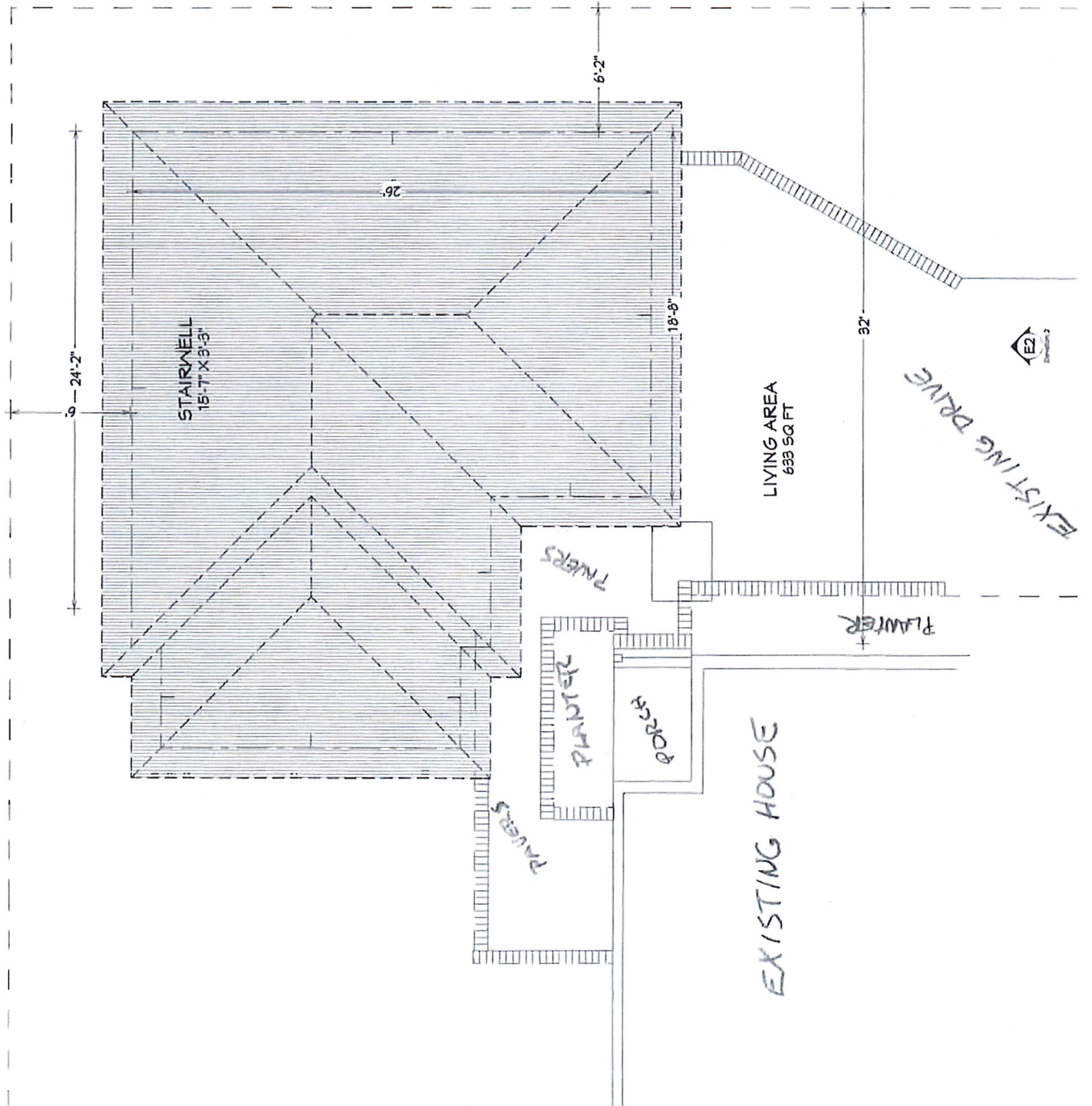
AVENUE D

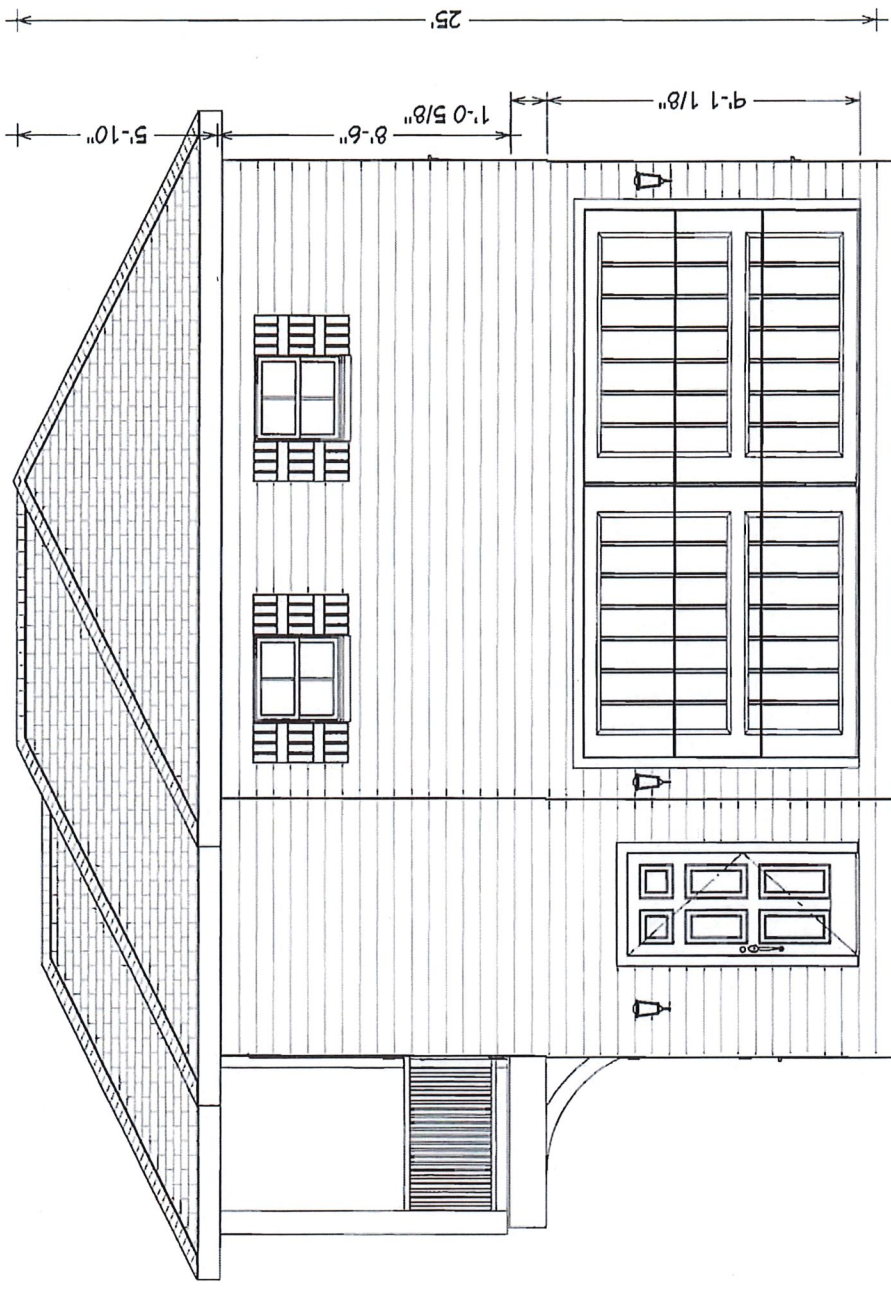


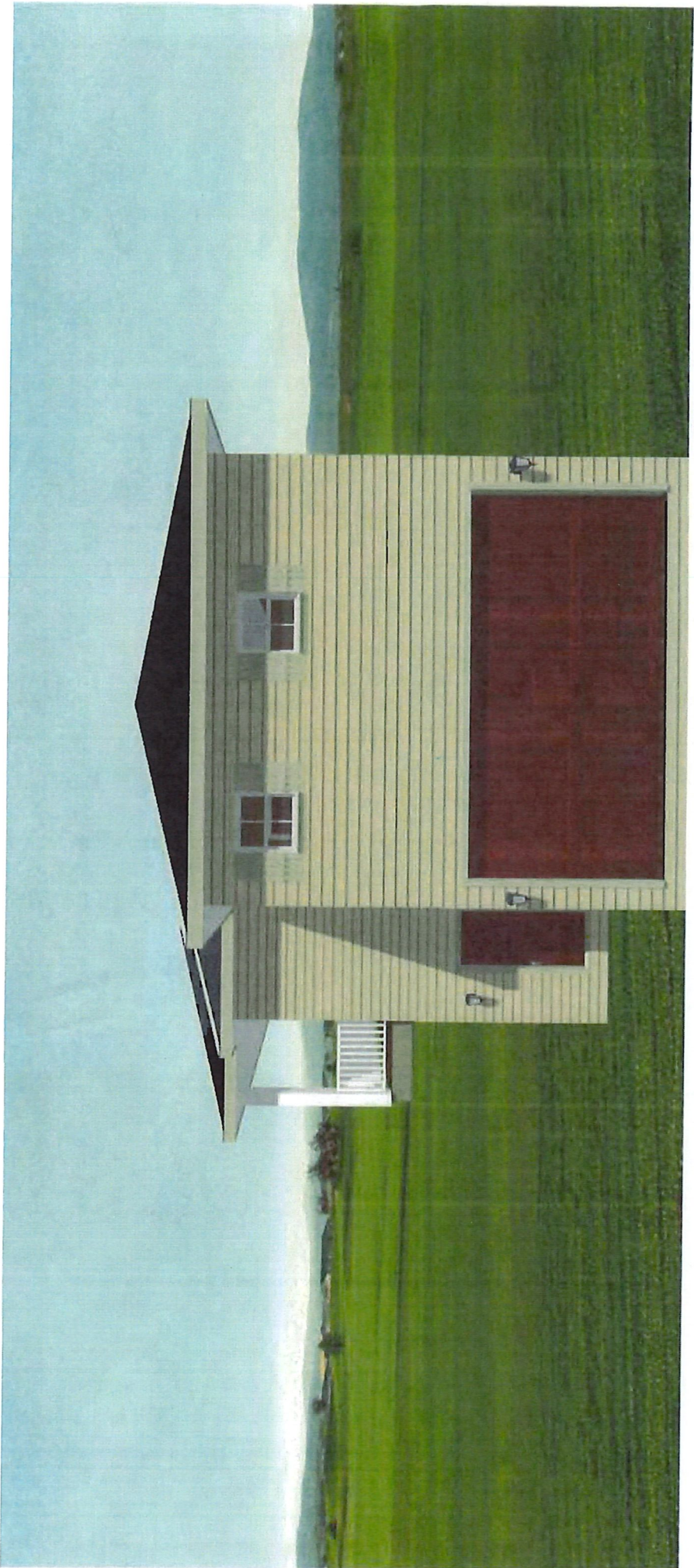


LIVING AREA
616 SQ FT

PLANTER









hbgllc123@comcast.net

From: +15617180245@tmomail.net
Sent: Tuesday, January 11, 2022 10:43 AM
To: hbgllc123@comcast.net



Property Identification

Site Address: 101 Avenue D
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0105-000-3
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 16013
 Map ID: 24/10N
 Zoning: High Desit

Ownership

Phillip Hartnett
 101 Avenue D
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BK 12-G- E 123.2 FT OF W 136.2 FT OF LOT 1 (MAP 24/10C) (OR 3462-1377)

Current Values

Just/Market Value: \$242,800
 Assessed Value: \$143,615
 Exemptions: \$50,000
 Taxable Value: \$93,615



Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF): 2,394
 Gross Sketched Area (SF): 3,160
 Land Size (acres): 0.24
 Land Size (SF): 10,578

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 19, 2012	3462 / 1377	0112	SP	US Bank NA (TR),	\$81,500
Nov 30, 2011	3360 / 2205	0112	WD	Cutler John	\$367,900
Aug 1, 2006	2633 / 2653	XX00	TR	John/Susan Parry Charitable	\$473,500
Aug 1, 2006	2633 / 2647	XX01	WD	Parry John	\$100
Oct 24, 1995	0981 / 0041	XX00	WD	Walter David	\$65,000
Jul 1, 1978	0291 / 0471	XX00	CV		\$22,000

Building Information (1 of 1)

Finished Area: 2,394 SF

Gross Sketched Area: 3,160 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC+	Year Built: 1961	Frame:
Grade: C+	Effective Year: 1995	Primary Wall: Hardi Plank

Story Height: 2 Story

No. Units: 2

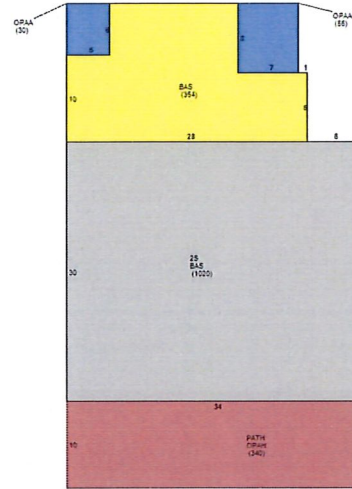
Secondary Wall:

Bedrooms: 1
 Full Baths: 4
 Half Baths: 0
 A/C %: 100%

Interior Data

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1020	1020	128
BAS	BASE AREA	1374	1374	216
OPAA	Open Porch Attached Average	86	0	52
OPAH	Open Porch Attached High	340	0	88
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	340	0	88

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown


Building:	\$156,600
Land:	\$86,200
Just/Market:	\$242,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$99,185
Assessed:	\$143,615
Exemption(s):	\$50,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2021	2017	0500	Homestead Exemption	\$25,000
2021	2017	0550	Homestead Exemption over \$50,000	\$25,000

Taxable: \$93,615

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$242,800	\$143,615	\$50,000	\$93,615
2020	\$221,200	\$141,633	\$50,000	\$91,633
2019	\$228,500	\$138,449	\$50,000	\$88,449
2018	\$219,700	\$135,868	\$50,000	\$85,868

Permits

Number	Issue Date	Description	Amount	Fee
MC2004228	Jul 29, 2004	Air Conditioning Only	\$850	\$75
RF20051675	Apr 19, 2005	Roof	\$2,160	\$50
DI20072	Mar 8, 2007	Demolition	\$1,500	\$360
0700000671	Jul 13, 2007	Demolition	\$0	\$130
BP13-1903	Aug 7, 2013	Alterations/Remodeling	\$80,000	\$831
BP13-1903	Sep 18, 2014	Alterations/Remodeling	\$80,000	\$874

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

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

PROJECT NAME: COA 22-05 – Detached Garage & Office Space Addition – 101 Avenue D

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

NOTICE BY NEWSPAPER: February 18, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/14/2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*



Historic Preservation Board

5. b.

Meeting Date: 02/28/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-07 - New Storefront - 106 Depot Drive

LOCATION

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

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval with Recommendations

Attachments

staff report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 02/17/2022 12:33 PM

Final Approval Date: 02/22/2022



FEBRUARY 28, 2022

COA 22-07

Owner /Applicant

KDK PROPERTIES LLC

Location

106 Depot Drive
(225 Orange Avenue)

Parcel

2410-507-0008-000-7

Historic Status

Non-contributing structure
located in the Downtown
Historic District

Requested Action

Consideration of an approval
for replacement of storefront
windows and door

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD: PUBLIC HEARING



LOCATION SITE – AERIAL VIEW

BACKGROUND

1970 - Construction of the commercial building.

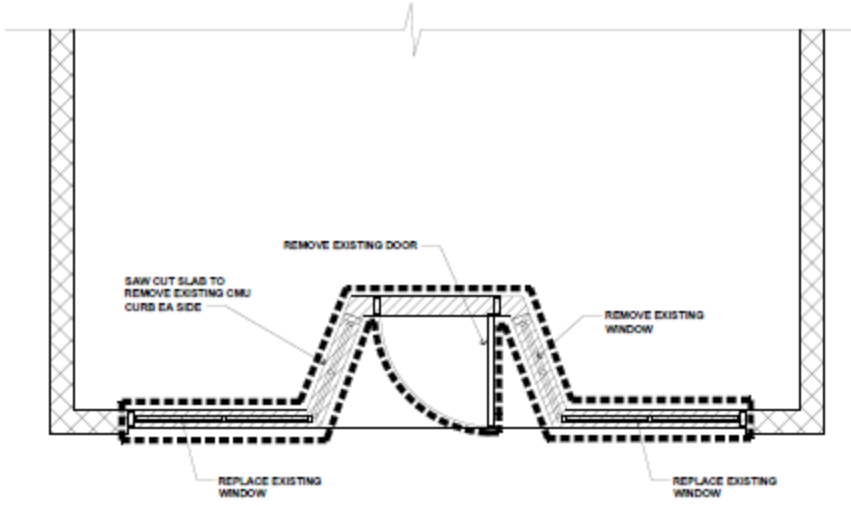
REQUEST

The applicant is requesting approval of a COA for the following:

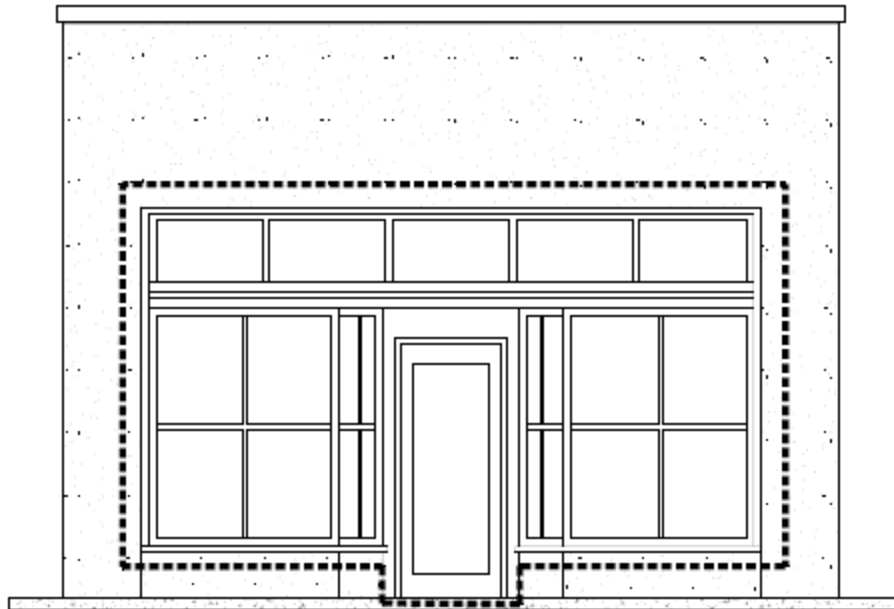
- Removal of the upper windows above the door, rebuild the wall and stucco to match the existing wall.
- Remove wood rot storefront windows and install white aluminum impact glass windows.
- Remove wood rot storefront door, reconfigure the door opening to be wider to accommodate white aluminum double doors.



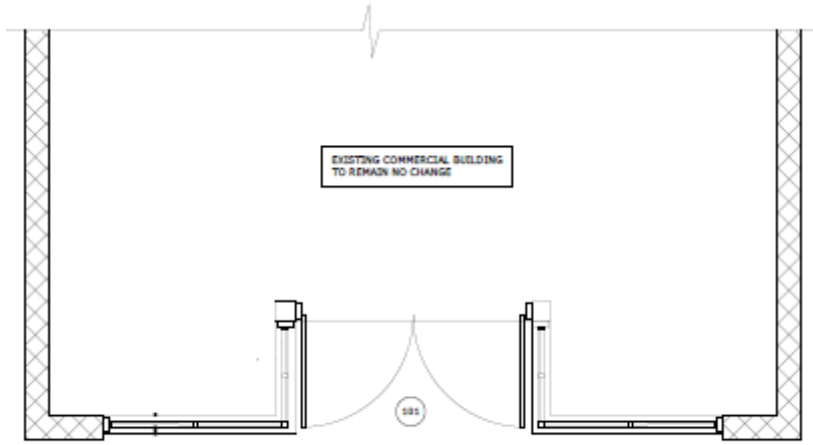
EXISTING FRONT ELEVATION



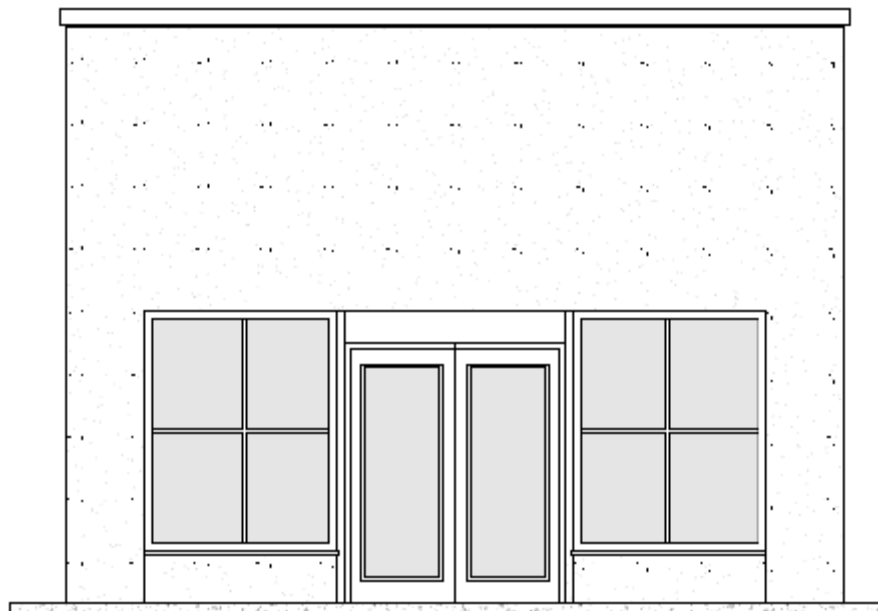
DEMOLITION FLOOR PLAN



DEMOLITION ELEVATION



PROPOSED FLOOR PLAN



PROPOSED ELEVATION

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.

STAFF RECOMMENDATION

The subject building is located on the street adjacent to the railroad and not frequently used by pedestrians. Nevertheless, the existing façade of the building is one of the street's most noticeable façades. The design is characteristic of the downtown store frontage with extended windows allowing passerby's to view displays.

Staff supports the need for impact resistant windows and a wider door. Therefore, staff recommends approval of the subject proposal.

**DEPOT DRIVE**



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

FEB 14 2022

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

CITY OF FORT PIERCE
PLANNING & 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 Yes Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): KDK Properties LLC

Mailing Address: 4315 Thousand Pines Dr Fort Pierce FL 34981

Phone Number(s): 772-370-5140 Email: hello@varsitysportshop.com / dgibbons4315@gmail.com

Applicant
Name(s): KDK Properties LLC

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative
Name(s): Don Hinkle Construction LLC (Rick Friedrich)

Mailing Address: 246 Bimini Dr Ft. Pierce FL 34949

Phone Number(s): 772-370-6580 Email: dhconstructionbids@outlook.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 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

2/14/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) Replace storefront windows and door

Other (describe) _____

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

Remove upper windows above door and frame down and stucco to matc. Demo storefront windows because of wood rot and install new aluminum impact glass.

Demo storefront door because of wood rot and install new aluminum double doors. Make the door opening wider to accommodate for furniture.

doors and window frames will be made of aluminum colored white.

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.

GENERAL NOTES

1. Review existing conditions and clear on front fence.
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PROJECT INFORMATION

DESIGN PARAMETERS:
 Florida Building Code (7th Edition, 2020)
 Florida Existing Building Code (7th Edition, 2020)
 Florida Plumbing Code (7th Edition, 2020)
 Florida Fire Code (7th Edition, 2020)
 Florida Fuel Gas Code (7th Edition, 2020)
 2017 National Electric Code
 Florida Accessibility Code (7th Edition, 2020)
 Florida Fire Prevention Code (7th Edition, 2020)
 2013 National Fire Alarm Code - (NFPA72)

Building Design: Endused
 Building Risk Category: II
 Wind Importance/Use Factor: 1.0
 Building Mean Height: Existing
 Roof Overhang: N/A
 Roof Pitch: Existing
 Design Loads: Roof Dead Load/Live Load: Existing
 Floor Dead Load/Live Load: Existing
 Impact Protection: Windows and doors to be Impact rated

MISCELLANEOUS:
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY FIRE DISTRICT
 OCCUPANCY: Group B - Business

CONSTRUCTION:
 Type V-B
 Unprotected, Unsprinklered
 Roof System: Wood Trusses to Remain
 Interior Walls: Wood Studs & Gypsum
 Roofing Material: Existing built-up roof

INDEX OF DRAWINGS

Revised xx-xxx-xxxx

Sheet	Sheet Title
A0.1	Cover Sheet, General Information + Notes
A1.1	Demolition Plan + Elevations
A2.1	Floor Plan + Elevations + Details

SYMBOLS

- Window
- Door
- Room Name
- Wall Type
- Wall Section
- Revision
- Wall Types
- Detail
- Keyed Note
- Interior Elevation
- Exterior Elevation
- Building Section
- Miscellaneous Key

PRODUCT APPROVALS

Martin County Building Department Product Approval Checklist

Permit Type: _____ Permit # _____ Project Name: 106 Depot Drive

Design Professional Name: A/E: NMLL, Norton Job Site Location: Fort Pierce, Florida

Rule 9-10-2 requires the following information as promulgated by the Florida Building Commission. In the event that information required for product approval has been incorporated in the plans, specifications, or general notes, simply indicate page number on the affidavit.

Product	Model Number	Manufacturer	Evaluation Agency	Product Approval #	Expiration Date
Outswing Slotted Door	350/500R	Kawneer Company Inc	FL/NOA	FL # 17053.R1	N/A
Aluminum Slotted System	R500 Impact	Kawneer Company Inc		FL # 6987.R11	N/A

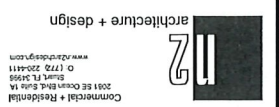
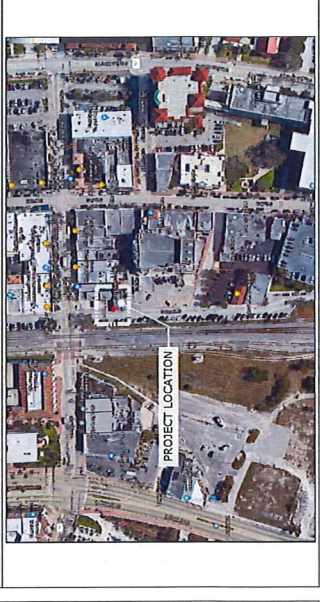
Architect Signature & Seal: AA 20202353V AD041827 FL Cert./ Reg. Number

PROJECT CONTACTS

CONTRACTOR:
 DHC Inc.
 Fort Pierce, FL
 DHCconstructionbids@outlook.com
 (772) 370-6580

ARCHITECT:
 architecture + design
 NMLL, Norton, R.A.
 2081 SE Ocean Blvd., Ste. 1A
 Stuart, Florida 34996
 (772) 220-4411

LOCATION MAP



Rev. #	Date

Project	21-0787
Contractor	DHC, Inc.
Structure	CD
Issue date	18-Jan-22
Sheet	A1.1

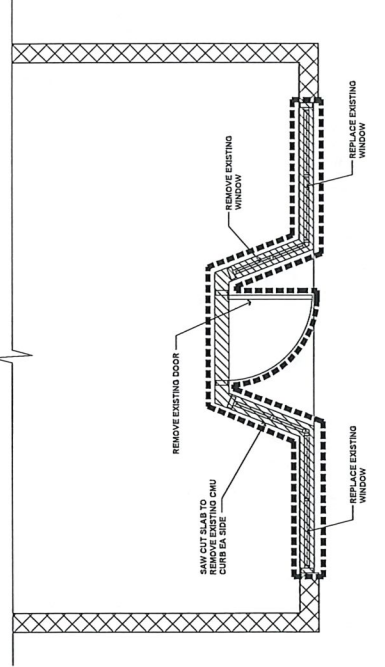
Demolition Plan

WALL LEGEND

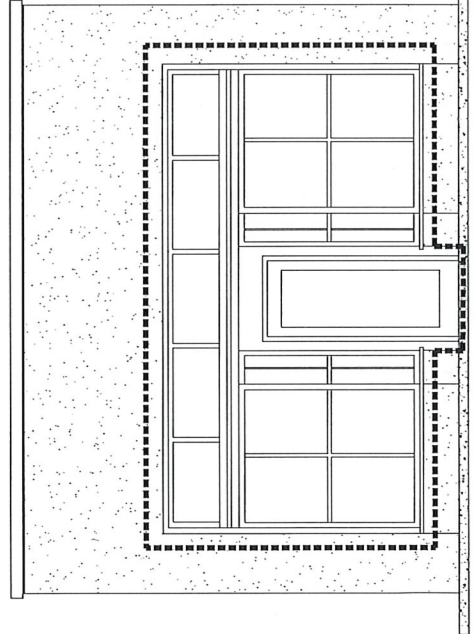
- EXISTING MASONRY WALLS TO REMAIN
- EXISTING WINDOWS & DOOR TO BE REMOVED
- EXISTING MASONRY WALLS TO REMAIN

DEMOLITION NOTES

1. Do not consider demolition notes to be all inclusive. It is the contractor's responsibility to inspect and assess the existing structure and determine the extent of all demolition work to be performed.
2. Cutting and removal indicated on the drawings are general indications only and do not necessarily show the full extent of work to be performed. The contractor shall verify and establish existing conditions and dimensions before proceeding with any portion of the work.
3. Contractor shall verify locations and extent of structure and items to be demolished and removed.
4. Extent of demolition and removal work is shown on drawings and includes, but is not necessarily limited to the following: existing finished, doors, frames, and windows.
5. All demolition work shall be performed in accordance with all applicable local ordinances and building codes.
6. Remove and dispose of all structure and items as indicated, demolished and removed items shall be discarded.
7. Contractor is responsible for and will have control of demolition means, methods, and techniques, sequence and timing of work. The Architect will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
8. Prior to the start of demolition and excavation work, the Contractor shall call 48 hours before digging; utility locations shall be established and marked. Any disruption of utility services caused by failure of proper repair and restoration of damaged utility services shall be borne by the Contractor.
9. Architectural construction shall be removed only to the extent required. Patch to match existing adjacent electric shuck.
10. Where electrical wires are exposed, Contractor shall cap ends of cut wires to protect adjacent electric shuck.
11. Contractor shall provide all necessary protection to portions of the work intended to be incorporated into the Architect's program of the progress of demolition.
12. Notify the Architect if undocumented Structural members are uncovered during the course of demolition. Keep the Architect advised of the location and extent of any such members.
13. Inform Architect of any discrepancies, dimension of demolished areas.
14. Where damage has occurred, or patching is required, the contractor shall provide a patch to match existing adjacent electric shuck.
15. Where extension of existing wall surface is necessary due to demolition of existing opening, patch and repair shall be the responsibility of the contractor.
16. It shall be the contractor's responsibility to comply with all applicable codes, including but not limited to the provisions of NFPA's national fire codes pertaining to such work. Contractors shall be responsible for all charges resulting from failure to comply.
17. Contractor shall coordinate with owner on all systems and utilities shut-off requirements with building department and local jurisdiction and building operations.
18. Contractor shall coordinate with owner on all systems and utilities shut-off requirements with building department and local jurisdiction and building operations.
19. Pedestrian Protection - the work of demolishing any building shall not be commenced until pedestrian safety measures are in place. Contractor shall make provisions to protect the demolition of water and/or damage to any property or foundations on the premises or any adjoining property.
20. Contractor shall coordinate with owner on all systems and utilities shut-off requirements with building department and local jurisdiction and building operations.
21. It is the Contractor's responsibility to keep the jobsite clean and clear of debris during demolition. Upon completion of the demolition work, the Contractor shall ensure that the job site has been cleaned to the owner's satisfaction, prior to the contractor vacating the site.



1 - DEMOLITION FLOOR PLAN
 SCALE: 1/2" = 1'-0"



2 - DEMOLITION ELEVATION
 SCALE: 1/2" = 1'-0"



WALL LEGEND

EXISTING MASONRY WALLS
 TO REMAIN

DOOR SCHEDULE

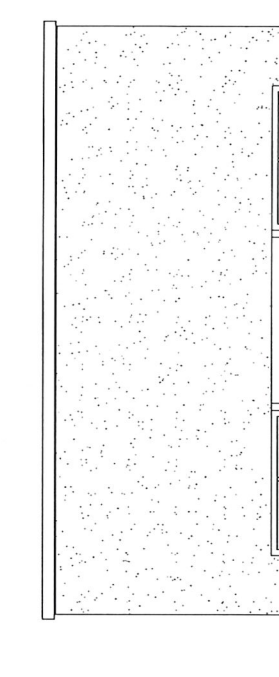
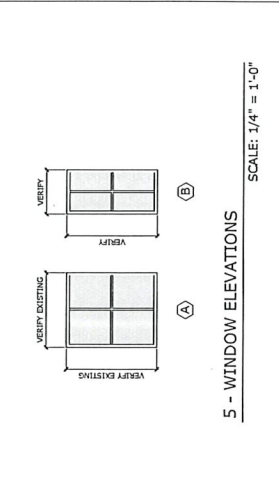
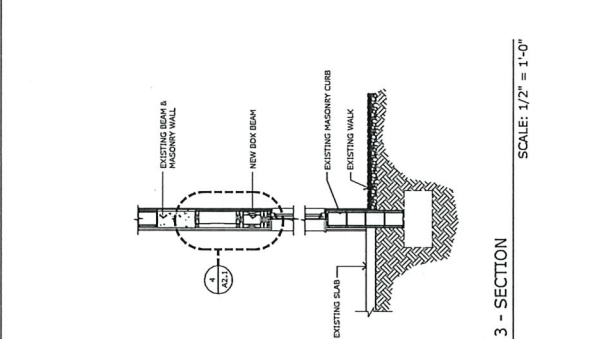
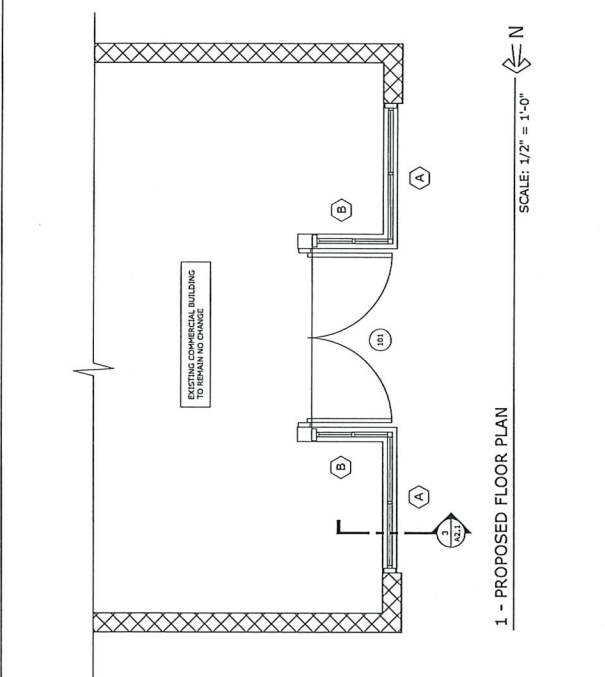
NO.	TYPE	FINISH	SWELL	GLASS	FRAME	OPERATION	SWELL	GLASS	FRAME	OPERATION	SWELL	GLASS	FRAME	OPERATION
1	1/2" x 6" x 6" x 6"	ALUMINUM	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"

WINDOW SCHEDULE

NO.	TYPE	FINISH	SWELL	GLASS	FRAME	OPERATION	SWELL	GLASS	FRAME	OPERATION	SWELL	GLASS	FRAME	OPERATION
1	1/2" x 6" x 6" x 6"	ALUMINUM	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"

GENERAL NOTES

- Ensure thresholds at all new interior and exterior doors not to exceed 1/2" in height including the height of the door sweep. All doors shall be self-closing and self-latching. All doors shall be fire-rated with the required face and speed per §403.5.6. Taper floor finish as required.



Project: 21-0787
 Date: 18-Jan-22
 Sheet: A2.1
 Floor Plan
 Elevation + Details



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



Total Areas

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

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](#)

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

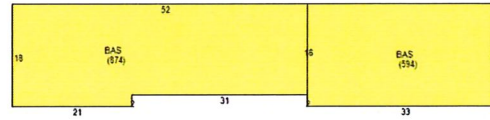
Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Flat/Shed
Building Type: STRL	Year Built: 1925	Frame:
Grade: Y_C	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

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

Interior Data
 Electric: MAXIMUM
 Heat Type: FredHotAir
 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

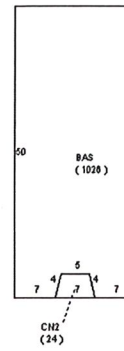
Roof Structure: Flat/Shed
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

Electric: MAXIMUM
 Heat Type: FredHotAir
 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 Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$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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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-07 – New Store Front Windows and Door – 106 Depot Drive

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

NOTICE BY NEWSPAPER: February 18, 2022, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/14/2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*



Historic Preservation Board

5. c.

Meeting Date: 02/28/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-09 - Windows and Doors - 1423 Avenue D

LOCATION

1423 Avenue D (Parcel ID: 2409-503-0030-000-4)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

staff report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 02/17/2022 12:44 PM

Final Approval Date: 02/22/2022



FEBRUARY 28, 2022

COA 22-09

Owner /Applicant

Vincent Marcellino/
George & Associates Contrac-
tors, Inc.

Location

1423 Avenue D

Parcel

2409-503-0030-000-4

Historic Status

Non-contributing structure
located in the Lincoln Park
Historic District

Requested Action

Consideration of an approval
for storefront alternations

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD: PUBLIC HEARING



BUILDING LOCATION –AERIAL VIEW



B A C K G R O U N D

The subject one (1)-story concrete block building is a non-contributing structure in the Lincoln Park Historic District. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1972.

R E Q U E S T

The applicant is requesting approval for the following front façade alternations:

- Enclosure of the existing door and window openings. Finish to match existing conditions.
- Installation of four (4) aluminum frame fixed glass storefront windows.
- Installation of two (2) aluminum frame fixed glass storefront doors.



EXISTING FRONT ELEVATION



GARAGE DOOR & WINDOW TO BE REMOVED

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.

STAFF RECOMMENDATION

The subject building is located on Avenue D, the main commercial corridor of the Lincoln Park Historic District. The proposed façade changes to the windows and doors will improve the architectural design of the main façade of the building that fronts Avenue D.

Staff recommends approval of the proposed alternations as they meet Secretary's of Interior Standard 9.



Bldg. Permit # _____

COA# 22-09

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 1423 Avenue D

Parcel ID #: 2409-503-0030-000-4

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): VINCENT MARCELLINO

Mailing Address: 4708 Palmetto Dr Fort Pierce, FL 34982

Phone Number(s): (954)914-5090 Email: HORIZON-PALMS@HOTMAIL.COM

Applicant
Name(s): George & Associates Contractors, Inc.

Mailing Address: P. O. Box 1165; Ft. Pierce, FL 34954

Phone Number(s): (772) 834-7001 Email: georgeconstruction3@gmail.com

Representative
Name(s): John L. George

Mailing Address: 2990 Conifer Drive

Phone Number(s): (772)834-70012 Email: georgeconstruction3@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, VINCENT MARCELLINO as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.



Signature of Owner

2/01/2022
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Site Improvements (describe) Per Plans
- Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____
Plumbing, Electrical, HVAC and Facde by replacing windows and doors.

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

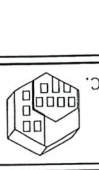
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.

NO.	REVISIONS
1	ISSUE
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3	ISSUE
4	ISSUE
5	ISSUE
6	ISSUE
7	ISSUE
8	ISSUE
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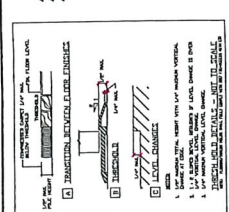
REVISIONS



RENOVS FOR:
1423 AVE D
FT PIERCE, FLORIDA

ENGINEER OF RECORD
EDWARD F. SHINSKIE, P.E.
FLORIDA REG. # 42526
PH. 321-651-3223
FLORIDA REG. # 42515

AI
SHEET 1 OF 1
DATE: 01/25/2024



MALTESE CROSS
NOT TO SCALE

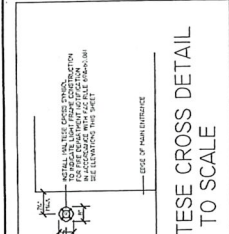


WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

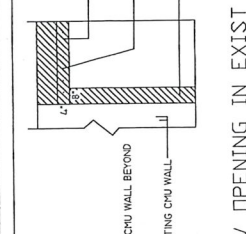
MASONRY	TYPE	THICKNESS	FINISH
DOOR BUCK	3/4" x 8" x 8"	8"	BY DESIGN
DOOR	3/4" x 8" x 8"	8"	BY DESIGN
WINDOW	3/4" x 8" x 8"	8"	BY DESIGN
WINDOW	3/4" x 8" x 8"	8"	BY DESIGN

Edward F. Shinskie Jr.
Digitally signed
Date: 2021.12.02
1523:17-40200

DESIGN CRITERIA
FULLY ENCLOSED
WIND SPEED 150
EXPOSURE B
BUILDING CATEGORY TWO (D)

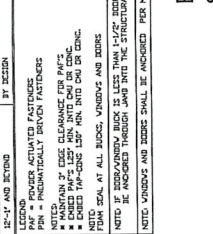


INTERIOR WALL SECTION NOTES



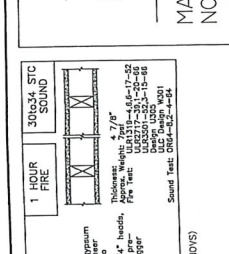
PLAN NOTES

APPLICABLE BUILDING CODES ARE AS FOLLOWS:
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2020 FLORIDA PLUMBING CODE (7TH ED)
2020 FLORIDA MECHANICAL CODE (7TH ED)
2020 FLORIDA ELECTRICAL CODE (7TH ED)
(INCLUDES 2018 NFPA # 0 (LIFE SAFETY CODE))
2021 NATIONAL ELECTRICAL CODE

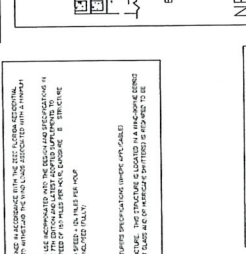


BUILDING RENOVOS-FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7th EDITION AND LATEST ADOPTED SUPPLEMENTS



INTERIOR FINISH SCHEDULE (TENANT RENOVIS)



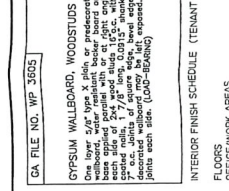
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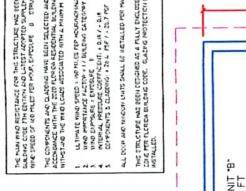
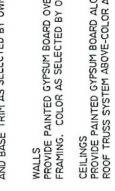


BUILDING RENOVOS-FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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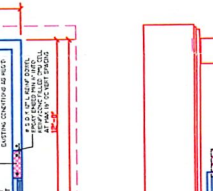


INTERIOR WALL SECTION NOTES



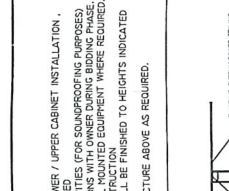
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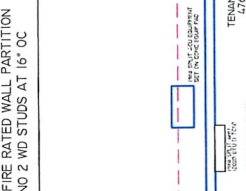


BUILDING RENOVOS-FRONT ELEVATION
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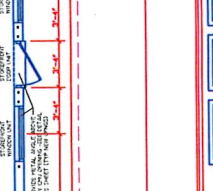


INTERIOR WALL SECTION NOTES



PLAN NOTES

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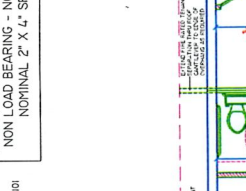


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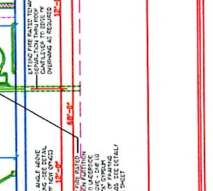


INTERIOR WALL SECTION NOTES



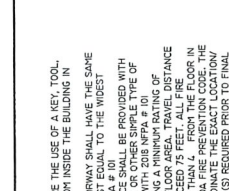
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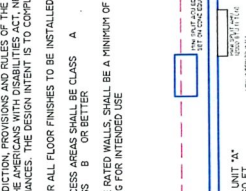
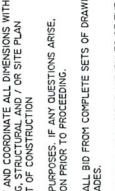


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SCALE: 1/4" = 1'-0"

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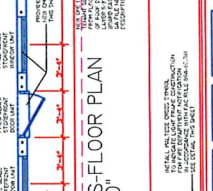


INTERIOR WALL SECTION NOTES



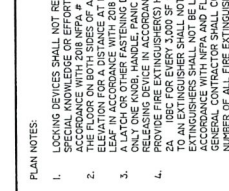
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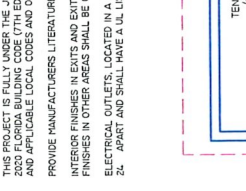


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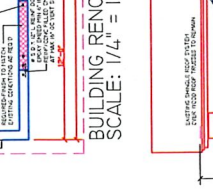


INTERIOR WALL SECTION NOTES



PLAN NOTES

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(INCLUDES 2018 NFPA # 0 (LIFE SAFETY CODE))
2021 NATIONAL ELECTRICAL CODE



BUILDING RENOVOS-FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7th EDITION AND LATEST ADOPTED SUPPLEMENTS



Property Identification

Site Address: 1423 Avenue D
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-503-0030-000-4
 Jurisdiction: Fort Pierce

Use Type: 1100
 Account #: 21352
 Map ID: 24/09N
 Zoning: General Co

Ownership

Vincent Marcellino
 5625 NW Wawan CT
 Port St Lucie, FL 34986

Legal Description

GOLDSMITH'S S/D BLK 3 LOT 1

Current Values

Just/Market Value: \$72,500
 Assessed Value: \$68,200
 Exemptions: \$0
 Taxable Value: \$68,200



Total Areas

Finished/Under Air (SF): 952
 Gross Sketched Area (SF): 1,224
 Land Size (acres): 0.16
 Land Size (SF): 6,946

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](#) [📄](#)

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
Feb 25, 2021	4565 / 1470	0137	WD	Palm Green Investments LLC	\$85,000
Jan 20, 2000	1275 / 0447	XX01	WD	Palm Green Investments LLC	\$14,000
Jun 12, 1998	1153 / 0692	XX01	WD	Neston Amorse	\$16,000
Apr 14, 1995	0960 / 1189	XX00	WD	James W Adderly	\$34,000
Dec 1, 1985	0487 / 1864	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 952 SF

Gross Sketched Area: 1,224 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Gable
 Building Type: STRL Year Built: 1972 Frame:
 Grade: Y_D Effective Year: 1985 Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

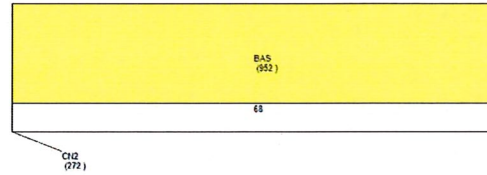
Secondary Wall:

Interior Data

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

Electric: NONE
Heat Type:
Heat Fuel:
Heated %: 0%

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	952	952	164
CN2	CANOPY	272	0	144

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	5819	1965


Current Year Values

Current Values Breakdown

Building:	\$65,600
Land:	\$6,900
Just/Market:	\$72,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$4,300
Assessed:	\$68,200
Exemption(s):	\$0
Taxable:	\$68,200

Current Year Exemption Value Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.9	Fort Pierce Stormwater Charge	\$200.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$72,500	\$68,200	\$0	\$68,200
2020	\$62,000	\$62,000	\$0	\$62,000
2019	\$62,400	\$61,050	\$0	\$61,050
2018	\$55,500	\$55,500	\$0	\$55,500

Permits

Number	Issue Date	Description	Amount	Fee
C00-0000501	Oct 30, 2000	Alterations/Remodeling	\$8,000	\$0
F93-000536	Apr 21, 1993	Alterations/Remodeling	\$4,000	\$4,000
F99-000198	Mar 15, 1999	Fence	\$800	\$800
CR2003-57	Jun 18, 2003	Alterations/Remodeling	\$700	\$85
0700000663	Mar 17, 2008	Roof	\$2,400	\$100
BP21-1630	Mar 16, 2021	Demolition	\$2,500	\$0
BP21-2157	Nov 3, 2021	Roof	\$8,500	\$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 [\[Link\]](#)

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

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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-09 – Windows & Doors – 1423 Avenue D

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

NOTICE BY NEWSPAPER: February 18, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/14/2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*



Historic Preservation Board

5. d.

Meeting Date: 02/28/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-13 - Addition - 215 N. 2nd Street

LOCATION

215 N 2nd Street (Parcel ID: 2410-503-0033-000-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval,
Denial,
Approval with Condition

Attachments

staff report
Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 02/22/2022

Started On: 02/17/2022 12:59 PM



FEBRUARY 28, 2022

COA 22-13

Owner / Applicant

Phillip Hartnett

Location

215 N 2nd Street

Parcel ID

2410-503-0033-000-9

Historic Status

This Building is a contributing structure located in the Downtown Historic District.

Recommendation

Approval

Staff

Jennifer Hofmeister-Drew,
AICP, LCAM
Planning Director

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



PROJECT LOCATION

B A C K G R O U N D

The subject two-(2) story Masonry Vernacular structure is a contributing structure in the Downtown Historic District. The St. Lucie County Property Appraiser’s Property Record Card indicates the year of construction as 1928. The Florida Master Historical Site File indicates the building was constructed circa 1924. Notable architectural features include a hip roof, wide eaves, symmetrical façade, and a center entrance. The entrance is contained under a hip overhang supported by knee braces, and 1/1 double hung windows.

R E Q U E S T

The applicant is requesting approval of a COA to allow for the following:

- A one (1)-story, 1,646 square foot addition to the existing two-(2) story 856 square foot accessory building, with impact windows, new standing seam metal roof, and exterior finishes and materials to match existing building.
- Addition of new wheelchair-accessible covered porch waiting area.
- Addition of photovoltaic panels to be mounted on the south-facing roof of the accessory building.
- Replacement of the front steps, sidewalk and front porch at the primary building.
- New driveway, parking and landscape layout to improve accessibility and curb appeal.



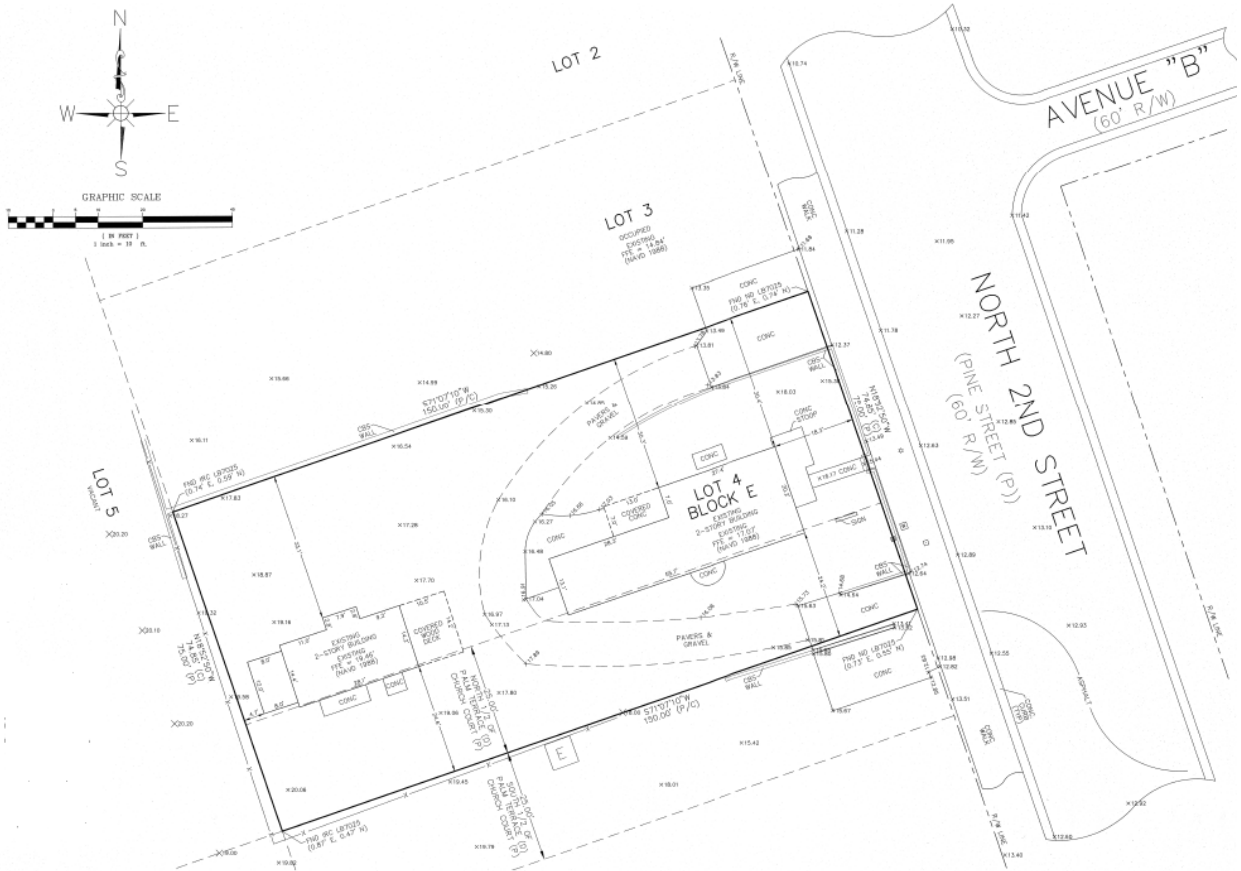
FRONT FAÇADE



VIEW OF THE SIDE AND BACK YARD



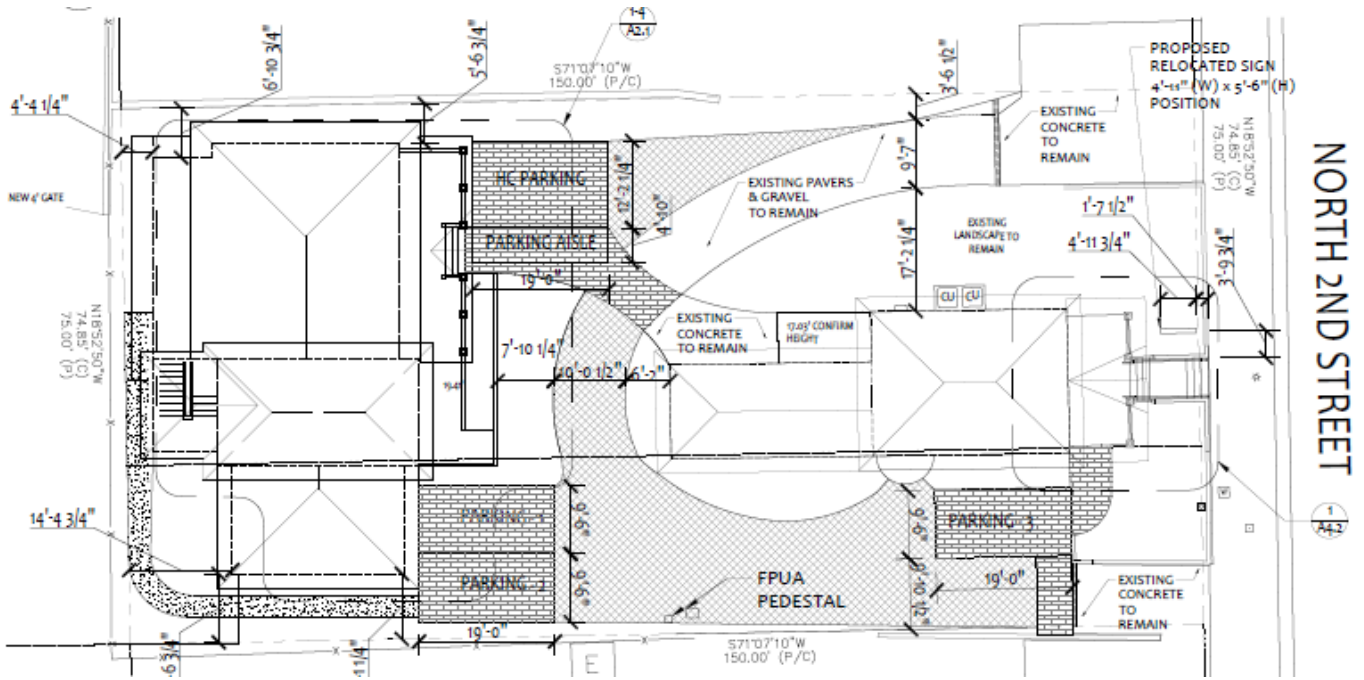
**PHOTOS OF THE PROPERTY
PROVIDED BY THE APPLICANT**



SURVEY OF THE PROPERTY



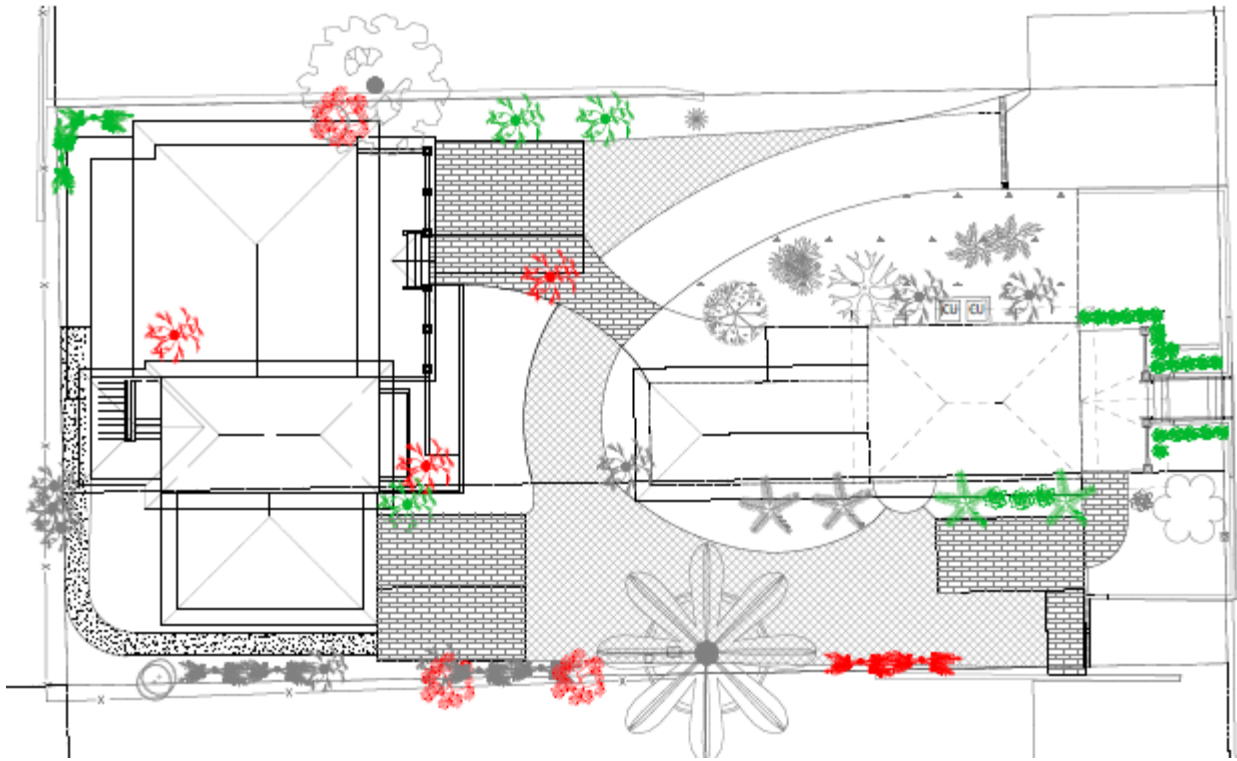
EXISTING SIGN






PROPOSED SITE PLAN

















HARDSCAPE LEGEND



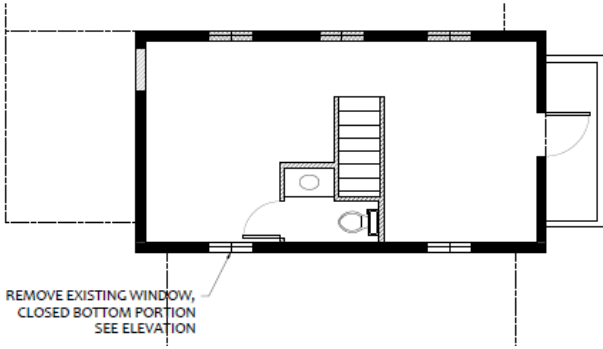
COLOR DENOTES PLANT STATUS

-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED OR RELOCATED
-  NEW OR RELOCATED

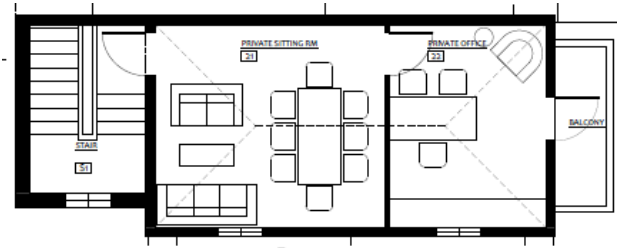
PLANT LEGEND

	ARECA PALM	DYPHYS LUTESCENS		LAUREL OAK	QUERCUS IMBRICARIA
	BANYAN	FICUS BENGHALENSIS		GALLBERRY	ILEX GLABRA
	BOTTLE PALM	HYPHORBE LAGENICHAULIS		GIANT BIRD OF PARADISE	STRELITZIA NICOLAI
	CACTUS	CACTACEAE		GREEN FOUNTAIN GRASS	PENNISETACUM SETACEUM
	CARROT WOOD	CUPANIOPSIS ANACARDIODES		IXORA	IXORA
	CEDAR	JUNIPERUS		LIGUSTRUM	LIGUSTRUM JAPONICUM
	CROWN OF THORNS	EUPHORBIA MILII		SABAL PALM	SABAL PALMETTO

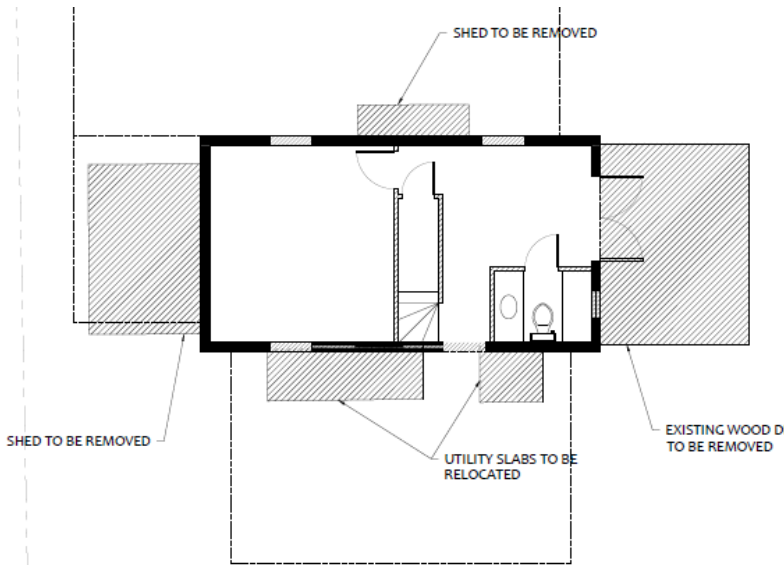
PLANTING PLAN



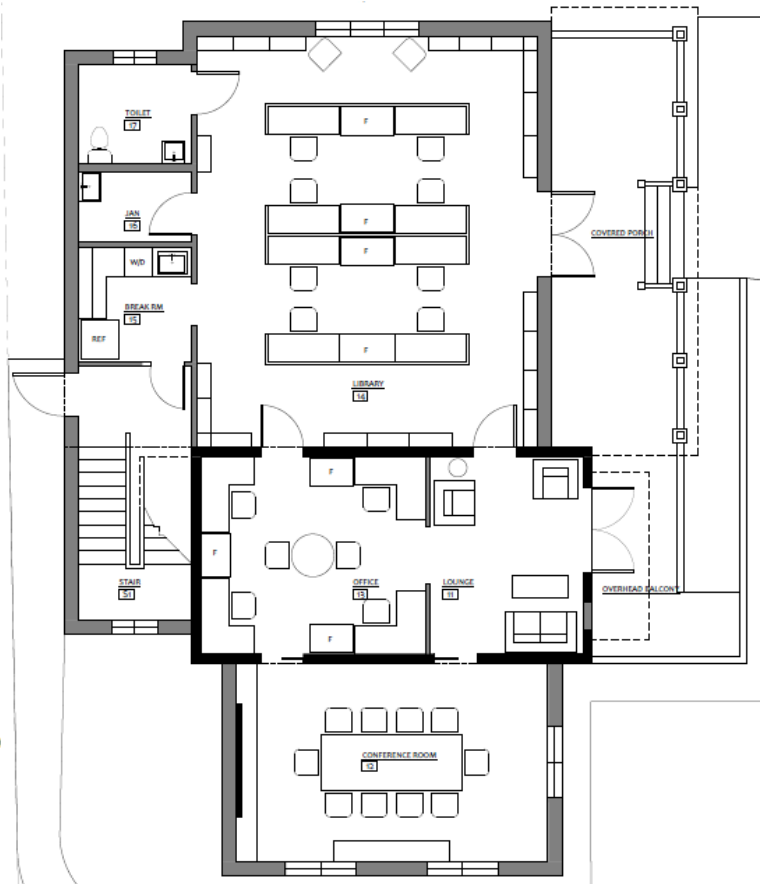
2ND FLOOR DEMOLITION PLAN



2ND FLOOR RENOVATION PLAN





1ST FLOOR DEMOLITION PLAN





1ST FLOOR RENOVATION PLAN

WALL LEGEND

 INFILL OPENING

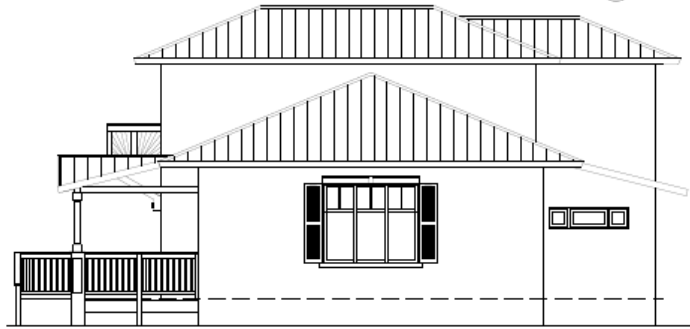
 TO BE REMOVED

 EXISTING TO REMAIN

 NEW CONSTRUCTION



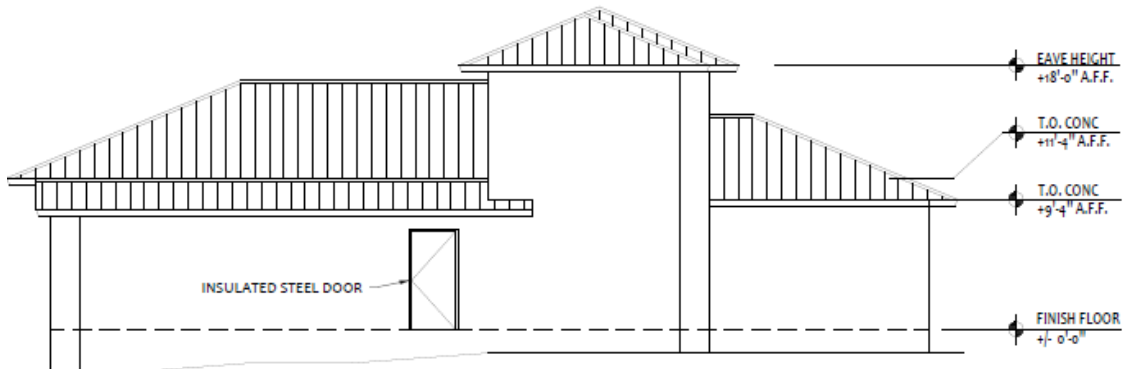
EAST ELEVATION



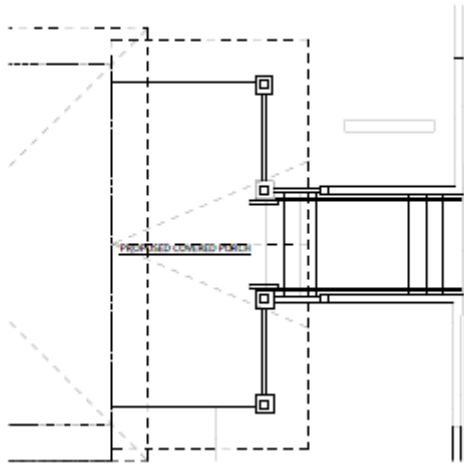
NORTH ELEVATION



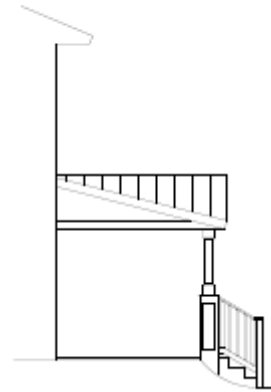
SOUTH ELEVATION



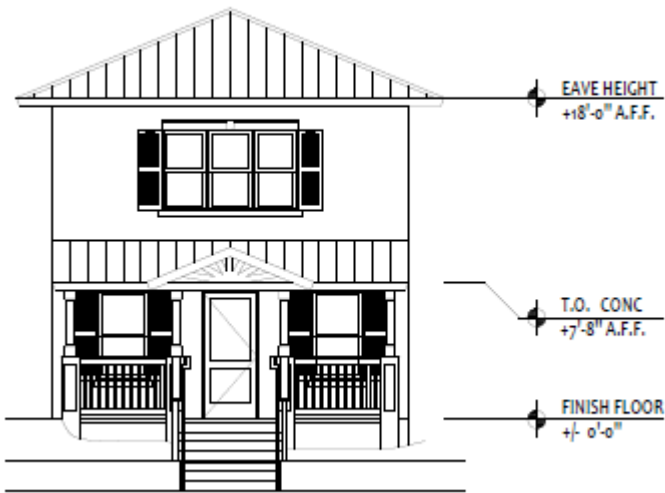
WEST ELEVATION



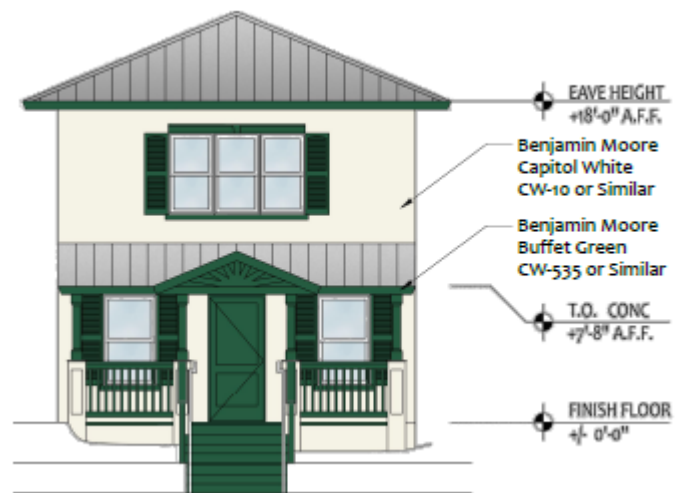
MAIN BUILDING PROPOSED PORCH PLAN



MAIN BUILDING PROPOSED PORCH SOUTH ELEVATION



MAIN BUILDING PROPOSED PORCH EAST ELEVATION



PROPOSED COLOR CONCEPT

STAFF ANALYSIS

Secretary of Interior's Standards for Consideration

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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

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



YEAR 1992



YEAR 2001



YEAR 2022



PROPOSED ALTERNATIONS

STAFF RECOMMENDATION

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

The design scheme of the accessory building addition is compatible with the architectural style of the existing accessory and main building in massing, size, scale and continuation of some architectural elements. The proposed new construction and site improvements will increase the functional efficiency of the building and enhance the property's overall contribution to the historic character of the Downtown Historic District.

Staff recommends:

- Approval of the accessory structure addition and all site improvements as they meet Secretary of Interior's Standards 5, 9 and 10.
- Approval of photovoltaic panels to be mounted on the south-facing roof of the accessory building.
- Approval of alternations proposed to the entrance porch of the main building in order to provide a safe entrance into the building from the street and covered porch area for employees and clients.
- Approval of the sign relocation as long as a minimum five (5) feet setback from the property line is retained.



ACCESSORY BUILDING EAST ELEVATION – PROPOSED COLOR OCNCEPT

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

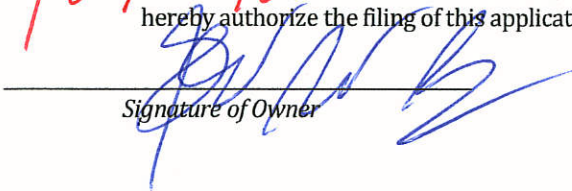
Representative
 Name(s): Valerie Dekle Slack, AIA

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:

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

Site Improvements (describe) _____

Other (describe) _____

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

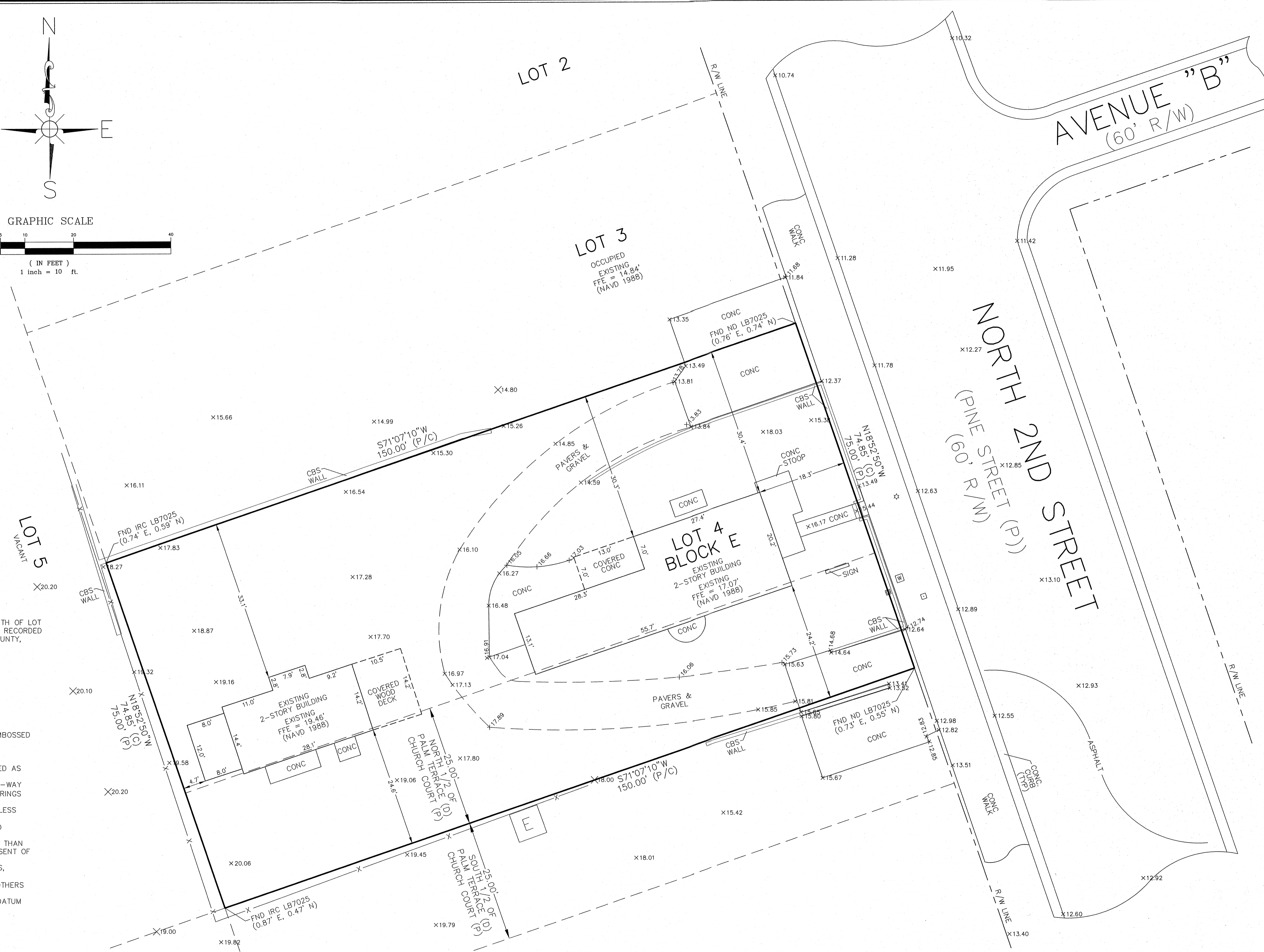
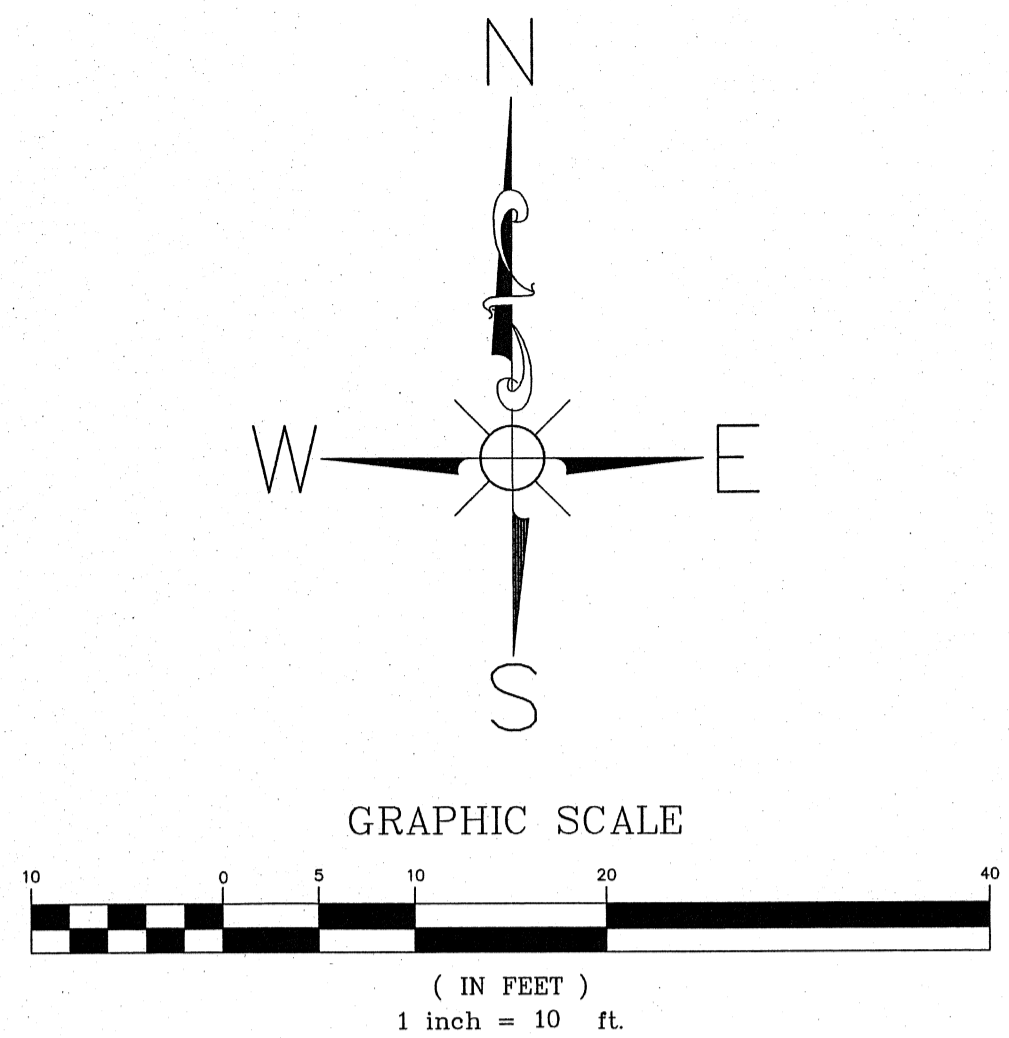
Section 23-61. Variances.

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

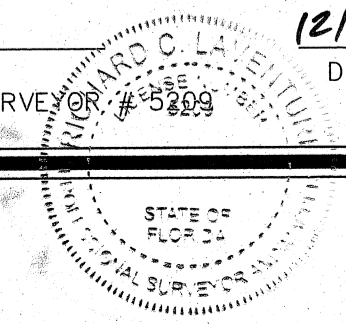


DESCRIPTION:
 LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 192 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

- 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 # 35259



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.

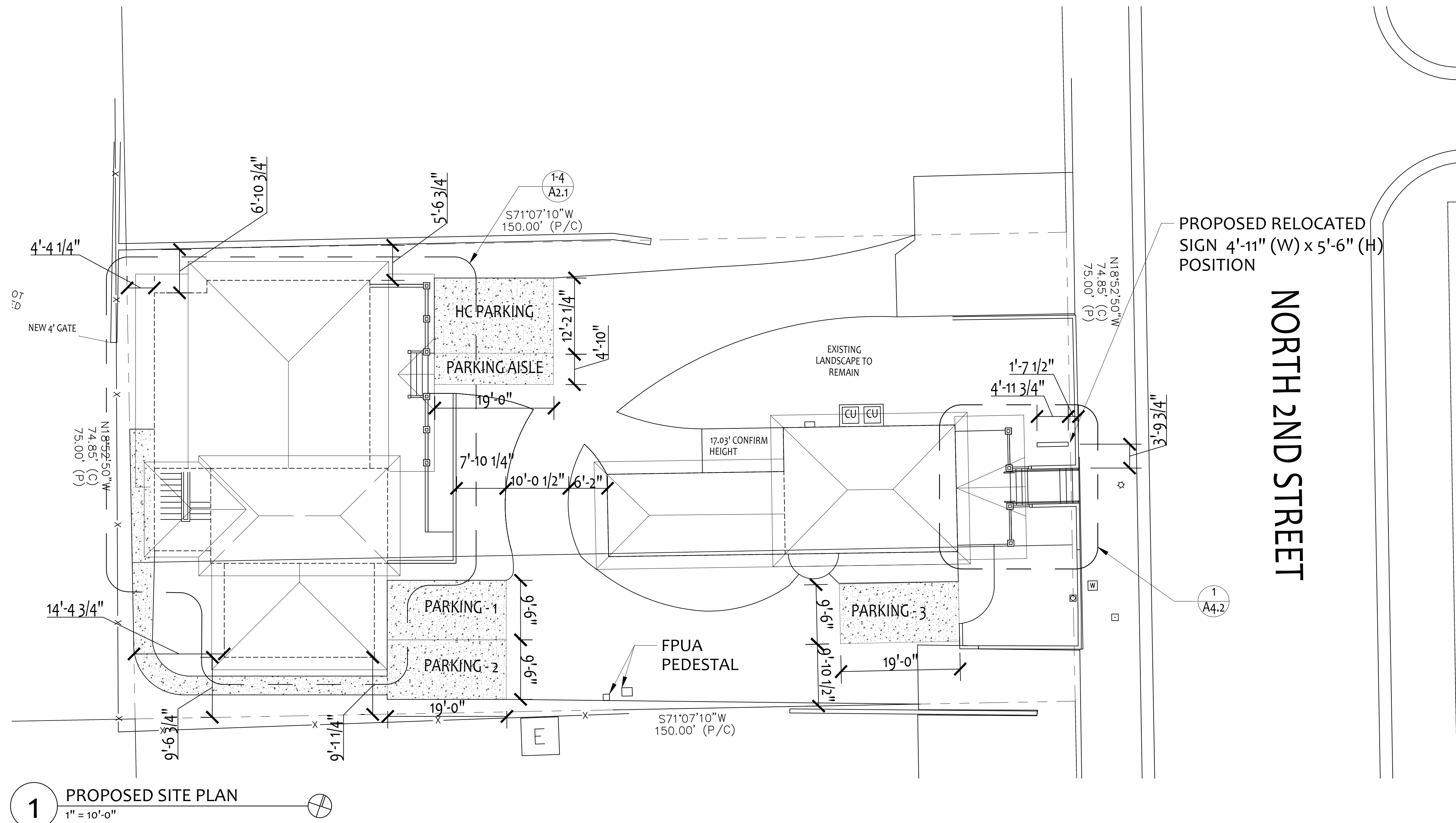
INDEX

- A1.1** PROJECT TEAM SCOPE SITE DATA LOCATION MAP SITE PLAN EXISTING SIGN PHOTOGRAPH
- A2.1** DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS
- A2.2** MAIN BUILDING PROPOSED PORCH PLAN & ELEVATIONS
- A4.1** BUILDING ELEVATIONS
- A4.2** PROPOSED PAINT COLOR CONCEPT & SITE CONTEXT PHOTOGRAPHS
- LP1.1** PLANTING PLAN & LEGEND

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.
SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.
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)

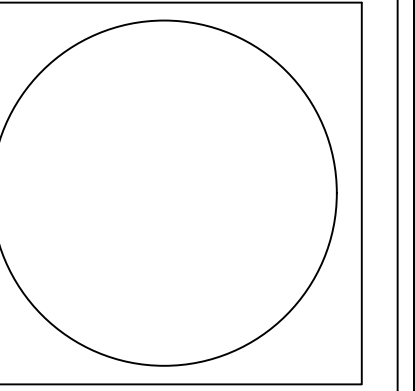
LOCATION MAP



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.
200 S. Indian Drive, Suite 302,
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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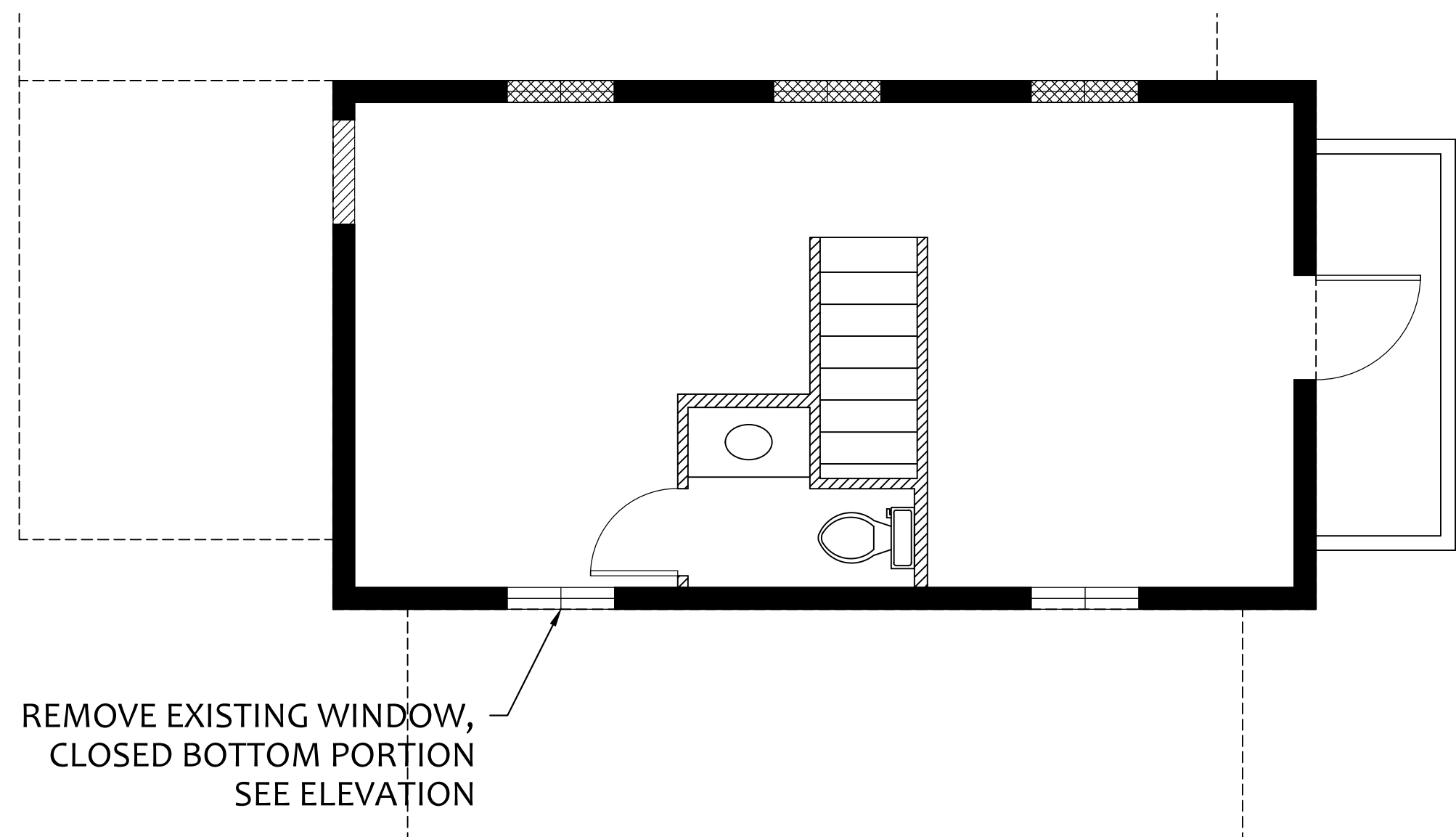
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007

TITLE:
SITE PLAN

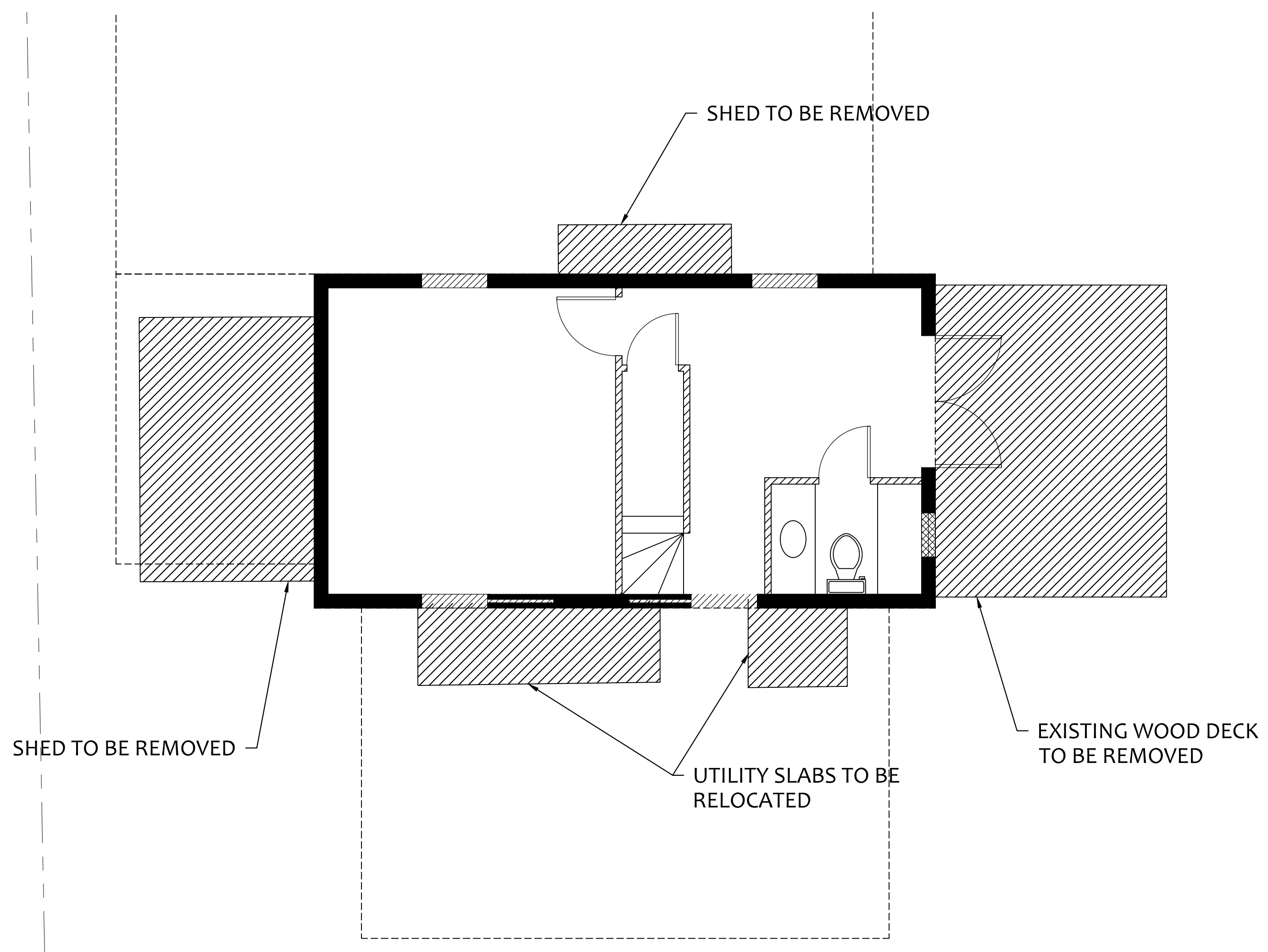
DRAWING NO.
A1.1

WALL LEGEND

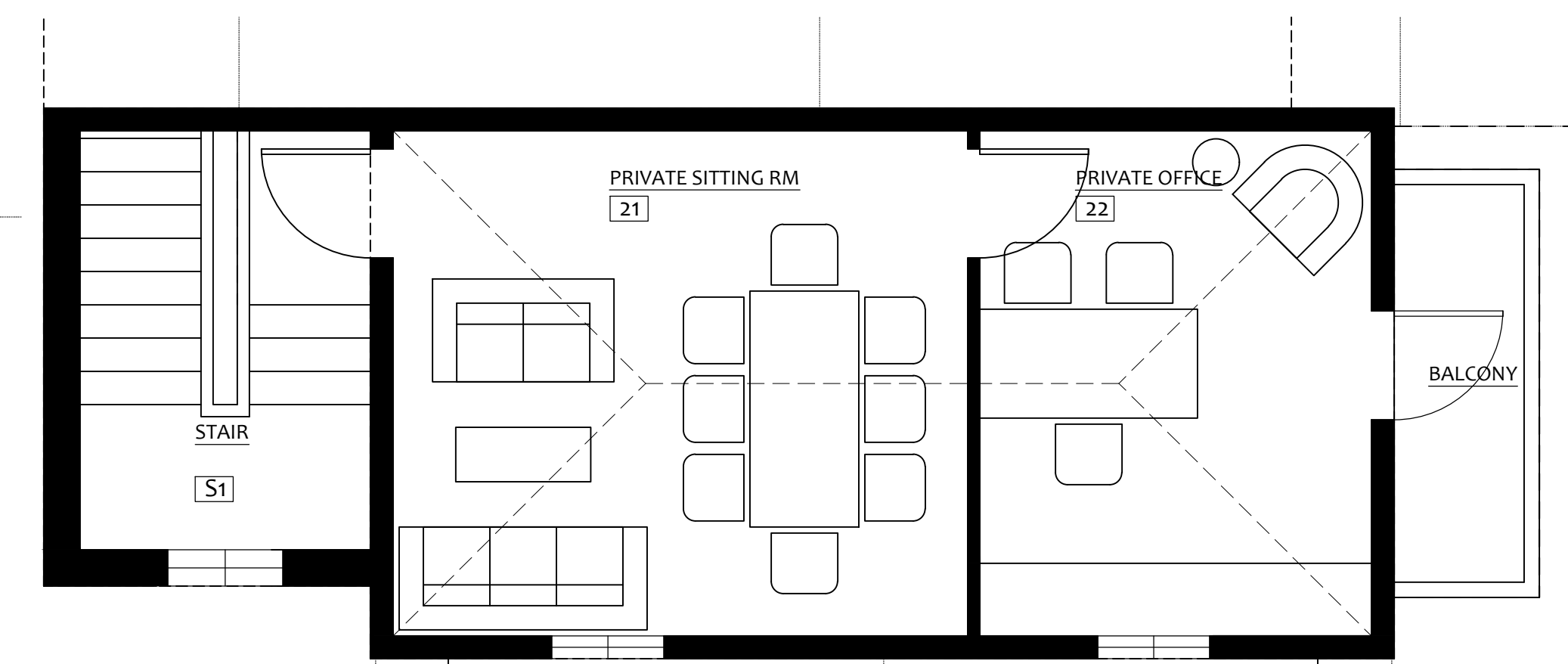
	INFILL OPENING
	TO BE REMOVED
	EXISTING TO REMAIN
	NEW CONSTRUCTION



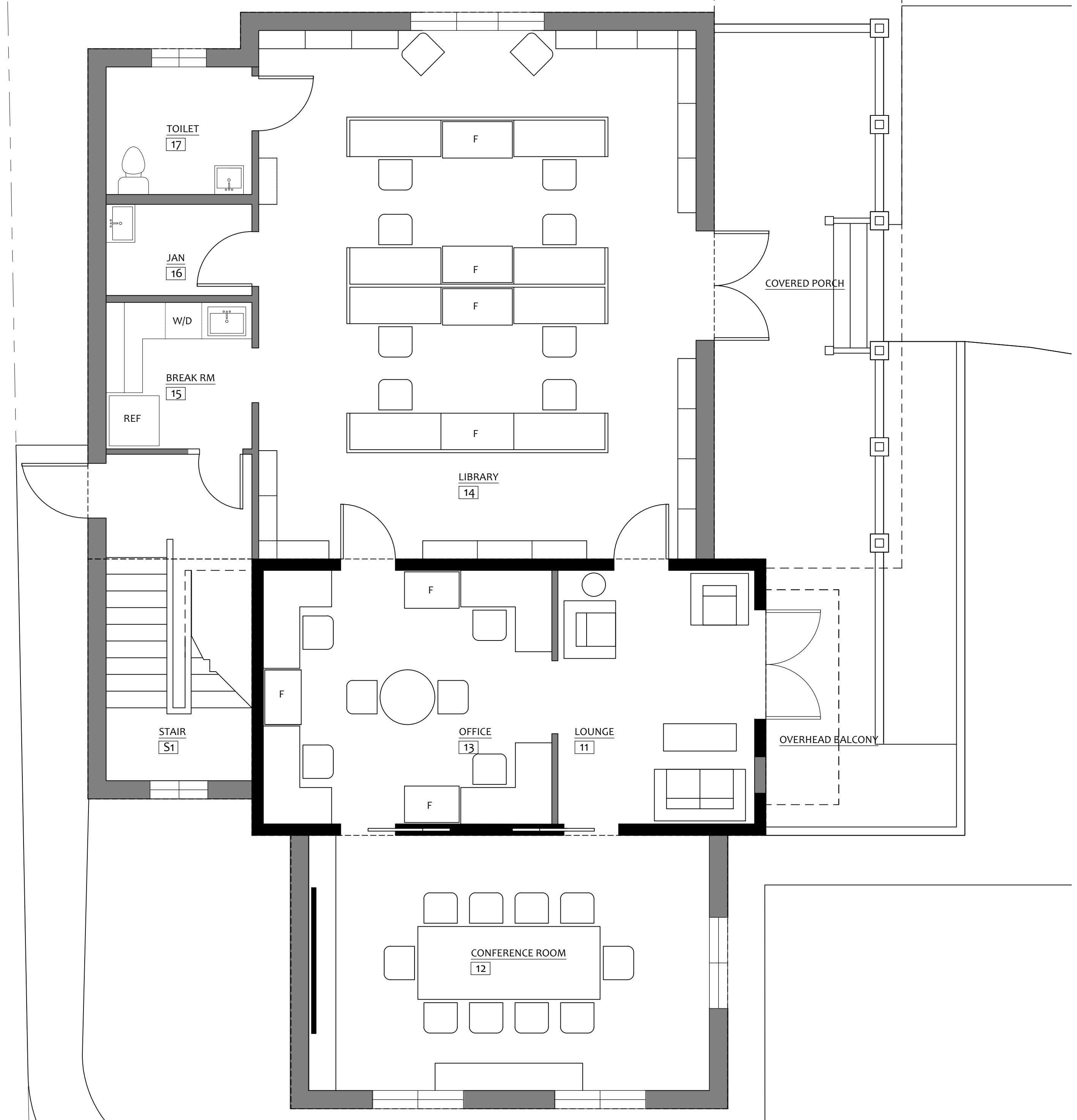
1 2ND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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



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

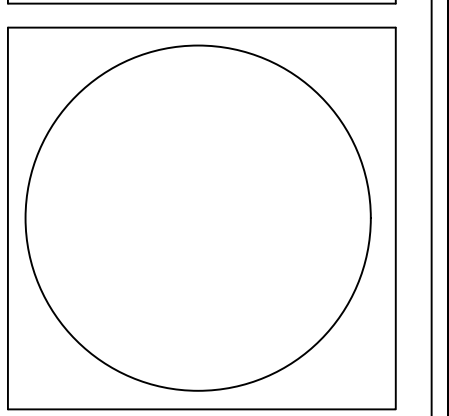


4 1ST FLOOR RENOVATION PLAN
1/4" = 1'-0"

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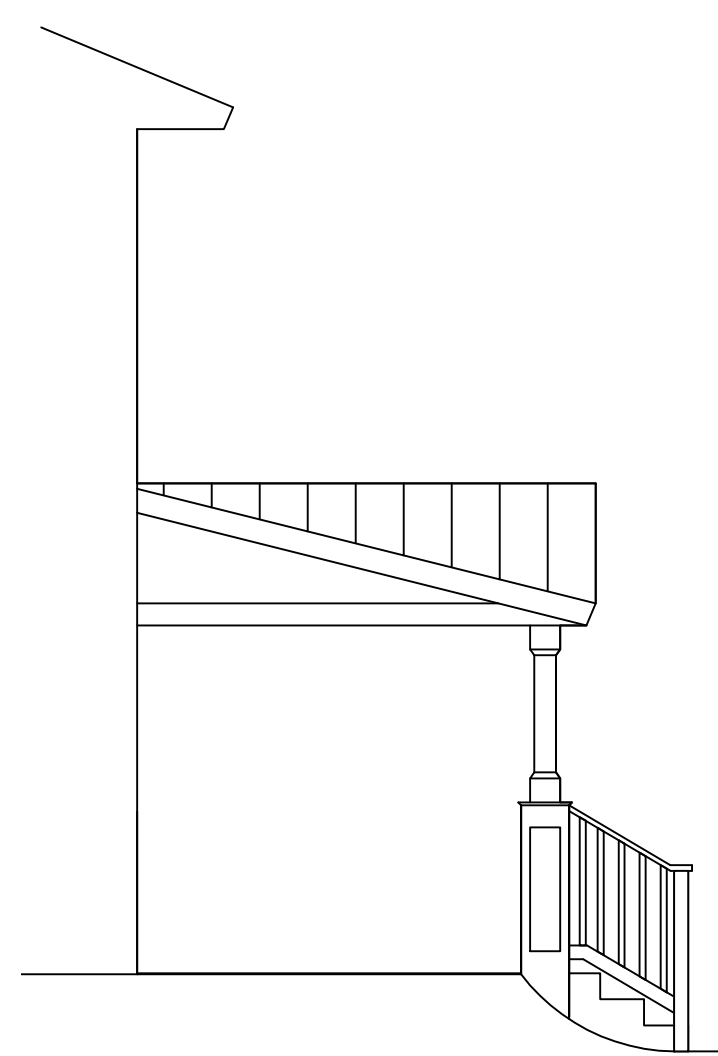


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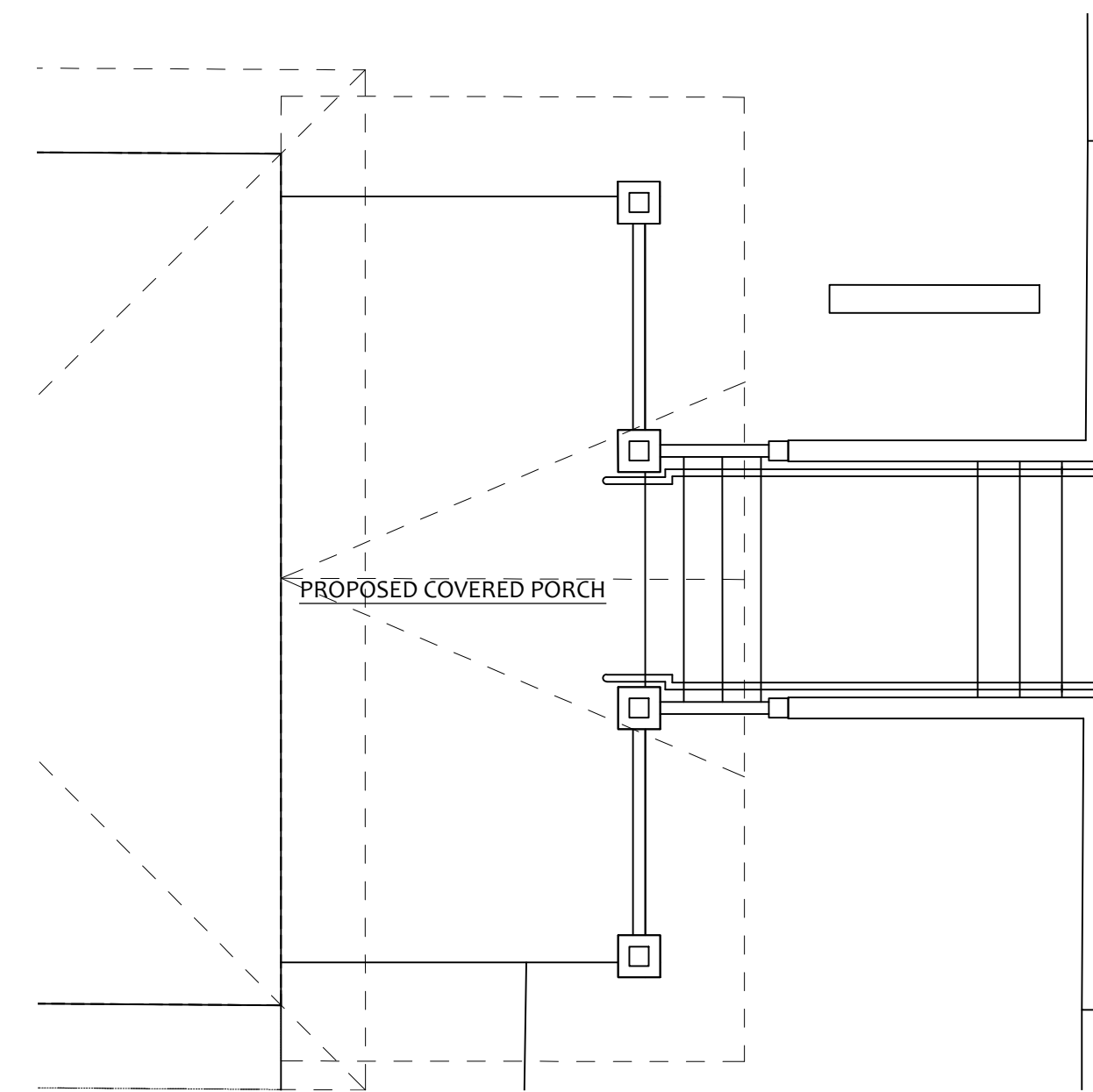
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DRAWN:	MNC & EAG
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APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007
TITLE:	

DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS

DRAWING NO.
A2.1



2 MAIN BUILDING PROPOSED PORCH SOUTH ELEVATION
1/4" = 1'-0"



1 MAIN BUILDING PROPOSED PORCH PLAN
1/4" = 1'-0"

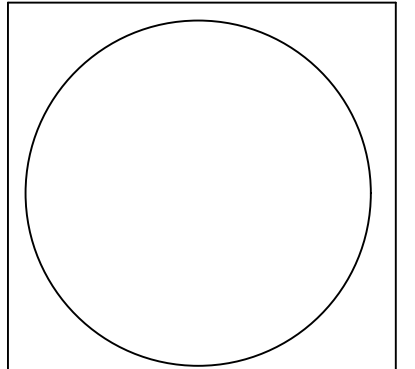


3 MAIN BUILDING PROPOSED PORCH EAST ELEVATION
1/4" = 1'-0"

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

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APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007
TITLE:	

MAIN BUILDING PROPOSED PORCH ELEVATIONS & PLAN

DRAWING NO.
A2.2

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



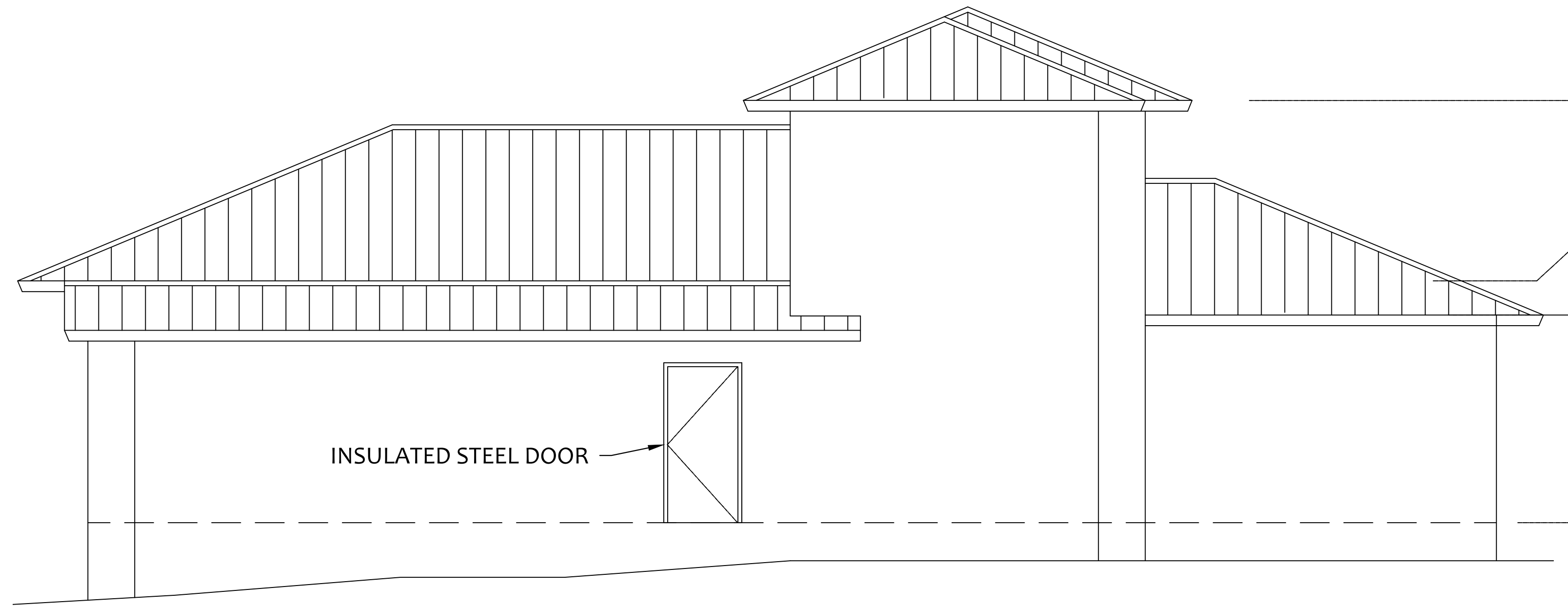
1 EAST ELEVATION
1/4" = 1'-0"



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



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

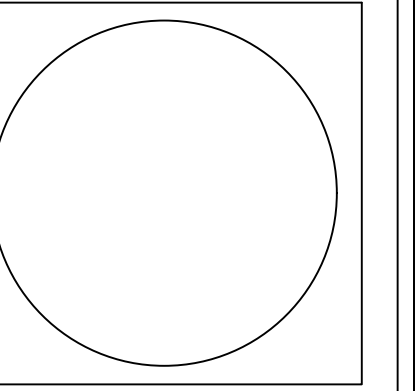


4 WEST ELEVATION
1/4" = 1'-0"

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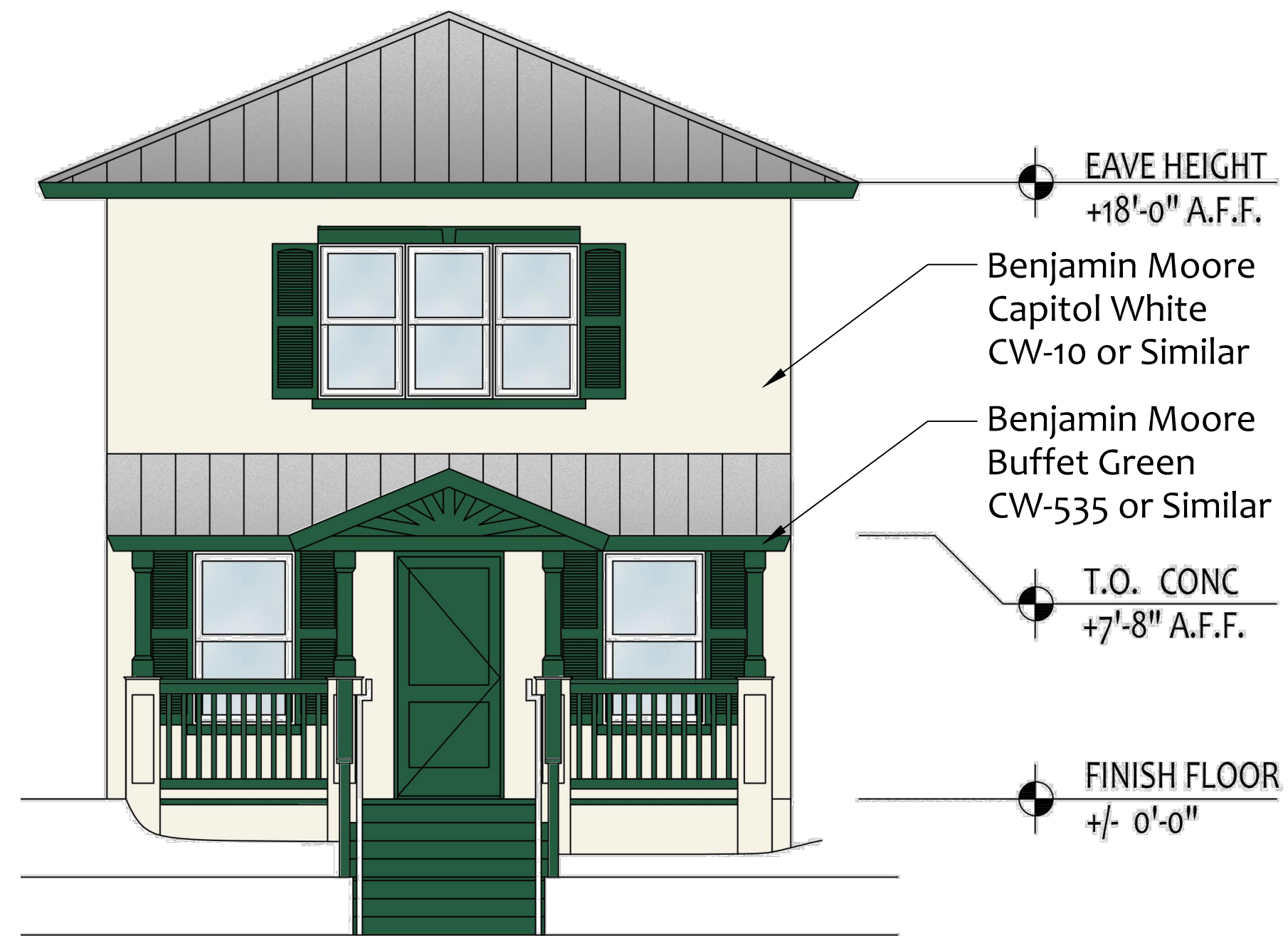
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PROJ. NO.:	202007

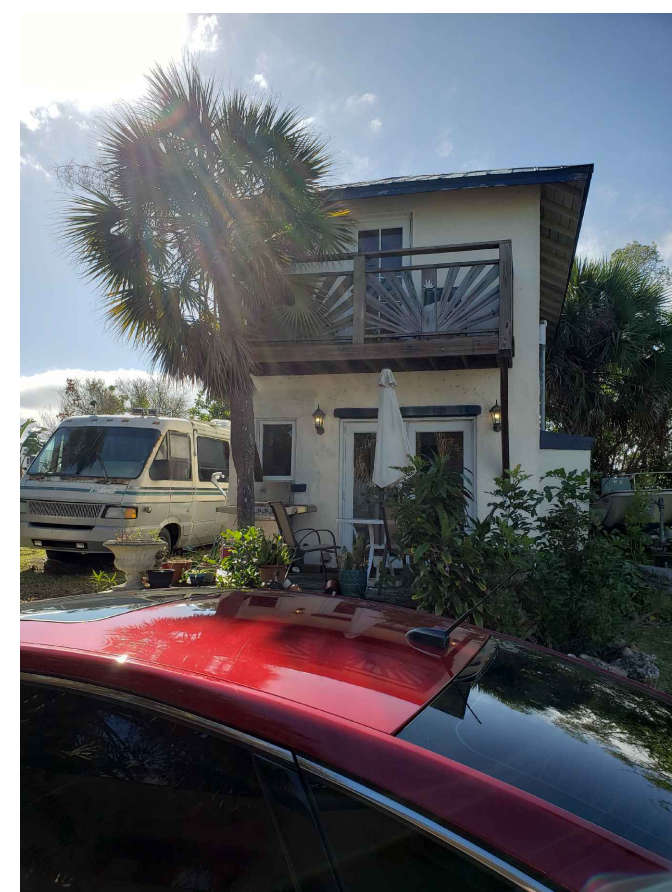
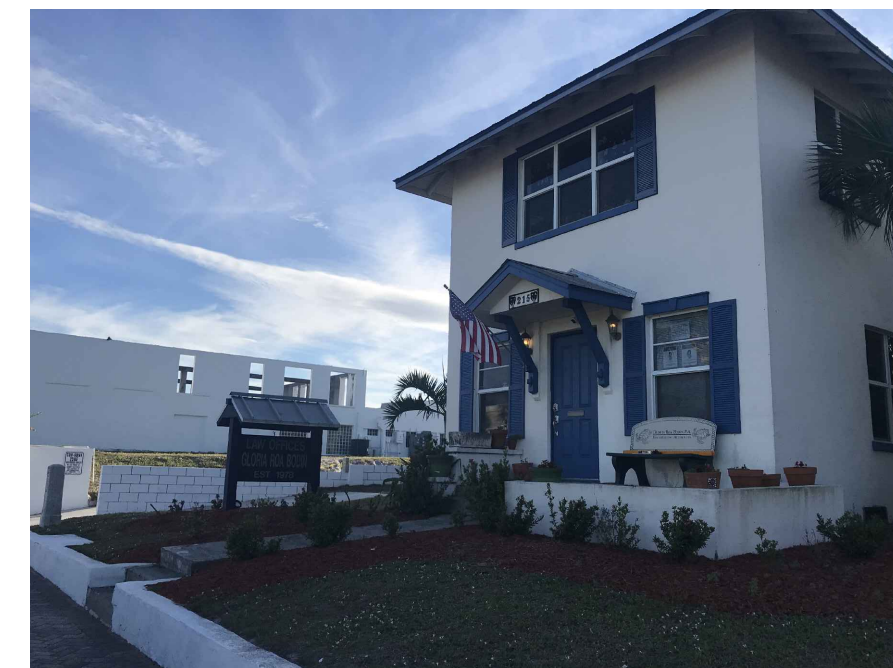
TITLE:
BUILDING ELEVATIONS

DRAWING NO.

A4.1



1 PROPOSED COLOR CONCEPT
NOT TO SCALE

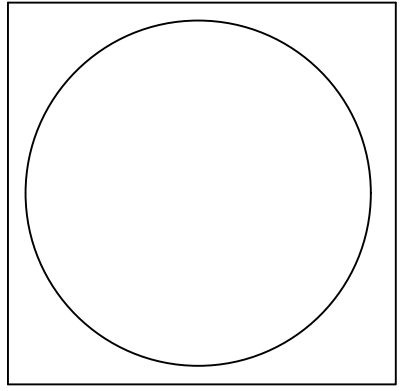


2 SITE CONTEXT PHOTOGRAPHS
NOT TO SCALE

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

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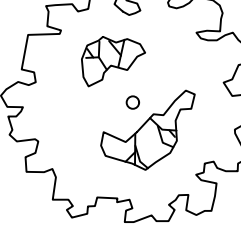
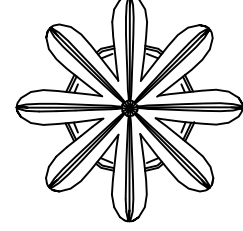
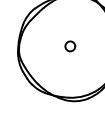

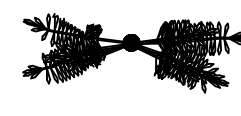


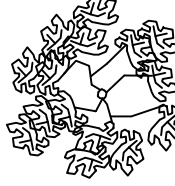

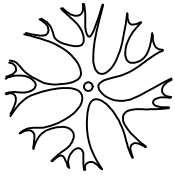
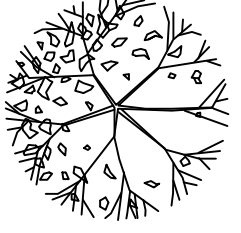
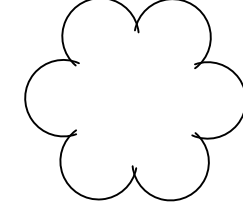
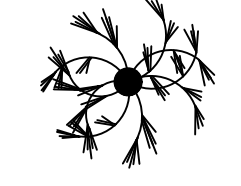
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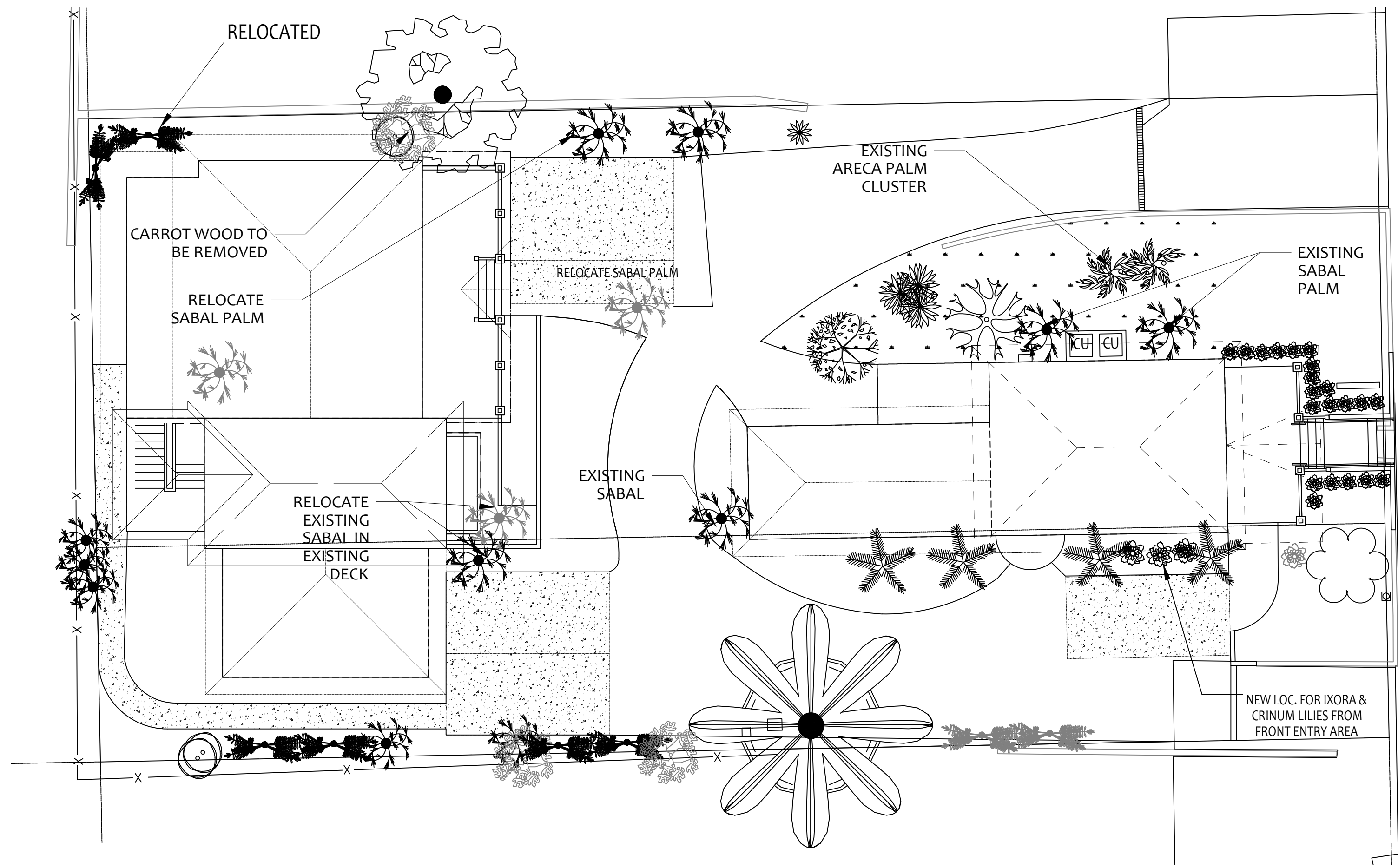
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DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007

TITLE:
PROPOSED PAINT
COLOR CONCEPT
& SITE CONTEXT
PHOTOGRAPHS

DRAWING NO.
A4.2

PLANT LEGEND

	ARECA PALM	DYSPIS LUTESCENS		LAUREL OAK	QUERCUS IMBRICARIA
	BANYAN	FICUS BENGHALENSIS		GALLBERRY	ILEX GLABRA
	BOTTLE PALM	HYPHORBE LAGENICAULIS		GIANT BIRD OF PARADISE	STRELITZIA NICOLAI
	CACTUS	CACTACEAE		GREEN FOUNTAIN GRASS	PENNISETACUM SETACEUM
	CARROT WOOD	CUPANIOPSIS ANACARDIOIDES		IXORA	IXORA
	CEDAR	JUNIPERUS		LIGUSTRUM	LIGUSTRUM JAPONICUM
	CROWN OF THORNS	EUPHORBIA MILII		SABAL PALM	SABAL PALMETTO

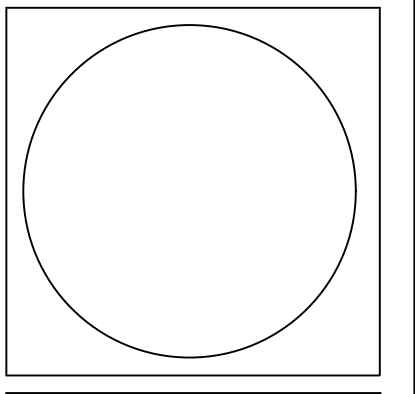


1 PLANTING PLAN
1" = 10'-0"

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

Native Design
Valerie Doble Slack, AIA, LEED AP
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**OFFICE EXPANSION FOR
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DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 11, 2022
PROJ. NO.:	202007

TITLE:
PLANTING PLAN & LEGEND

DRAWING NO.
LP1.1

Property Identification

Site Address: 215 N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0033-000-9
 Jurisdiction: Fort Pierce

Use Type: 1700
 Account #: 23046
 Map ID: 24/10N
 Zoning: Central Co

Ownership

Gloria Roa Bodin PA
 90 Almeria Ave # 200
 Coral Gables, FL 33134

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK E LOT 4 AND N 1/2 OF
 PALM TERRLYG S OF LOT 4-BEING 25 FT- (MAP24/10B) (OR 2449-1824)



Current Values

Just/Market Value: \$279,700
 Assessed Value: \$279,700
 Exemptions: \$0
 Taxable Value: \$279,700

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF): 2,228
 Gross Sketched Area (SF): 2,508
 Land Size (acres): 0.26
 Land Size (SF): 11,250

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 24, 2005	2449 / 1824	XX00	WD	Chmilarski Mary A	\$405,000
Jun 25, 2002	1545 / 0673	XX01	QC	Chmilarski Lee A	\$100
Jul 16, 1984	0967 / 0854	XX01	QC	Nicholson Frances P	\$100
Mar 1, 1980	0327 / 2522	XX00	CV		\$55,000
Feb 1, 1977	0264 / 0112	XX00	CV		\$40,000

Building Information (1 of 2)

Finished Area: 1,444 SF

Gross Sketched Area: 1,598 SF

Exterior Data

View:	Roof Cover: Enam Metal	Roof Structure: Hip
Building Type: LROF	Year Built: 1928	Frame: Conc Blk
Grade: Y_A	Effective Year: 1975	Primary Wall: CB Stucco

Story Height: 2 Story

No. Units: 2

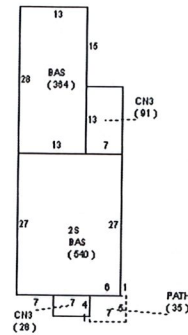
Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	540	540	94
BAS	BASE AREA	904	904	176
CN3	CANOPY	119	0	62
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	35	0	24

Building Information (2 of 2)

Finished Area: 784 SF

Gross Sketched Area: 910 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_A
Story Height: 2 Story

Roof Cover: Enam Metal
Year Built: 1928
Effective Year: 1980
No. Units: 2

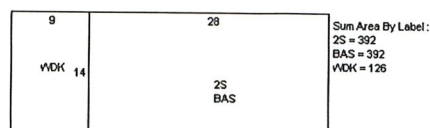
Roof Structure: Hip
Frame: Conc Blk
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	392	392	84
BAS	BASE AREA	392	392	84
WDK	WOOD DECK	126	0	46

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1300	2007

Current Year Values


Current Values Breakdown

Building:	\$116,600
Land:	\$163,100
Just/Market:	\$279,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$279,700
Exemption(s):	\$0
Taxable:	\$279,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.4	Fort Pierce Stormwater Charge	\$165.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$279,700	\$279,700	\$0	\$279,700
2020	\$283,000	\$283,000	\$0	\$283,000
2019	\$284,700	\$284,700	\$0	\$284,700
2018	\$287,900	\$287,900	\$0	\$287,900

Permits

Number	Issue Date	Description	Amount	Fee
CR200632	Apr 6, 2006	Alterations/Remodeling	\$25,000	\$325
MC2006226	Mar 20, 2007	Air Conditioning Only	\$10,000	\$175
RF20052497	Aug 17, 2005	Roof	\$18,592	\$186

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



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-13 – Addition – 215 N 2nd Street

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

NOTICE BY NEWSPAPER: February 18, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/14/2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*



Historic Preservation Board

6. a.

Meeting Date: 02/28/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - January 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, January 2022, Part I

Administrative COA Approvals, January 2022, Part II

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 02/22/2022

Started On: 02/17/2022 10:59 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in January 2022.

- COA #22-01, 436 N 11th Street – Stucco
- COA #22-02, 605 Beach Court – Carport Roof
- COA #22-03, 605 Beach Court – Roof
- COA #22-04, 519 S 2nd Street - Roof
- COA #22-06, 225 Orange Avenue – Windows



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-01 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 436 N 11th Street, Unit A,B,C

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Building repairs and total renovation including new stucco and paint. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Suzanne Boardman, Chair
Historic Preservation Board Date



Maria Lewicka, AICP
Historic Preservation Planner 01/18/22
Date

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

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

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

Provided to:	Name/Address	Via
Owner/Applicant	Progressive Properties LLC 2415 Lake Ibis Lane SW Vero Beach, FL 32962	E-Mail progressionpropertiesLLC@gmail.com
Representative	Andros Roofing & Construction LLC 2706 Atlantic Avenue Fort Pierce, FL 34947	E-Mail androsconstruction@gmail.com



DEC 30 2021

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 22-01

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 436 N. 11th Street Unit A, B, C

Parcel ID #: 24-09-501-0178-0007

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): Progressive Properties LLC

Mailing Address: 2415 Lake Ibis Lane SW Vero Beach, FL 32962

Phone Number(s): 407-257-1678 Email: progressionpropertiesllc@gmail.com

Applicant Name(s): Andros Roofing * Construction LLC

Mailing Address: 2706 Atlantic Avenue, Ft. Pierce FL 34947

Phone Number(s): 772-475-4915 Email: androsconstruction@gmail.com

Representative Name(s): N/A

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

[Signature]
Signature of Owner

10/29/2021
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) Building repairs, interior and exterior, stucco

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

Renovating the entire structure; bring building back to useful life.

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.

SW 0039
Portrait Tone

SW 0050
Classic Light Buff
The Classics

SW 0040
Roycroft Adobe







CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-02 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 605 Beach Court (Carport)

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Tear off roll roofing and install polyglass W-289 modified bitumen flat roof system on carport. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 01/18/22
 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	Ramesh Kundu & Ronald Zriny 605 Beach Court Fort Pierce, FL 34982	E-Mail ramesh692@aol.com
Applicant	J.A. Taylor Roofing, Inc. 302 Melton Drive Fort Pierce, FL 34982	E-Mail ashley@jataylorroofing.com

Bldg. Permit # _____

COA# 22-02



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

RECEIVED
JAN 10 2022
CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 605 BEACH CT, FORT PIERCE (CARPORT)
Parcel ID #: 2410-709-0081-000-2
Type of Designation: Contributing Non-contributing Site within the OAKLAND PARK DISTRICT Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): RAMESH KUNDU & RONALD ZRINY
Mailing Address: 605 BEACH COURT, FORT PIERCE FL 34982
Phone Number(s): 772-595-3505 Email: RAMESH692@AOL.COM

Applicant
Name(s): J.A. TAYLOR ROOFING INC
Mailing Address: 302 MELTON DR, FT PIERCE FL 34982
Phone Number(s): 772-466-4040 Email: ASHLEY@JATAYLORROOFING.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, RAMESH KUNDU & RON ZRINY as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

1/10/2022
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) RE-ROOF

Other (describe) _____

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

TEAR OFF ROLL ROOFING AND INSTALL POLYGLASS W-209 MODIFIED BITUMEN

FLAT ROOF SYSTEM ON CARPORT

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.

Survey (New Construction)

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. mill finish

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

Untitled Map

Write a description for your map.

Legend



605 Beach Ct



Google Earth

© 2022 Google



7.07 ft





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-03 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 605 Beach Court

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove singles and install JA TAYLOR EDGE-LOC Metal Roof System over polyglass MTS self-adhered underlayment with a polyglass W-82 modified bitumen on flat portion of roof. Mill Finish. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 01/18/22
 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	Ramesh Kundu & Ronald Zriny 605 Beach Court Fort Pierce, FL 34982	E-Mail ramesh692@aol.com
Applicant	J.A. Taylor Roofing, Inc. 302 Melton Drive Fort Pierce, FL 34982	E-Mail ashley@jataylorroofing.com

Bldg. Permit # _____

COA# 22-03



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

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

JAN 10 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 605 BEACH CT, FORT PIERCE (ROOF & GARAGE)
Parcel ID #: 2410-709-0081-000-2
Type of Designation: Contributing Non-contributing Site within the OAKLAND PARK DISTRICT Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): RAMESH KUNDU & RONALD ZRINY
Mailing Address: 605 BEACH COURT, FORT PIERCE FL 34982
Phone Number(s): 772-595-3505 Email: RAMESH692@AOL.COM

Applicant
Name(s): J.A. TAYLOR ROOFING INC
Mailing Address: 302 MELTON DR, FT PIERCE FL 34982
Phone Number(s): 772-466-4040 Email: ASHLEY@JATAYLORROOFING.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, RAMESH KUNDU & RON ZRINY as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Ra Zriny
Signature of Owner

1/10/2022
Date

Description of Requested Work

Please indicate the type of work requested:

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

- | | | | |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|---|---|-------------------------------------|-------------------------------------|

Site Improvements (describe) RE-ROOF

Other (describe) _____

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

TEAR OFF SHINGLE, RE-NAIL DECK. INSTALL JA TAYLOR EDGE-LOC METAL ROOF SYSTEM OVER POLYGLASS MTS SELF-ADHERED UNDERLAYMENT WITH A POLYGLASS W-82 MODIFIED BITUMEN ON FLAT DECK PORTION OF ROOF.

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.
 - Survey (New Construction)
 - 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. *Mill Finish*
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

Untitled Map

Write a description for your map.

Legend



605 Beach Ct

605 Beach Ct

Google Earth

90 ft



Untitled Map

Write a description for your map.

Legend

 605 Beach Ct

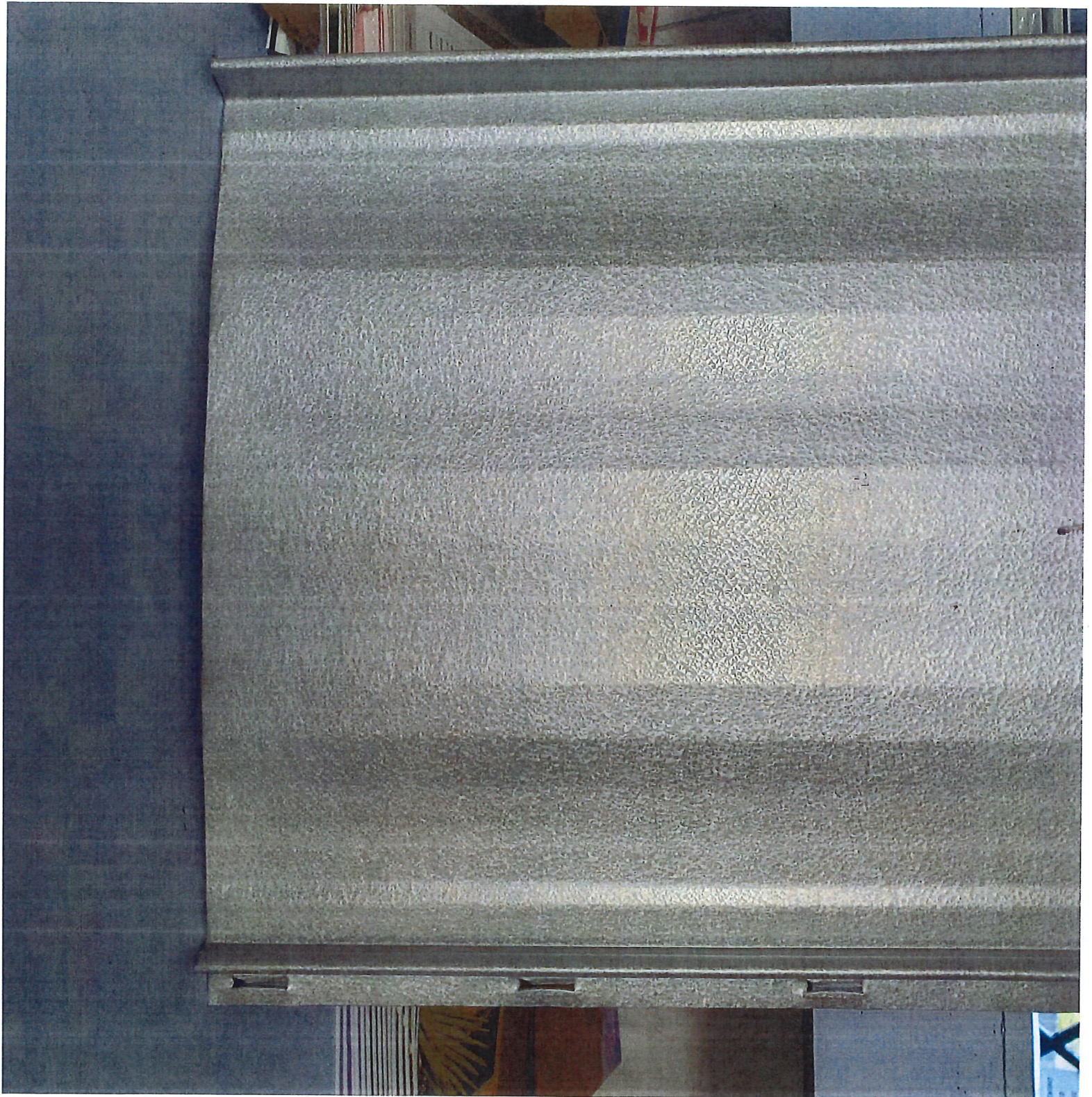


Google Earth

© 2022 Google



7.07 ft





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-04 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 519 S 2nd Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove singles and install JA TAYLOR EDGE-LOC Metal Roof System over polyglass MTS self-adhered underlayment. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 01/31/22
 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	John Essen 519 S 2 nd Street Fort Pierce, FL 34950	E-Mail ahabsticket@yahoo.com
Applicant	J.A. Taylor Roofing, Inc. 302 Melton Drive Fort Pierce, FL 34982	E-Mail ashley@jataylorroofing.com

Bldg. Permit # _____

COA# 22-04



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: 519 S 2ND ST, FORT PIERCE
Parcel ID #: 2410-810-0004-000-0
Type of Designation: Contributing Non-contributing Site within the EDGAR TOWN DISTRICT Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): JOHN ESSEN
Mailing Address: 519 S 2ND ST, FORT PIERCE FL 34950
Phone Number(s): 772-726-7315 Email: ahabsticket@yahoo.com

Applicant
Name(s): J.A. TAYLOR ROOFING INC
Mailing Address: 302 MELTON DR, FT PIERCE FL 34982
Phone Number(s): 772-466-4040 Email: ASHLEY@JATAYLORROOFING.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, JOHN ESSEN as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

1/10/2022
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) RE-ROOF

Other (describe) _____

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

TEAR OFF SHINGLE, RENAIL DECK, INSTALL JA TAYLOR EDGE-LOC METAL ROOF SYSTEM OVER POLYGLASS MTS SELF-ADHERED UNDERLAYMENT

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.

Survey (New Construction)

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. *Mill Finish*

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





←

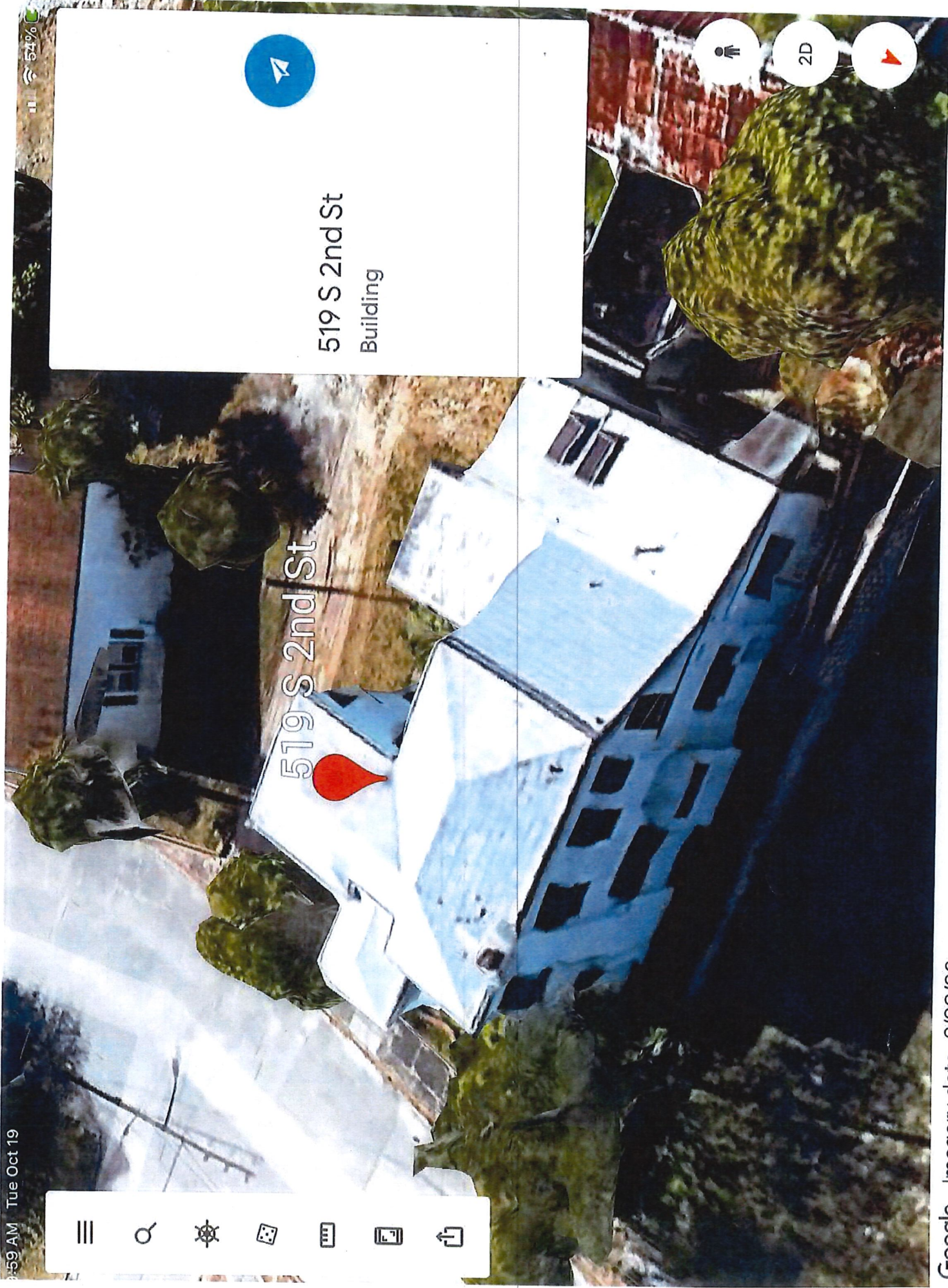
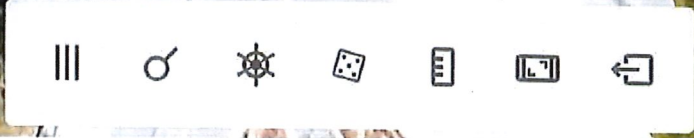
519 S 2nd St, Fort + Pierce, FL 34950





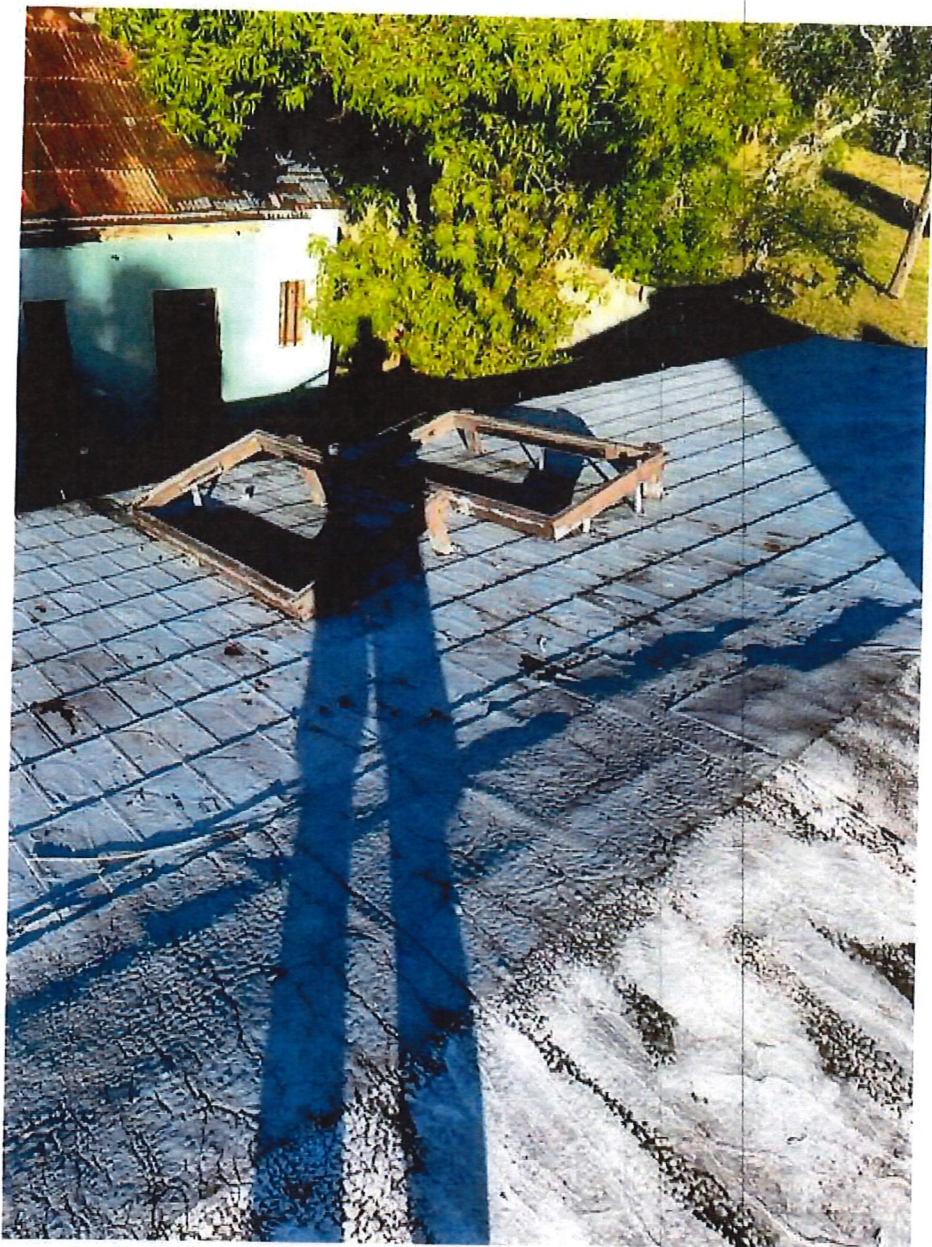




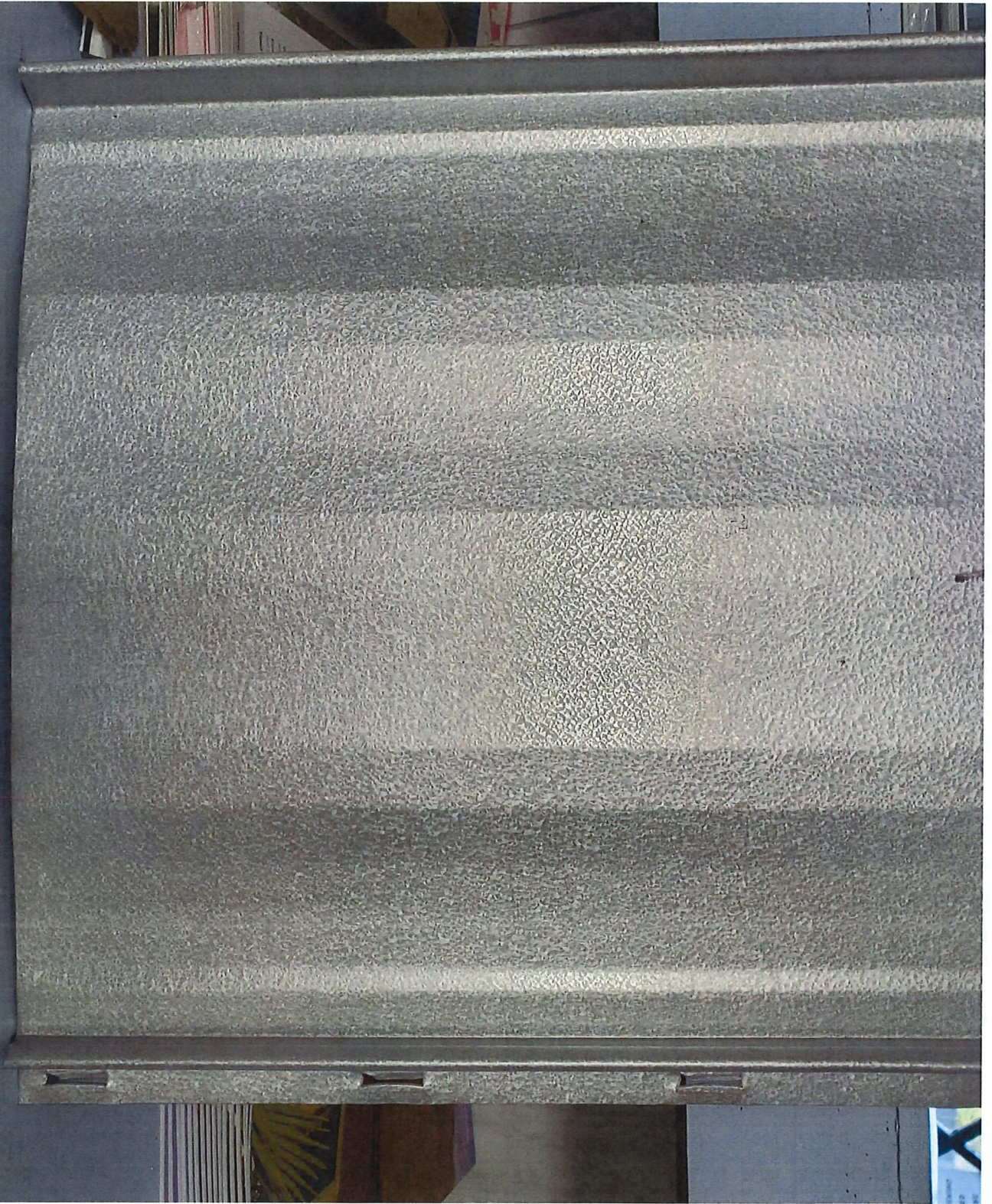


519 S 2nd St
Building











CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-06 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 225 Orange Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove all windows and install impact windows. All windows will have the same color, shape, and size. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board



 Maria Lewicka, AICP 01/18/22
 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/Applicant	KDK Properties LLC 4315 Thousand Pines Drive Fort Pierce, FL 34981	E-Mail hello@varsitysportsshop.com
Representative	Don Hinkle Construction LLC (Rick Friedrich) 246 Bimini Drive Fort Pierce, FL 34949	E-Mail dhconstructionbids@outlook.com



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: 225 Orange Ave &
Parcel ID #: 2410-507-0008-000-7
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): KDK Properties LLC
Mailing Address: 4315 Thousand Pines Dr. Fort Pierce FL 34981
Phone Number(s): 772-370-5140 **Email:** hello@varsitysportshop.com / dgibbons4315@gmail.com

Applicant
Name(s): KDK Properties LLC
Mailing Address: _____
Phone Number(s): _____ **Email:** _____

Representative
Name(s): Don Hinkle Construction LLC (Rick Friedrich)
Mailing Address: 246 Bimini Dr Ft. Pierce, FL 34949
Phone Number(s): 772-370-6580 **Email:** dhconstructionbids@outlook.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 & 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

12/20/21
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) Replacing windows in building

Other (describe) _____

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

We will be replacing all windows affiliated with the parcel ID 2410-507-0008-000-7 and installing impact windows.

All windows and trim will be white to match existing 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.

Maria Lewicka

From: Rick Friedrich <DHConstructionBids@outlook.com>
Sent: Wednesday, January 5, 2022 12:29 PM
To: Maria Lewicka
Subject: Gibbons Window Project
Attachments: Application Windows Gibbons.pdf; 7700A Series Impact (1).pdf

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Good afternoon,

Can you please review and sign off to replace the existing windows in this building. They will be the same color, shape and size just impact.

Thanks
Rick Fredrich
772-370-6580
DHC INC.





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