

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, December 5, 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 October 24, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #22-60 - Renovations and Additions - 219 N. 2nd Street
 - b. Certificate of Appropriateness #22-62 - Demolition - 505 N. 6th Street
6. **NEW BUSINESS**
 - a. Discussion and Deliberation - Proposed Text Amendment - Edgartown Settlement Zoning District
 - b. Administratively Approved Certificates of Appropriateness - October 2022
 - c. Administratively Approved Certificates of Appropriateness - November 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: 12/05/2022

Information

REQUESTED ACTION

Minutes from the October 24, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

Approve the minutes

Attachments

Historic Preservation Board Minutes 10/24/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/25/2022 04:07 PM

Final Approval Date: 10/26/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, OCTOBER 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: Minnie Spivey; Andrea Anicito; Betty Jo Starke; Anthony Westbury; KeAndrea Davis;
Holly Theuns, Chair

Absent: Charlie Hayek

Staff Present: Sara Hedges, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. APPROVAL OF MINUTES

- a. Minutes from the September 26, 2022 meeting

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to approve the minutes from the September 26, 2022 meeting.

AYE: Andrea Anicito, Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Minnie Spivey,
Chair Holly Theuns

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness #22-46 - Fence - 705 S. 8th Street**

The clerk introduced Certificate of Appropriateness 22-46 for the installation of a fence located at 705 S. 8th Street.

Madam Chair Theuns asked the Assistant City Attorney to explain the Quasi-Judicial Hearing procedures.

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

Madam Chair Theuns called the proceeding to order.

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

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

Ms. Starke - no
Ms. Westbury - no
Ms. Davis - no
Ms. Spivey - no
Ms. Anicito - no
Madam Chair Theuns - no

Madam Chair Theuns 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated on September 26, 2022, the Historic Preservation Board tabled the Certificate of Appropriateness to the October 24, 2022, meeting. The Historic Preservation Board requested additional information from the applicant. Ms. Lewicka said additional pictures were added to the staff report and the applicant provided a revised site plan and pictures of the landscaping. Ms. Lewicka said the applicant is requesting approval of a Certificate of Appropriateness for the installation of approximately 313 feet of a 6-foot-high white privacy vinyl/PVC fence with one 5-foot gate. Ms. Lewicka added the Certificate of Appropriateness requirements along with the review matrix.

Board questions for Staff: Ms. Anicito asked the pool fence requirements.

Applicant Presentation: Lara Amyx, Owner, sworn, provided the Board with a revised site plan

of the fence location, and she handed out a PVC fence flyer to the Board members.

Board questions for Applicant: Mr. Westbury asked the location and number of trees and if the adjoining neighbors fence will be coming down. Ms. Starke asked the color of the fence and if there is currently a pool in the backyard.

Public comment: Mike Menard, sworn, spoke in favor of the original fence design.

Staff final comments: None

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

Comments by the Board: Ms. Davis asked what the problem was with the original fence.

Madam Chair Theuns, reopened the public hearing.

Applicant, Lara Amyx, Owner, sworn, stated she had the fence contractor move the fence back at the Board's request from the September 26, 2022 meeting.

Comments by the Board: Ms Davis asked if the original request could be approved. Ms. Anicito explained that the recommendation was if the fence was flush with the house, the 6-foot vinyl fence would be okay. Board discussion ensued.

Mr. Westbury made a motion to approve the updated site plan with the landscape species shown by the applicant. Ms. Anicito seconded the motion with a friendly amendment and revised the original motion.

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-46 for the installation of a 6-foot vinyl fence, flush with the front of the house, as shown on the revised site plan, with frangipani (plumeria), plumbago, and bougainvillea landscape plantings in front of the fence located at 705 S. 8th Street.

AYE: Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Minnie Spivey, Andrea Anicito,
Chair Holly Theuns

Passed

b. Certificate of Appropriateness #22-51 - Renovations and Additions - 326 S. 2nd Street

The clerk introduced Certificate of Appropriateness 22-51 for renovations and additions at 326 S. 2nd Street.

Madam Chair Theuns called the proceeding to order.

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

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

Ms. Westbury - no

Ms. Davis- no

Ms. Spivey - no

Ms. Anicito - yes

Ms. Starke - no

Madam Chair Theuns - no

Madam Chair Theuns 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The applicant is requesting approval of a Certificate of Appropriateness for renovations and additions to convert the existing office building back to a single family residence including an extension of the back porch, addition of a swimming pool, remodeling the garage, addition of an entry pergola, and removing part of the parking lot. The design, proportions and architectural elements of the proposed additions compose well with the existing building. The proposed building and site improvements will enhance the property's overall appearance and contribution to the historic character of the Downtown Historic District, as well as its functional efficiency.

Board questions for Staff: Ms. Anicito asked if the land use has been changed from commercial to residential.

Applicant Presentation: Mike Menard, Architectonic, Applicant, sworn, stated the building has a variety of different types of siding, and it will all be replaced with lap siding to have a consistent look. Mr. Menard noted that the building is being made into a functional residence again by removing conference rooms, leveling the floors, adding new windows and doors and removing lots of asphalt.

Board questions for Applicant: Madam Chair Theuns asked the color of the roof and exterior of the building. Mr. Westbury asked if the windows will be wood.

Public comment: None

Staff final comments: None

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

Comments by the Board: The Board commented on the great project and improvement to downtown.

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to approve Certificate of Appropriateness 22-51 for the renovations and additions, as presented, at 320 S. 2nd Street.

AYE: Anthony Westbury, KeAndrea Davis, Minnie Spivey, Andrea Anicito, Betty Jo Starke,
Chair Holly Theuns

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - September 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by Andrea Anicito, and seconded by KeAndrea Davis to approve the absence of Mr. Hayek.

AYE: KeAndrea Davis, Minnie Spivey, Andrea Anicito, Betty Jo Starke, Anthony Westbury,
Chair Holly Theuns

Passed

9. ADJOURNMENT

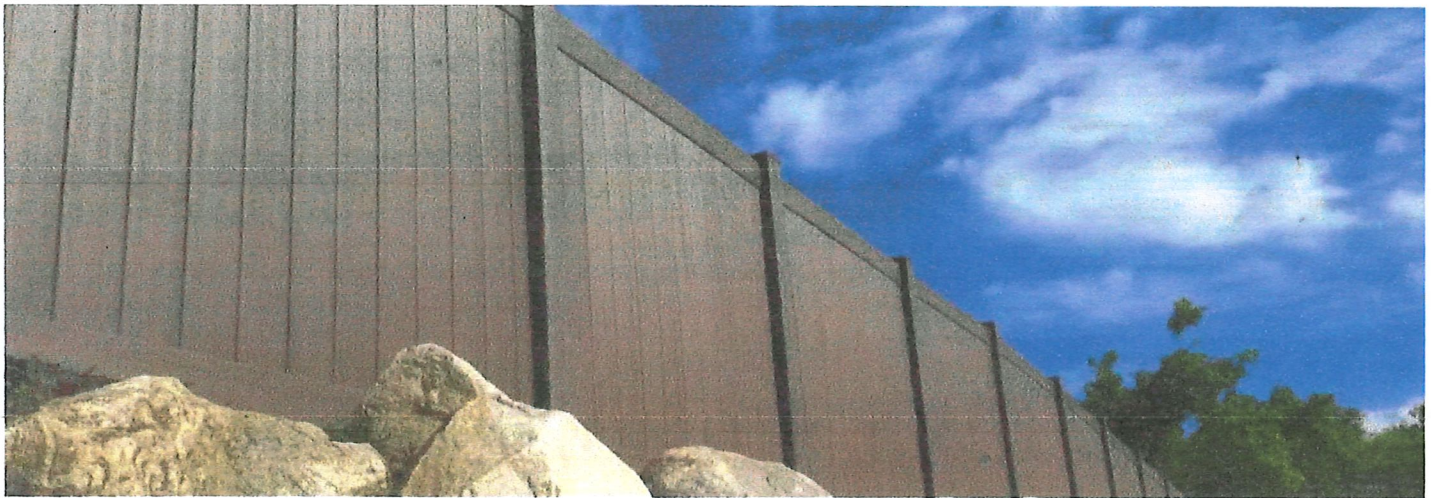
Reasons to Buy PVC Versus Wood Fence in Florida

Fence Materials / By amdsupply

PVC Fence (polyvinyl chloride) features durability, beauty, and affordability are just some of the reasons PVC Fencing is better than conventional fencing material alternatives like iron fence or wood fences in Florida's extreme weather. In this blog, we will be discussing the numerous advantages of using PVC Fence (vinyl fencing) for your residential, commercial or government property in Florida.

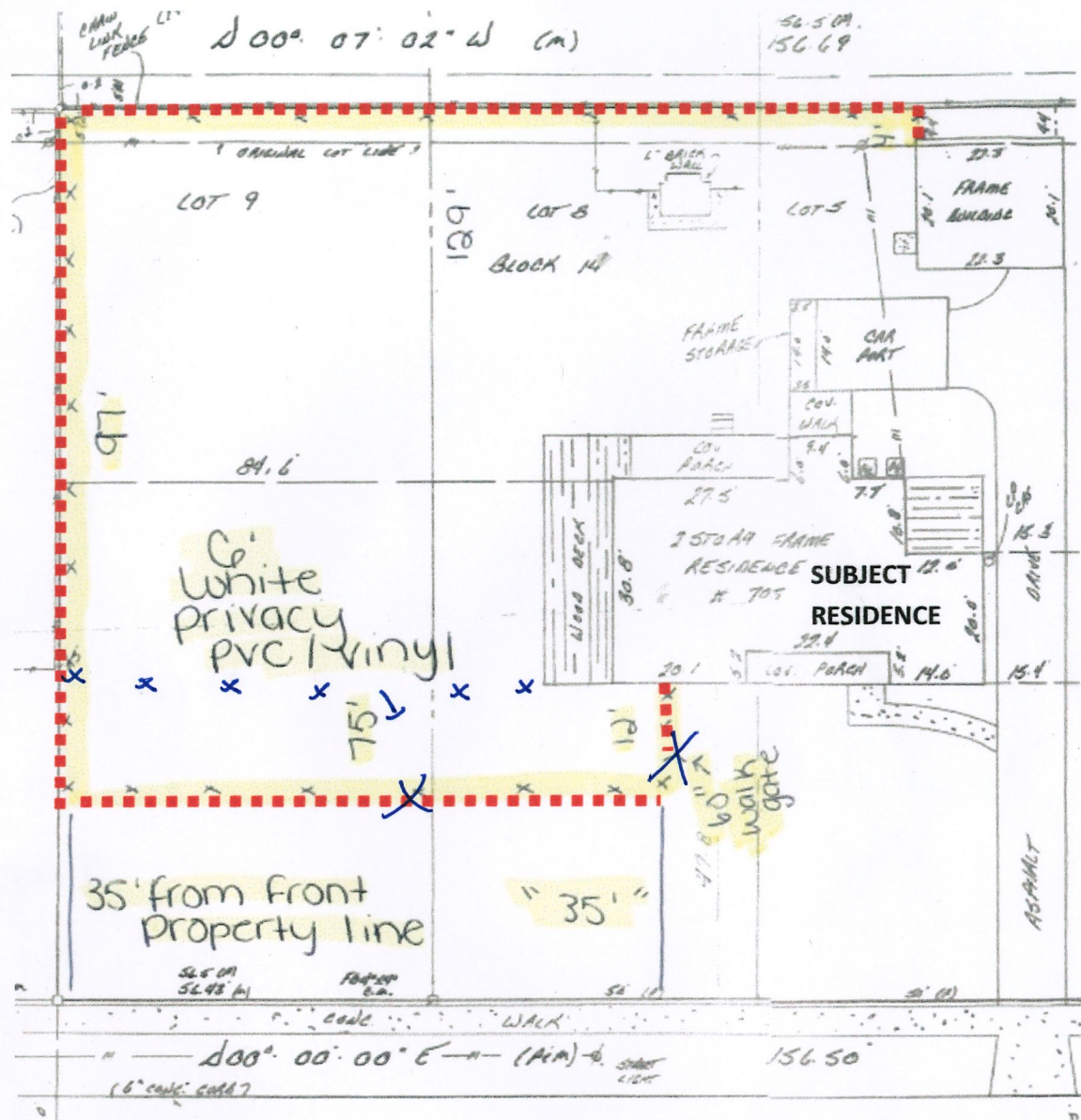
Reasons to Go With PVC Fencing (Polyvinyl Chloride)

- **Low maintenance:** A major benefit of vinyl fences is that they require little to no maintenance. For instance, you will not have to keep painting a PVC fence to keep it protected, nor will you have to worry about applying chemicals to keep pests at bay from your yard. It also keeps your vinyl fence protected from sun damage.
- **Easily cleanable:** Even if your Vinyl Fence Gate or privacy fence is affected by mildew or mold, you will not have to resort to vigorous scrubbing to get rid of it. Generally, you will only need water and soap to clean vinyl fence panels, and, in case of mildew, you will just have to add a bit of bleach to the mix.
- **No rotting or rusting:** With PVC Fence, you can water your lawns without having to worry about staining the fence. Moreover, a PVC fence post does not rot or break inside the post holes, as is the case with a wood fence post. What's more – vinyl fence does not rust like chain links or wrought iron posts.



Vinyl Fence Panels from AMD Supply

- **Durable:** One of the raw materials used in vinyl preparation is titanium dioxide, which happens to be an excellent UV inhibitor. This means that your PVC fence will remain protected against any harmful UV rays, and will not turn yellow. In addition, compared to wood, vinyl has fivefold tensile strength, which means that PVC fences are also suitable for regions that see rough weather such as heavy storms or winds.
- **Attractive:** Vinyl fencing are available in a wide variety of color options, and can be modified to appear like wood or to mimic white vinyl picket fence style. They can also be molded into a number of attractive shapes.



■■■■■■■■■■ PROPOSED 6' HIGH WHITE VINYL FENCE

SITE PLAN

Historic Preservation Board

5. a.

Meeting Date: 12/05/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-60 - Renovations and Additions - 219 N. 2nd Street

LOCATION

219 N 2nd Street (Parcel ID: 2410-503-0032-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner)

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 11/28/2022 12:23 PM

Final Approval Date: 11/28/2022



DECEMBER 5, 2022

COA 22-60

Owner

Dogo Investments LLC

Location

219 N 2nd Street

Parcel ID

2410-503-0032-000-2

Historic Status

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

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD: PUBLIC HEARING



PROJECT LOCATION

BACKGROUND

This two-story residential building is a contributing structure in the Downtown Historic District. The design is frame vernacular, and is expressed by a cross-gable roof, a hipped bay, and offset entrance and veranda. The exterior wall fabric is drop siding. The Florida Master Site files indicate that this structure was built in 1905. According to SLC Property Appraiser the structure was built in 1901.

REQUEST

The applicant is requesting approval of a COA for renovations and modifications to a historic residence previously converted to a four-units building, to convert it into a vacation rental duplex. The exterior work includes in-fill of a couple of doors and converting a window to a new entry door. The proposed modifications also include construction of a rear balcony previously approved per COA #14-01.

APPLICANT STATEMENT

Design Intent:

Careful consideration and thought have been given to the restoration design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

The property is within the Downtown Historic District with auto access to the property from 2nd Street utilizing the existing curb cut, thus allowing safer entry and departure.

Second Street is zoned for Commercial Use and Mixed Use in the vicinity of this property there is a combination of freestanding buildings from Commercial, Retail, Assembly, Vacation Rentals, Bed and Breakfast along with Historic Homes. There is no consistent architectural style or theme along Second Street.

Most of the architectural details selected exist on the Historic structure and nearby Historic Buildings. Articulation of the building façade is achieved using horizontal lap siding, one over one single hung window with wood trim, and 5V Crimp Metal roofing. Other design elements include a balcony, entry porch, and raised wood deck. The exterior colors will remain the same as currently shown in the pictures provided.

The intention is to minimize the exterior work by only filling in two doors and cutting 2 doors where existing windows are currently located. The rear balcony and French doors were approved by the Historic Preservation Board in 2014 COA # 14-01. The majority of the work is interior which consists of renovating from four units to two units with three bedrooms and two baths to make the structure into a desirable two-unit vacation rental in the Downtown Historic District.



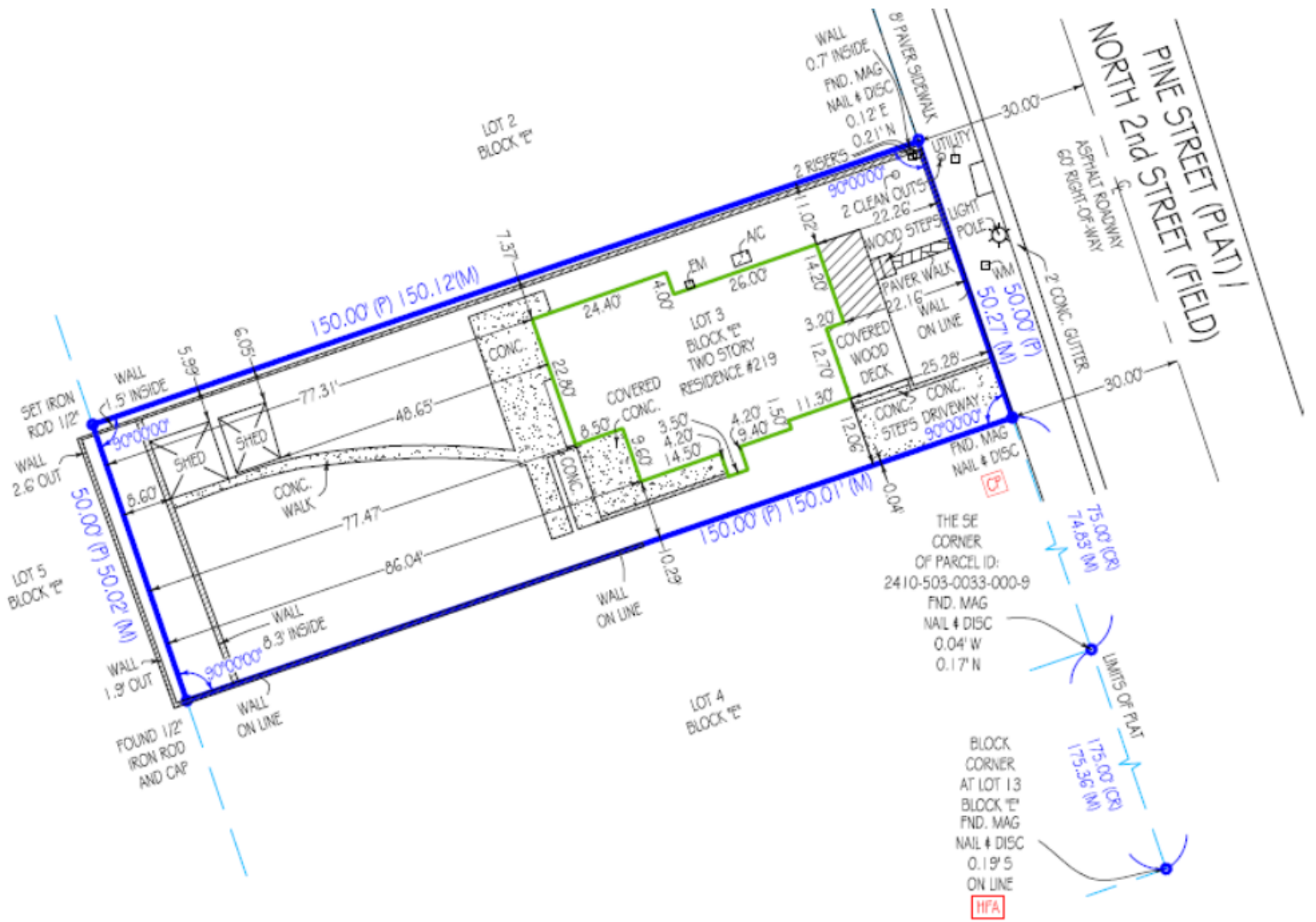
SIDE/SOUTH FAÇADE



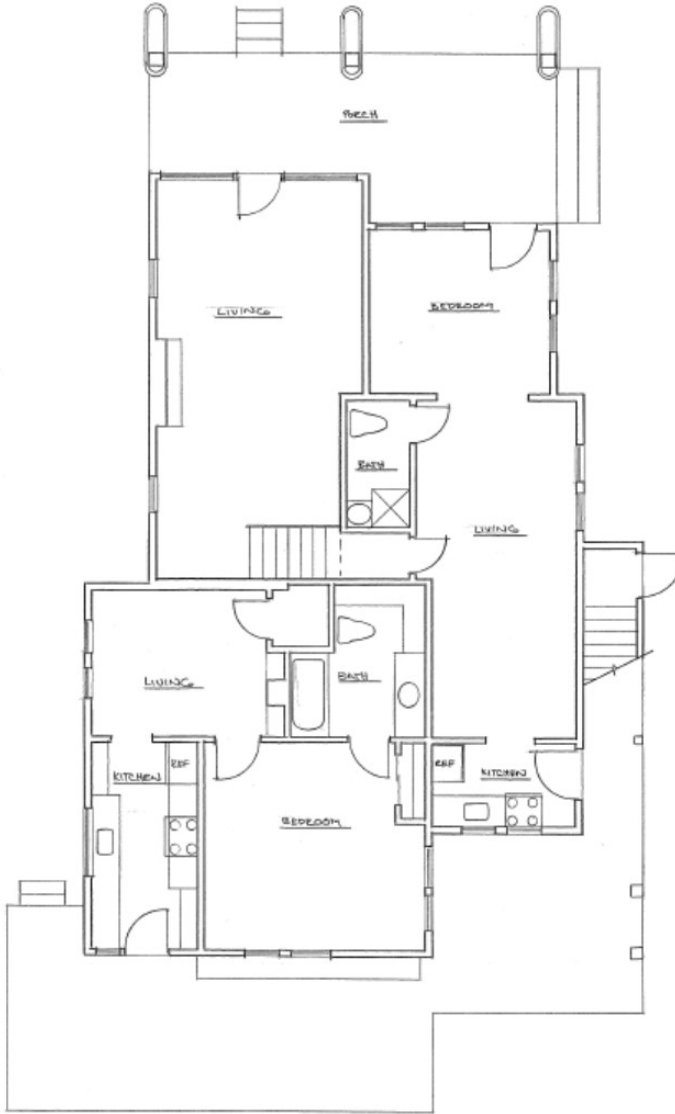
FRONT/EAST FAÇADE



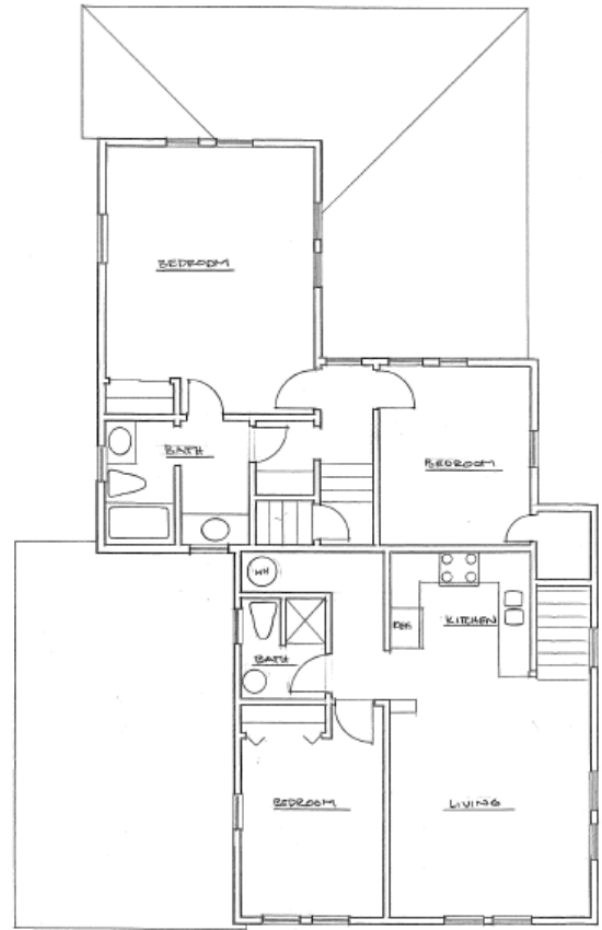
REAR/WEST FAÇADE



SURVEY OF THE PROPERTY



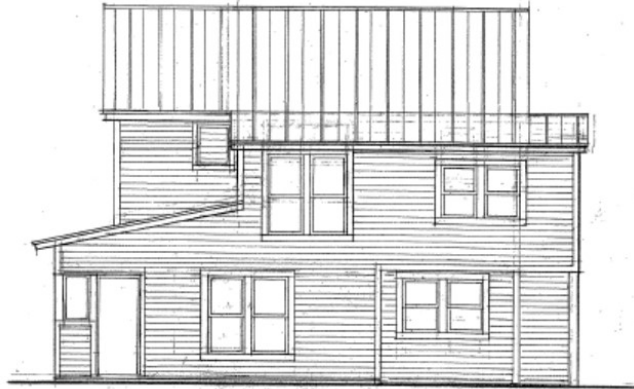
AS-BUILT/DEMO 1ST FLOOR PLAN



AS-BUILT/DEMO 2ND FLOOR PLAN



AS BUILT FRONT/EAST ELEVATION



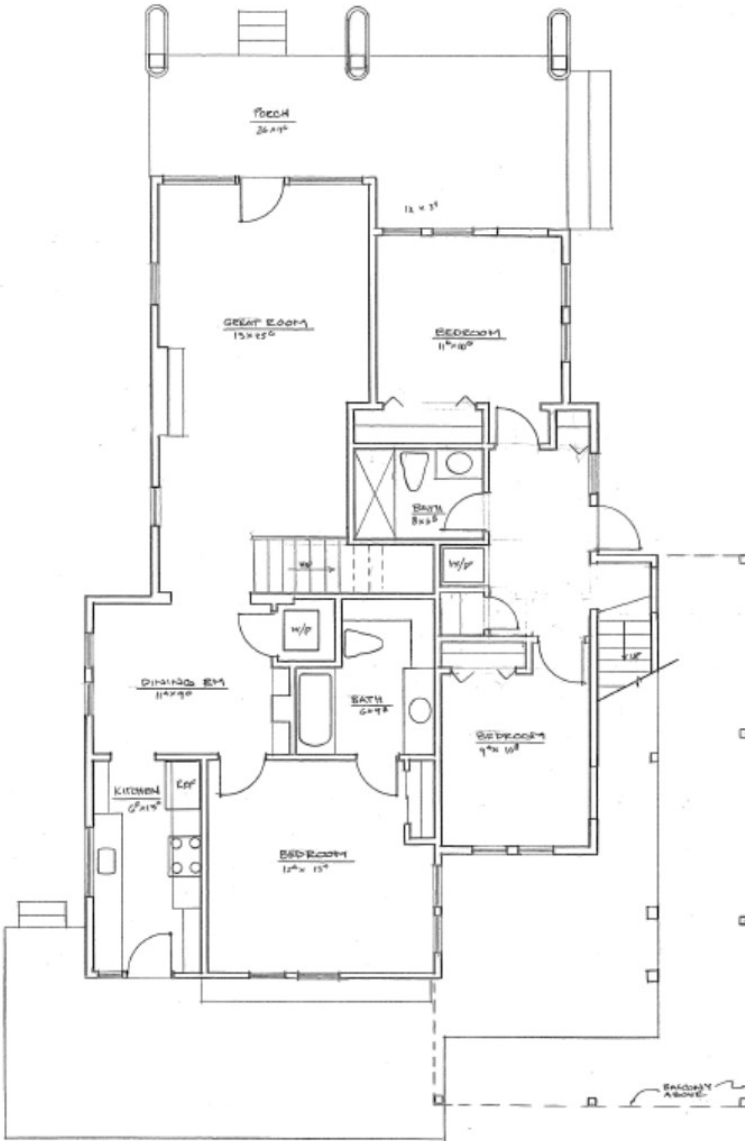
AS BUILT REAR/WEST ELEVATION



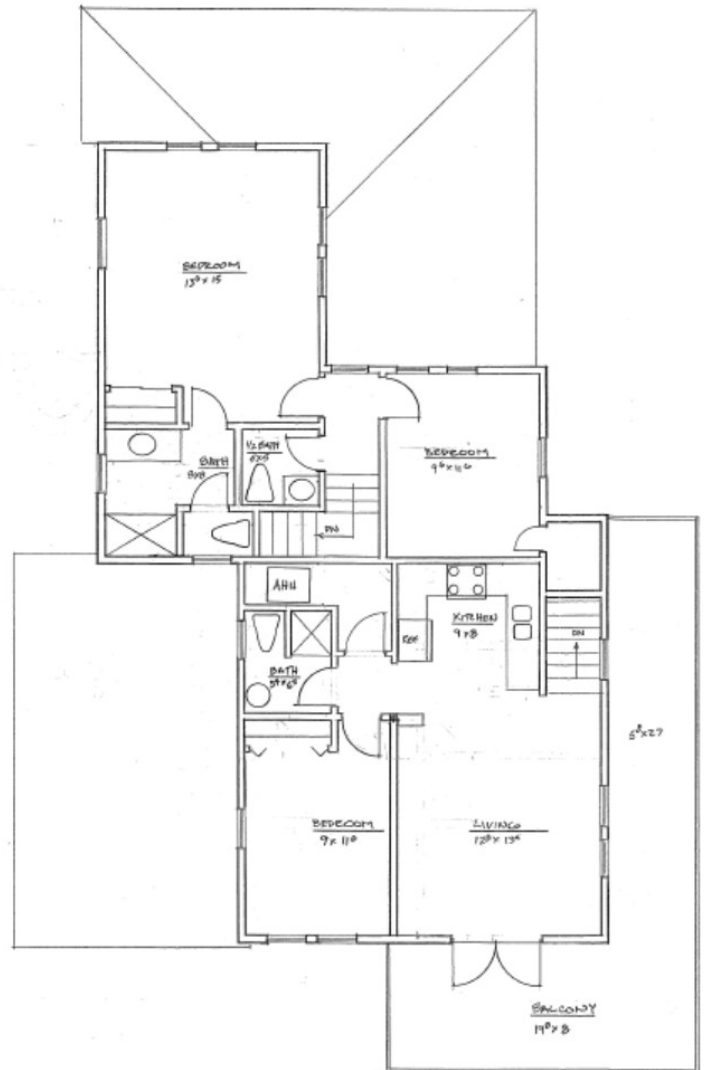
AS BUILT RIGHT SIDE/SOUTH ELEVATION



AS BUILT LEFT SIDE/NORTH ELEVATION



RENOVATION 1ST FLOOR PLAN



RENOVATION 2ND FLOOR PLAN



PROPOSED FRONT/EAST ELEVATION



PROPOSED REAR/WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED FRENCH DOOR



PROPOSED FRONT DOOR

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

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.

Section 111-22(a)

"Furthermore, it is the purpose of this chapter to strengthen the economy of the city by stabilizing and improving property values in historic areas, combat urban decay through rehabilitation and revitalization and to encourage quality new construction and developments that are harmonious with neighboring historic structures."

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

The subject structure is located within the Downtown Historic District which consists of a variety of commercial, government, religious and residential uses with various architectural styles and diverse materials and colors.

The proposed changes compose well with the design of the existing building. The proposed improvements will enhance the property's overall appearance and contribution to the character of the Downtown Historic District, as well as building functional efficiency.

The proposed modifications are consistent with the Secretary of Interior Standards 5 and 9 and staff has no objection to the approval of the proposal as submitted.



Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 219 North Second Street

Parcel ID #: 2410-503-0032-000-2

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): Dogo Investments, LLC

Mailing Address: 4351 NW 101st Drive, Coral Springs, FL 33065

Phone Number(s): 407-558-8354 Email: bspautsch@pcl.com

Applicant
Name(s): Bradley Pautsch

Mailing Address: 4351 NW 101st Drive, Coral Springs, FL 33065

Phone Number(s): 407-558-8354 Email: bspautsch@pcl.com

Representative
Name(s): Mike Menard Architectonic Inc.

Mailing Address: 806 Delaware Ave. Ft. Pierce, FL 34950

Phone Number(s): 772-460-7751 Email: mменard@architectonicinc.com

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

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

Signature of Owner

10/17/22
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 type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) construct rear balcony per COA # 14-01
- Other (describe) In-fill doors and add window

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

The scope of work is renovate a historic residence that has been converted to a 4 plex into a duplex vacation rental which requires the in-fill of a couple of doors and a removal of a window for a new entry door

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.

Design Intent:

Careful consideration and thought have been given to the restoration design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

The property is within the Downtown Historic District with auto access to the property from Second Street utilizing the existing curb cut, thus allowing safer entry and departure. Second Street is zoned for Commercial Use and Mixed Use in the vicinity of this property there is a combination of freestanding buildings from Commercial, Retail, Assembly, Vacation Rentals, Bed and Breakfast along with Historic Homes. There is no consistent architectural style or theme along Second Street.

Most of the architectural details selected exist on the Historic structure and nearby Historic Buildings. Articulation of the building façade is achieved using horizontal lap siding, one over one single hung window with wood trim, and 5V Crimp Metal roofing. Other design elements include a balcony, entry porch, and raised wood deck. The exterior colors will remain the same as currently shown in the pictures provided.

The intention is to minimize the exterior work by only filling in two doors and cutting 2 doors where existing windows are currently located. The rear balcony and French doors were approved by the Historic Preservation Board in 2014 COA # 14-01. The majority of the work is interior which consists of renovating from four units to two units with three bedrooms and two baths to make the structure into a desirable two-unit vacation rental in the Downtown Historic District.

ARCHITECT

Architectonic Inc

800 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34980
1-772-4627751
WWW.ARCHITECTONIC.COM

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PROJECT

PAUTSCH
VACATION RENTAL
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA

REGISTERED ARCHITECT

REVISIONS

NO. DATE REVISION

KEY PLAN

SHEET TITLE SHEET NUMBER

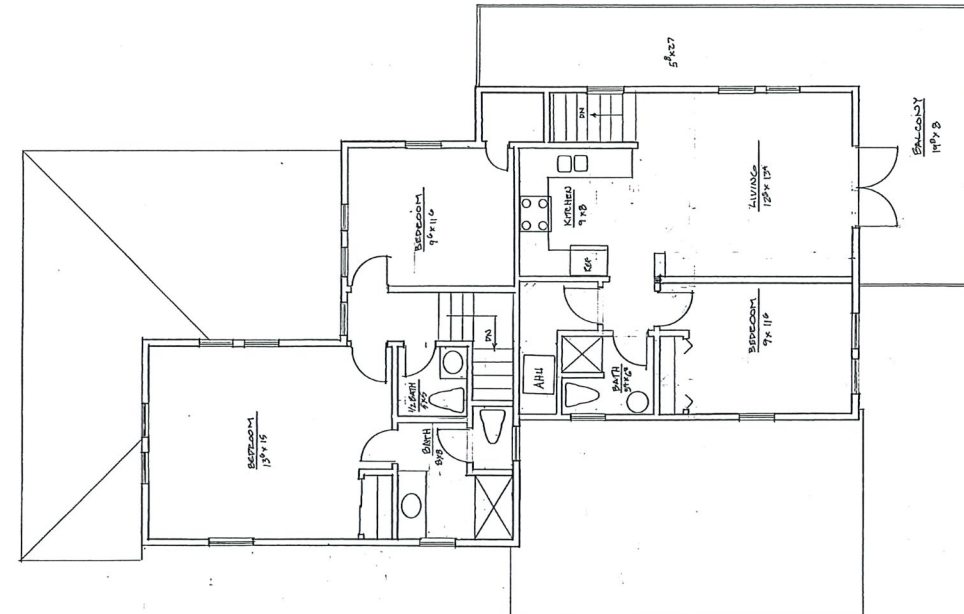
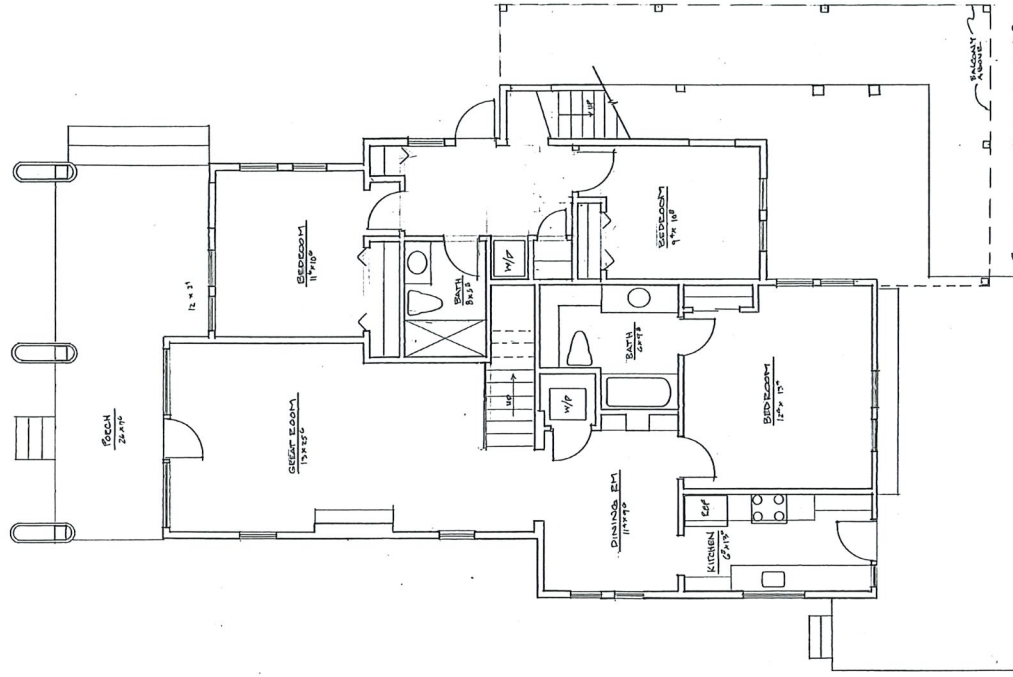
A-3

OF

PROJECT NUMBER E 23.115

DATE

PAUTSCH



ARCHITECT

Architectonic Inc

805 BELLAIR BLVD
PORT PIERCE, FL 33687
1-772-483-7751
WWW.ARCHITECTONIC.COM

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PROJECT

PAUTSCH
VACATION RENTAL
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. PAUL, AIA

ARCHITECT

REVISIONS

NO. DATE REVISION

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KEY PLAN

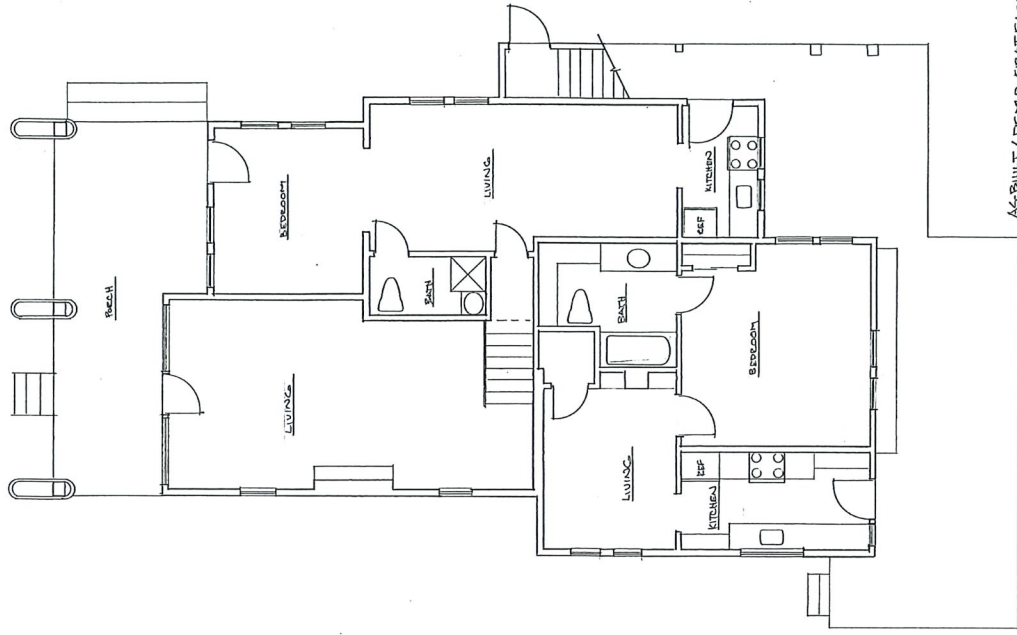
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A-1 OF

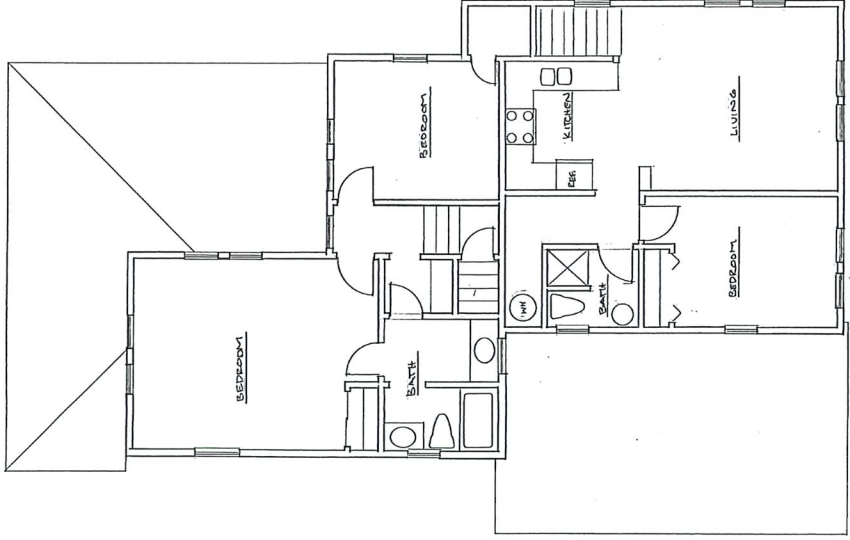
PROJECT NUMBER E-22-115

DATE

11/15/22



AS-BUILT / DEMO FIRST FLOOR
1/4"



AS-BUILT / DEMO SECOND FLOOR PLAN
1/4"

ARCHITECT

Architectonic Inc

1801 WINDY AVENUE
FORT PIERCE, FLORIDA 34909
T: 772-487-7751
WWW.ARCHITECTONIC.COM

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PROJECT

PAUTSCH
VACATION RENTAL
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. REAL, L.A.
ARCHITECT

REVISIONS

NO. DATE REVISION

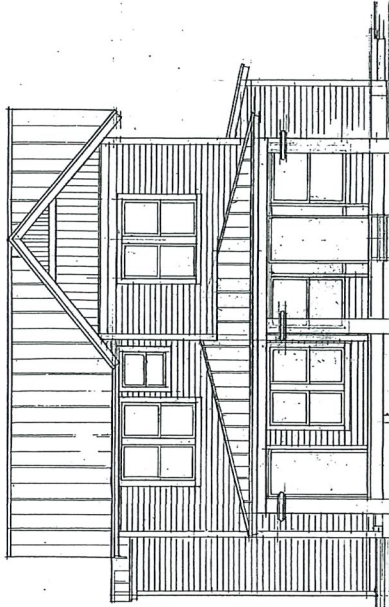
KEY PLAN

SHEET TITLE / SHEET NUMBER

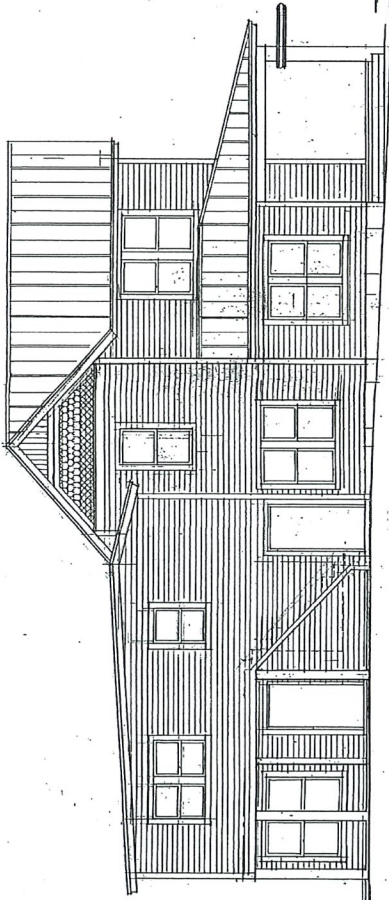
A-2 of 8

PROJECT NUMBER: E-22A-LS

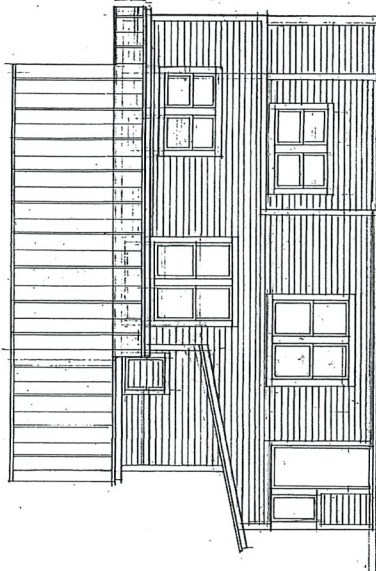
DATE



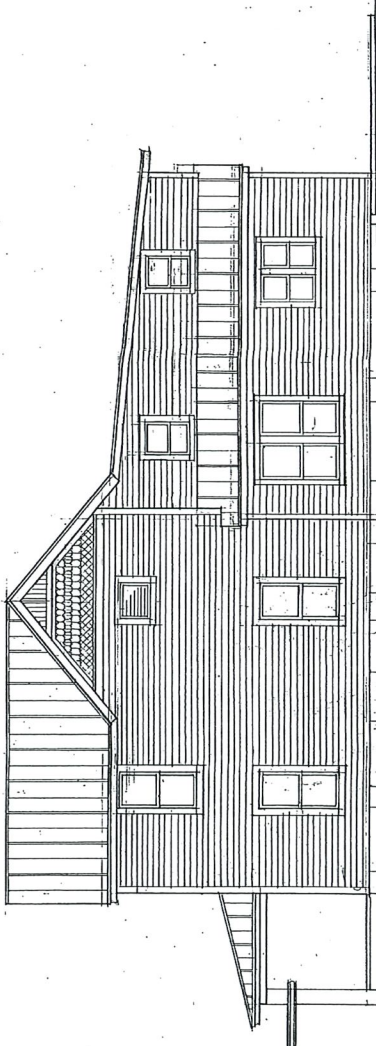
EAST ELEVATION • 1/4" = 1'-0"



SOUTH ELEVATION • 1/4" = 1'-0"



WEST ELEVATION • 1/4" = 1'-0"



NORTH ELEVATION • 1/4" = 1'-0"

ARCHITECT

Architectonic Inc

800 DELAWARE AVENUE
FT. PIERCE, FLORIDA 34905
772.460.9751
WWW.ARCHITECTONIC.COM

PROJECT

CLIENT

PAUTSCH
VACATION RENTAL
FT. PIERCE, FLORIDA

CONSULTANTS

REGISTRATION

MICHAEL DEAL AM
LICENSED ARCHITECT

REVISIONS

NO. DATE REVISION

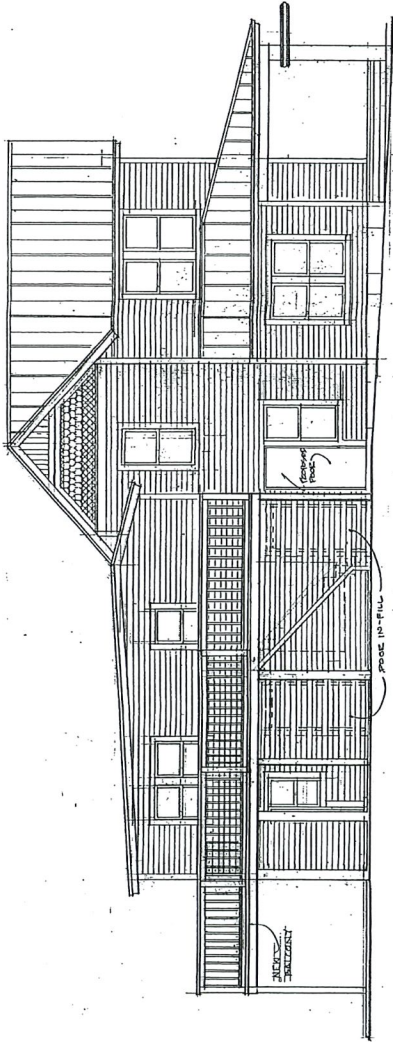
KEY PLAN

SHEET TITLE / SHEET NUMBER

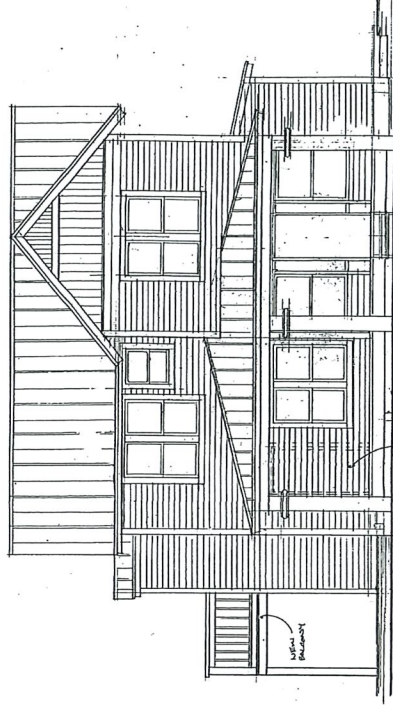
A-4 of 5

PROJECT NUMBER E-25115

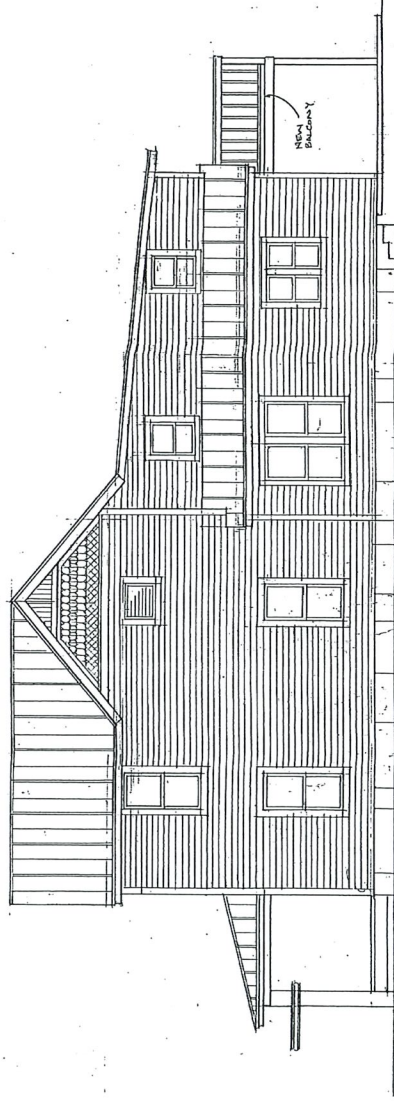
DATE



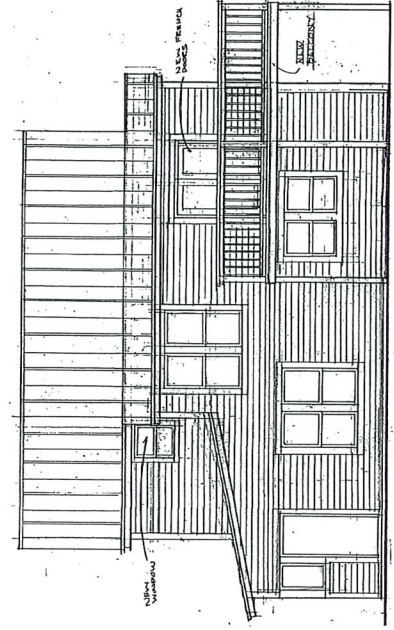
SOUTH ELEVATION • 1/4" = 1'-0"



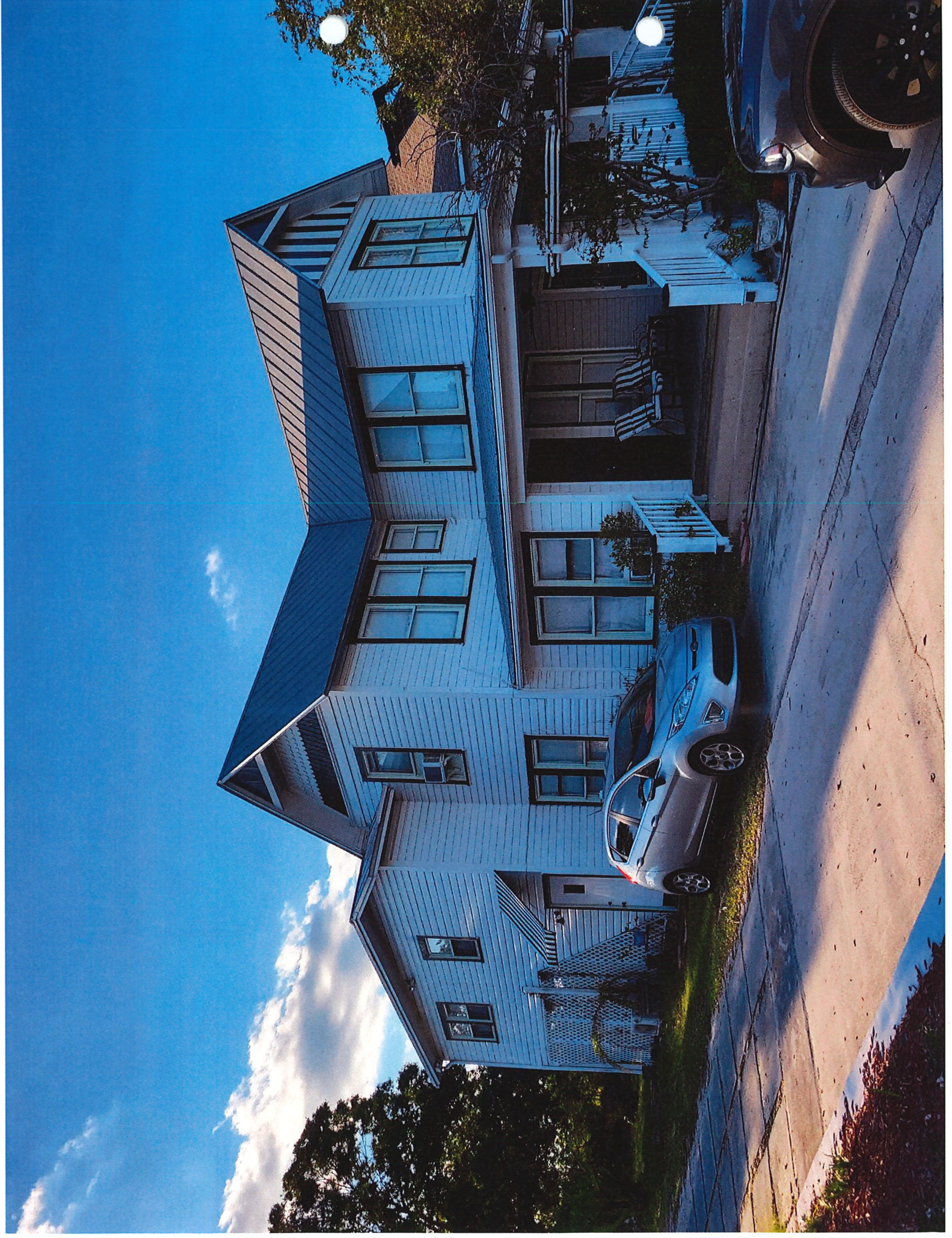
EAST ELEVATION • 1/4" = 1'-0"



NORTH ELEVATION • 1/4" = 1'-0"



WEST ELEVATION • 1/4" = 1'-0"









 [pinterest.com](https://www.pinterest.com)



Impact Entry Doors

With our high-impact entry doors, you don't have to choose between safety and style.

Enjoy the personalized feel of unique glass and finish options, without losing peace of mind. With numerous customization options, all of which are both stylish and durable, our impact doors offer the best of both worlds.

Protects your home through severe weather

Made in America

Lifetime warranty

Multiple design options provide unique looks

Property Identification

Site Address: 219 N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-503-0032-000-2
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23045
 Map ID: 24/10N
 Zoning: Central Co

Ownership

Dogo Investments LLC
 4351 NW 101st DR
 Coral Springs, FL 33065

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK E LOT 3 (MAP 24/10B)

Current Values

Just/Market Value: \$157,300
 Assessed Value: \$157,300
 Exemptions: \$0
 Taxable Value: \$157,300



Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF): 2,469
 Gross Sketched Area (SF): 3,138
 Land Size (acres): 0.17
 Land Size (SF): 7,500

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
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 4, 2022	4818 / 2230	0001	WD	CEBAD Investments LLC	\$825,000
Apr 30, 2012	3385 / 0367	0138	WD	Clark IV Samuel L	\$78,500
Apr 27, 2005	2235 / 2545	XX01	OA	Clark III (EST) Samuel L	\$0
Jul 9, 1990	0700 / 0299	XX00	PR	Lyndon Elizabeth P	\$58,000

Building Information (1 of 1)

Finished Area: 2,469 SF

Gross Sketched Area: 3,138 SF

Exterior Data

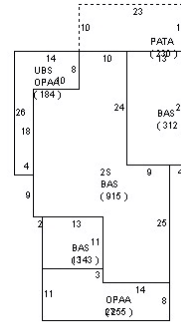
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: HC+	Year Built: 1901	Frame:
Grade: C+	Effective Year: 1960	Primary Wall: Hardwood Lap
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

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

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

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)	915	915	156
BAS	BASE AREA	1370	1370	278
OPAA	Open Porch Attached Average	439	0	156
PATA	Patio Average (Plain Slab)	230	0	66
UBS	UPPER BASE AREA/+1	184	184	80

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1950
UTILITY FAIR	1	64	1980
UTILITY AVG	1	100	1980

Current Year Values

Current Values Breakdown


Building:	\$75,700
Land:	\$81,600
Just/Market:	\$157,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$157,300
Exemption(s):	\$0
Taxable:	\$157,300

Current Year Exemption Value Breakdown

Building:	\$75,700
Land:	\$81,600
Just/Market:	\$157,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$157,300
Exemption(s):	\$0
Taxable:	\$157,300

Current Year Special Assessment Breakdown

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$157,300	\$157,300	\$0	\$157,300
2021	\$146,600	\$146,600	\$0	\$146,600
2020	\$142,900	\$142,900	\$0	\$142,900
2019	\$146,600	\$146,600	\$0	\$146,600

Permits

Number	Issue Date	Description	Amount	Fee
RF20052496	Aug 17, 2005	Roof	\$2,300	\$50
BP14-2486	Sep 30, 2014	Air Conditioning Only	\$6,230	\$170
BP14-2486	Apr 13, 2015	Air Conditioning Only	\$6,230	\$224

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 22-60 – Renovations & Additions – 219 N 2nd Street

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

NOTICE BY NEWSPAPER: November 25, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 11/25/2022

Historic Preservation Board

5. b.

Meeting Date: 12/05/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-62 - Demolition - 505 N. 6th Street

LOCATION

505 N 6th Street (Parcel ID: 2403-705-0140-000-0)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Denial/Approval

Attachments

Staff Report

Application

Property Card

Inspection Report

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 11/28/2022 01:03 PM

Final Approval Date: 11/28/2022



DECEMBER 5, 2022

COA 22-62

Owner

Barbara and Willie Nowell

Applicant

Andros Roofing Construction, LLC

Location

505 N 6th Street

Parcel

2403-705-0140-000-0

Historic Status

Contributing structures located in the Lincoln Park Historic District.

Requested Action

Demolition

Recommendation

Denial/Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Building

B A C K G R O U N D

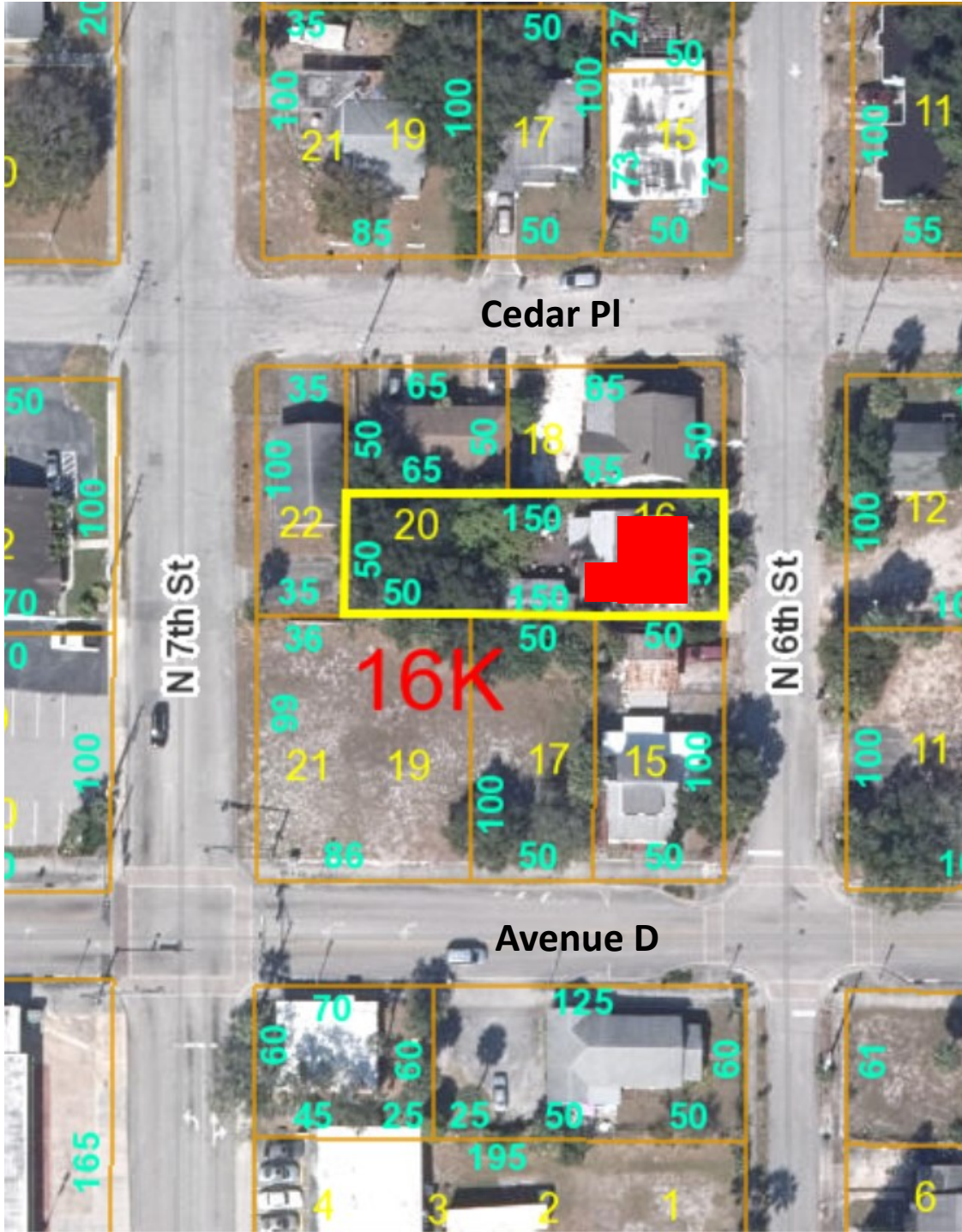
The subject site is located within the Lincoln Park Historic District. The property consists of two (2) buildings; a residential bungalow and an accessory, both built in 1926 according to SLC Property Appraiser and in 1924 according to Florida Master Site File.

The residential one story wood frame building represents Bungalow architectural style expressed by a gable roof, wide eaves, knee braces, center entrance, and a porch. The exterior wall fabric is drop siding.

The bungalow was heavily damaged by fire ca. 2001 and has not been repaired or refurbished since, resulting in further deterioration.

R E Q U E S T

The applicant is requesting COA approval for the demolition of the damaged and deteriorated wooden bungalow structure.



Building proposed for the demolition

Subject property - aerial photo

Criteria for Demolition (Sec. 111-157): 427 N 14th Street	Staff Analysis	Criteria for demolition met?
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?	The structure's overwhelming fire damage and deterioration has significantly diminished its historic value. The structure does not meet national, state or local criteria for designation as a significant historic or architectural site or structure.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	The craftsmanship and materials featured at the site were damaged by the fire. Reproduction is possible but with great expense.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No, there are several remaining examples of the bungalow style in the city.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure was severely damaged by the fire, it has become an undesirable and derelict component of the district.	Yes
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?	The damaged structure does not have architectural, historical or cultural value.	Yes
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?	The applicant is currently working with Grant Administration Department and plans to move forward with submitting plans for replacing the demolished structure.	Yes

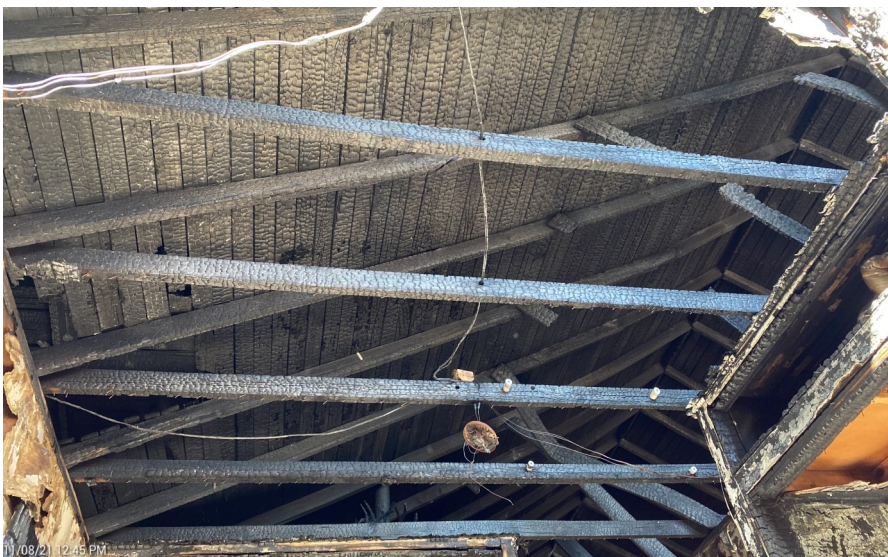


Interior and exterior damage of the structure

Pictures provided by the building inspector



Interior and exterior damage of the structure
Pictures provided by the building inspector



Interior and exterior damage of the structure

Pictures provided by the building inspector

STAFF RECOMMENDATION

The building proposed for demolition is in very poor condition. It was heavily damaged by the fire in November 2019, declared as unsafe by the building inspector, and left to deteriorate for an extended period of time.

While reconstruction of the building is possible, it would be at considerable expense.

Given the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district the Historic Preservation Board may:

- Deny the demolition request; or
- Approve the demolition request with recommendation that a new residence should be constructed as soon as possible and in a style and manner compatible with the surrounding Historic District.



Existing structure front/side facade

22-62



CITY OF FORT PIERCE PLANNING DEPARTMENT

City of Fort Pierce, Florida
Historic Districts and Landmarks Commission

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 505 N 6TH ST
 Parcel ID #: 2103705-0140-000-0
 Type of Designation: Commercial Non-conforming Site within the _____ Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
 Name(s): BARBARA NOWELL
 Mailing Address: 505 N 6TH ST
 Phone Number(s): 772 561-729-6964 Email: _____

Agent
 Name(s): ANDRES ROOFING* CONSTRUCTION, LLC
 Mailing Address: 2706 ATLANTIC HWY, FT. P.
 Phone Number(s): 772-495-4915 Email: ANDRES.CONSTRUCTION@GMAIL.COM

Representative
 Name(s): _____
 Mailing Address: _____
 Phone Number(s): _____ Email: _____

Property Owner(s) Acknowledgements: This application will not be considered complete without the signature of all property owners which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall of the applicant(s) if other than the property owner(s) and/or representative to act in his/her behalf for the purposes of seeking approval 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.

Barbara Nowell as Owner(s) of the subject property hereby authorize the filing of this application on my/our behalf.
Barbara Nowell 11-16-2022
 Signature of Owner Date

Description of Requested Work

Use indicate the type of work requested:

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

Site Improvements (describe) DEMOLISH A BURNT WOODEN STRUCTURE

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: DEMOLISH THE WOODEN FRONT BUILDING THAT'S MORE THAN 70% BURNT.

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

- 1. \$10.00 Application fee
 - 2. Site Plan with dimensions.
 - 3. 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.
 - 4. Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
 - 5. Material(s) specifications and/or sample(s)
 - 6. Color samples.
-
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

Property Identification

Site Address: 505 N 6th ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0140-000-0
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 16036
 Map ID: 24/10N
 Zoning: General Co

Ownership

Barbara Nowell
 Willie Nowell
 505 N 6th St
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- S 1/2 OF LOTS 16, 18 AND 20 (MAP 24/10C) (OR 2654-232; 2982-892)

Current Values

Just/Market Value: \$32,700
 Assessed Value: \$20,086
 Exemptions: \$20,086
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 1,050
 Gross Sketched Area (SF): 2,058
 Land Size (acres): 0.17
 Land Size (SF): 7,500

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
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 13, 2018	4202 / 0766	0198	QC	Nowell Barbara	\$1,400
Oct 24, 2007	2982 / 0892	XX01	WD	Nowell Barbara	\$100
Sep 8, 2006	2654 / 0232	XX01	QC	Nowell Willie	\$100
Nov 9, 1999	1261 / 1609	XX01	QC	Pearce Paul N	\$18,800
Oct 22, 1997	1105 / 2907	XX00	WD	Sharon L Lowe	\$21,500
Sep 16, 1993	0859 / 2673	XX00	WD		\$20,000

Building Information (1 of 2)

Finished Area: 1,050 SF

Gross Sketched Area: 1,750 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable
 Building Type: SFF Year Built: 1926 Frame:
 Grade: SFF-Avg Effective Year: 1940 Primary Wall: Wood no Sh

Story Height: 1 Story

No. Units: 1

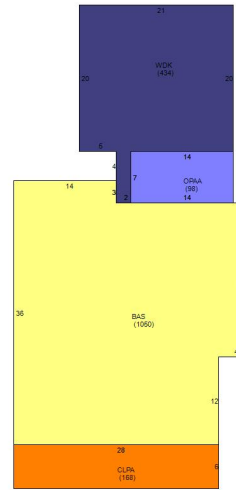
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 1
Half Baths: 0
A/C %: 0%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1050	1050	136
CLPA	Closed Porch Average	168	0	68
OPAA	Open Porch Attached Average	98	0	42
WDK	WOOD DECK	434	0	96

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 308 SF

Exterior Data

View:
Building Type: DGAR
Grade: DG
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1926
Effective Year: 1940
No. Units: 0

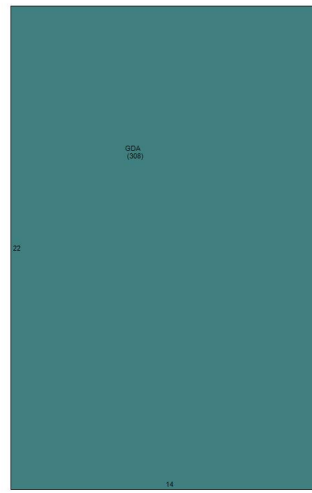
Roof Structure: Gable
Frame:
Primary Wall: Wood no Sh
Secondary Wall:

Interior Data

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

Electric: MINIMUM
Heat Type:
Heat Fuel:
Heated %: %

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	308	0	72

Special Features and Yard Items


Type	Qty	Units	Year Blt
Driv-Concret	1	1000	
Fen WoodSB 6'	1	56	2004

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$25,200	2022	2008	0500	Homestead Exemption	\$20,086
Land:	\$7,500					
Just/Market:	\$32,700	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2022	2008	0550	Homestead Exemption over \$ 50,000	\$0
Save Our Homes or 10% Cap:	\$12,614	Tax Year	Grant Year	Code	Description	Amount
Assessed:	\$20,086	2022	2008	2300	Total & Permanent Disability	\$0
Exemption(s):	\$20,086					
Taxable:	\$0					

Current Year Special Assessment Breakdown

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

This does not necessarily represent the total Special 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
2022	\$32,700	\$20,086	\$20,086	\$0
2021	\$29,900	\$19,501	\$19,501	\$0
2020	\$28,100	\$19,232	\$19,232	\$0
2019	\$30,300	\$18,800	\$18,800	\$0

Permits

Number	Issue Date	Description	Amount	Fee
FE2003-40	Apr 8, 2003	Wood Fence	\$399	\$75
FIRE	Mar 30, 2021	Fire Damage Port St Lucie	\$0	\$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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Property Maintenance Inspection Report

Property Address Parcel ID #

House Color # of Units Building Occupied

Type of Structure Source of Complaint

Action to be taken - Select all that apply

- Unsafe Building - Rehab Permitted Unsafe Building - Demo Recommended Other - See Comments

Posting Type Red - 108.1.5 - Dangerous Structure

Inspector Date Property Posted?

Comments

- Active Code Cases NONE Active Building Permit NONE
- Lis Pendens check Rehab letter sent
- Demo letter sent Nuisance letter sent
- Title search done Affidavit recorded

Misc. Notes
and
Comments

Contact Information

Contact Info

Comments



Section 111 - Unsafe structures

111.1.1 - Unsafe structure

Comments

111.1.2 - Unsafe equipment

Comments

111.1.3 - Structure unfit for human occupancy

Comments

111.1.4 - Unlawful structure

Comments

111.1.5 - Dangerous structure or premises

- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

Section 302 - Exterior property areas

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.



- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 3. Structures or components thereof that have reached their limit state. |
| <input checked="" type="checkbox"/> | 4. Siding and masonry joints are not maintained, weather resistant or water tight. |
| <input checked="" type="checkbox"/> | 5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects. |
| <input type="checkbox"/> | 6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects. |
| <input checked="" type="checkbox"/> | 7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects. |
| <input checked="" type="checkbox"/> | 8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads. |
| <input type="checkbox"/> | 9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects. |
| <input type="checkbox"/> | 11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads. |
| <input type="checkbox"/> | 12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects. |

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion. |
| <input type="checkbox"/> | 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall. |
| <input checked="" type="checkbox"/> | 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. |
| <input type="checkbox"/> | 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. |
| <input checked="" type="checkbox"/> | 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. |
| <input checked="" type="checkbox"/> | 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance. |
| <input type="checkbox"/> | 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition. |
| <input type="checkbox"/> | 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment. |
| <input type="checkbox"/> | 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
| <input type="checkbox"/> | 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment. |
| <input type="checkbox"/> | 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. |
| <input checked="" type="checkbox"/> | 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. |
| <input checked="" type="checkbox"/> | 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes. |



304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.

304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.

304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.

305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Structural members are incapable of supporting nominal loads and load effects.

5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.

305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition.

Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.

305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.

305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
<input checked="" type="checkbox"/>	306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	3.6 Joint fatigue



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

Section 308 - Rubbish and garbage

Section 309 - Pest Elimination

Section 404 - Occupancy Limits

Section 502 - Required facilities

Section 503 - Toilet Rooms

Section 504 - Plumbing systems and fixtures



- 504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
- 504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
- 504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments

Section 505 - Water system

Section 506 - Sanitary drainage system

- 506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
- 506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
- 506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

Comments

Section 507 - Storm drainage

Section 601 - Mechanical - General

Section 602 - Heating facilities

Section 603 - Mechanical equipment

Section 604 - Electrical Facilities

- 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
- 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
- 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
 - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
 - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

Section 605 - Electrical equipment

Section 606 - Elevators, escalators and dumbwaiters

Section 607 - Duct systems

Section 701 - General fire safety requirements

Section 702 - Means of egress

Section 703 - Fire resistance ratings

Section 704 - Fire protection systems



- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 704.1 Inspection, testing and maintenance - Fire detection systems shall be maintained in accordance with the IFC in an operative condition at all times, and shall be replaced or repaired where defective. |
| <input type="checkbox"/> | 704.1.1 - Fire protection and life safety systems - Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the IFC and IBC. |
| <input type="checkbox"/> | 704.1.2 - Required fire protection systems - Fire protection systems required by this code, the IFC or the IBC shall be installed, repaired, operated tested and maintained in accordance with this code. |
| <input type="checkbox"/> | 704.1.3 Fire Protection systems - Fire protection systems shall be inspected, maintained and tested in accordance with the IFC requirements. |
| <input type="checkbox"/> | 704.2 Standards - Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 7042 and as required by this section. |
| <input type="checkbox"/> | 704.2.1 Records - Records shall be maintained of all systems inspections, tests and maintenance required by the referenced standards. |
| <input type="checkbox"/> | 704.4 Removal of or tampering with equipment - It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for extinguishing fire, training, recharging or repairs. |
| <input type="checkbox"/> | 704.4.1 Removal of or tampering with appurtenances - Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner. |
| <input type="checkbox"/> | 704.5 Fire department connection - where the fire department connection isn ot visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building, subject to approval by the fire code official. |
| <input type="checkbox"/> | 704.5.1 Fire department connection access - Ready access to fire department connections shall be maintained at all times without obstruction by fences, bushes, trees, walls or any other fixed or removable object. |
| <input type="checkbox"/> | 704.6 Single and multiple station smoke alarms - Single- and multiple-station smoke alarms shall be installed in Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3 |
| <input checked="" type="checkbox"/> | 704.6.1 Where required - Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordane with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3. |
| <input type="checkbox"/> | 704.6.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level |
| <input checked="" type="checkbox"/> | 704.6.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. |
| <input type="checkbox"/> | 704.6.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance. |



704.6.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

704.6.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.

704.6.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

704.7 Single- and multiple-station smoke alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced in the date of manufacture cannot be determined.

705.1 General - Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwellings covered by the IRC shall be installed in accordance with Section R315 of that code.

705.2 Carbon monoxide alarms and detectors - Carbon monoxide alarms and detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and detectors that become inoperable or being producing end-of-life signals shall be replaced.

Comments

Additional Comments

Property Identification

Site Address: 505 N 6th ST
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0140-000-0
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 16036
Map ID: 24/10N
Zoning: General Co

Ownership

Barbara Nowell
Willie Nowell
505 N 6th St
Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- S 1/2 OF LOTS 16, 18 AND 20 (MAP 24/10C) (OR 2654-232; 2982-892)

Current Values

Just/Market Value: \$29,900
Assessed Value: \$19,501
Exemptions: \$19,501
Taxable Value: \$0



Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF): 1,050
Gross Sketched Area (SF): 2,058
Land Size (acres): 0.17
Land Size (SF): 7,500

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Shaun Coss

From: Nick Mimms
Sent: Monday, November 8, 2021 2:20 PM
To: Shaun Coss
Cc: Paul Thomas; Karen Murphy; Curtis Johnson
Subject: Re: 505 N 6th St.

Shaun,

Good Afternoon!!

Thank you for this excellent response and the informational update. Please assist this property owner as much as possible.

Nicholas C. Mimms, P.E., ICMA-CM
City Manager
The Beautiful City of Fort Pierce

From: Curtis Johnson <cjohnson@cityoffortpierces.com>
Sent: Monday, November 8, 2021 2:11 PM
To: Shaun Coss; Nick Mimms
Cc: Paul Thomas; Karen Murphy
Subject: Re: 505 N 6th St.

Contact for this property is Barbara Bell 772-332-6432

Curtis Johnson, Jr., MBA, | City Commissioner | City of Fort Pierce
Phone: [772.467.3065](tel:772.467.3065) Fax: [772.467.3841](tel:772.467.3841) 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Shaun Coss <scoss@cityoffortpierces.com>
Sent: Monday, November 8, 2021 1:48:15 PM
To: Nick Mimms <nmimms@cityoffortpierces.com>
Cc: Paul Thomas <pthomas@cityoffortpierces.com>; Karen Murphy <kmurphy@cityoffortpierces.com>; Curtis Johnson <cjohnson@cityoffortpierces.com>
Subject: RE: 505 N 6th St.

Good afternoon Mr. Mimms,

I have performed an inspection of this home; due to the extent of damage it will be condemned. However, this home is a contributing structure within the Lincoln Park Historic District and could be a great candidate for a complete restoration. I have reached out to our Historic Preservation Officer and our Grants Administration Department to see if any funding or programs are available. I have attempted to contact the owner, Mrs. Nowell, but her voicemail is full. I will continue to contact her and provide her with the information I receive.

Best regards,

Shaun Coss, CFM | Building Department Coordinator | City of Fort Pierce
Building Department
Phone: (772) 467-3187, Fax: (772) 467-3849, 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Nick Mimms <nmimms@cityoffortpierces.com>
Sent: Monday, November 8, 2021 9:11 AM
To: Shaun Coss <scoss@cityoffortpierces.com>
Cc: Paul Thomas <pthomas@cityoffortpierces.com>; Karen Murphy <kmurphy@cityoffortpierces.com>; Curtis Johnson <cjohnson@cityoffortpierces.com>
Subject: Re: 505 N 6th St.

Shaun,

Good Morning!!

Thank you for researching this matter. Please perform an inspection and work with the property owner to rehabilitate this property.

Have a Spectacular Day!!!

Nicholas C. Mimms, P.E., ICMA-CM
City Manager
The Beautiful City of Fort Pierce

From: Shaun Coss <scoss@cityoffortpierces.com>
Sent: Monday, November 8, 2021 9:07 AM
To: Nick Mimms
Cc: Paul Thomas; Karen Murphy
Subject: 505 N 6th St.

Good morning Mr. Mimms,

We do not have any records of a fire occurring at 505 N 6th St. I'll have this property investigated today and will report my findings once the investigation is complete.

Best regards,

Shaun Coss, CFM | Building Department Coordinator | City of Fort Pierce

Building Department

Phone: (772) 467-3187, Fax: (772) 467-3849, 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-62 – Demolition – 506 N 6th Street

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

NOTICE BY NEWSPAPER: November 25, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 11/25/2022

Historic Preservation Board

6. a.

Meeting Date: 12/05/2022

Information

REQUESTED ACTION

Discussion and Deliberation - Proposed Text Amendment - Edgartown Settlement Zoning District

LOCATION

Edgartown Settlement (ES) Zoning District

RESPONSIBLE STAFF

Kevin Freeman, Planning Director

RECOMMENDATION

The Board shall discuss the proposed text amendment and comment as appropriate.

Attachments

Staff Presentation

Draft Ordinance

Form Review

Form Started By: Kevin Freeman
Final Approval Date: 11/15/2022

Started On: 11/15/2022 11:21 AM



CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

DECEMBER 5, 2022

DISCUSSION ITEM

TEXT AMENDMENT: EDGARTOWN
SETTLEMENT ZONING DISTRICT

BACKGROUND

The existing code, adopted by Ordinance L-270 requires reorganization and clarification.

– The code was presented to the Planning Board at the November 14, 2022

SUMMARY

Consideration of amendments to the Edgartown Settlement Zoning District (ES), which include;

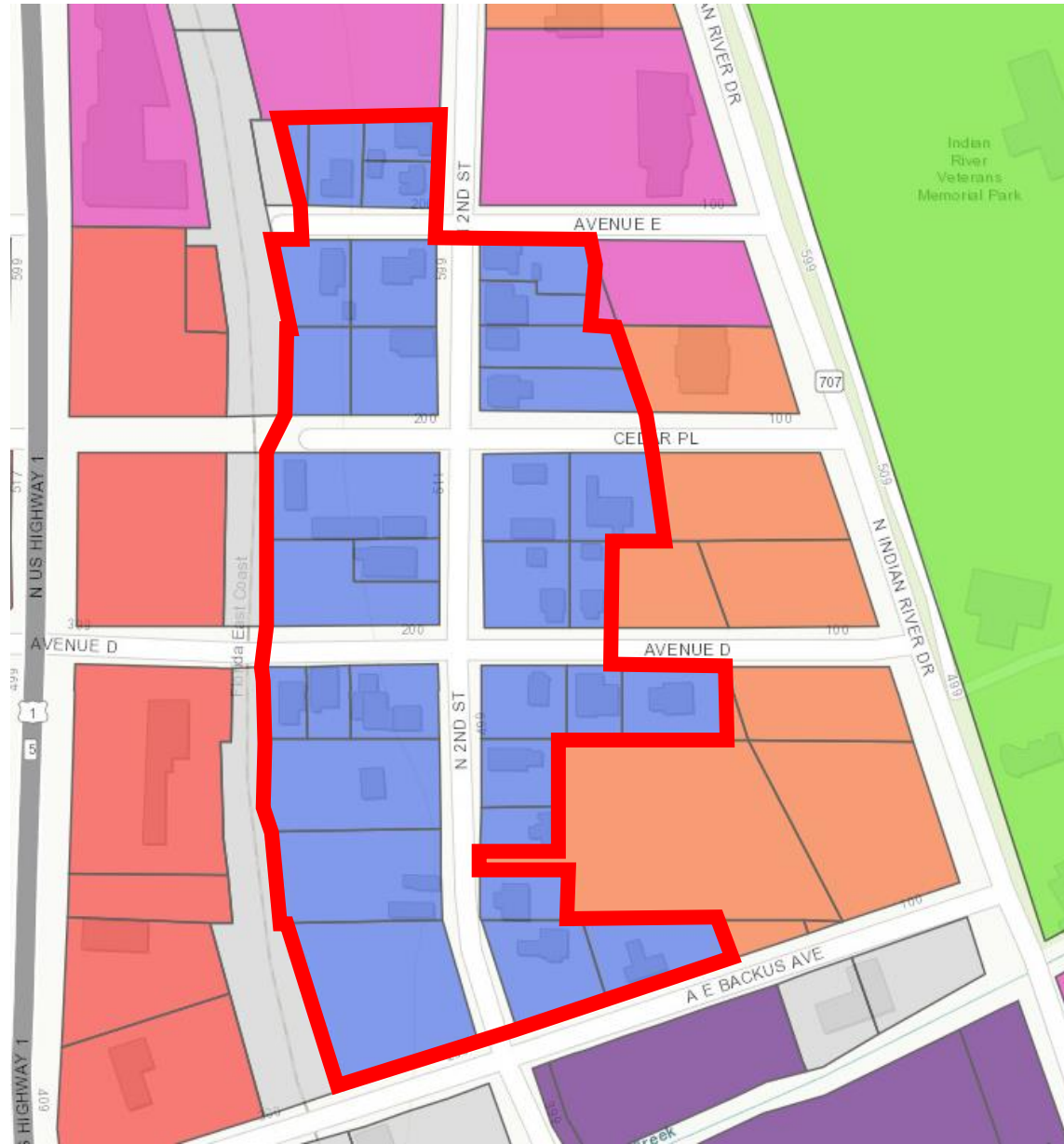
- Reorganization of Purpose and Definitions (existing language relocated).
- Chart 1-1 (Uses allowed) reorganized.
- Code sections reorganized and language presented to Edgartown Community meeting May 12, 2021.
- New language relating to ‘Entertainment Indoor’ and ‘Entertainment Outdoor’ proposed based on existing City Noise Regulations contained in Chapter 26, Article II of the City’s Code of Ordinances.
- Hours of outdoor entertainment re-iterated and ‘acoustic’ terminology removed.



LOCATION



EDGARTOWN SETTLEMENT
ZONING DISTRICT (ES)



TEXT AMENDMENT – EDGARTOWN



PROPOSED AMENDMENTS TO ENTERTAINMENT AND NOISE

(j) Brewpub, (k) Neighborhood Bistro, (l) Wine and Cigar Bar

<u>Hours of Operation</u>	<u>Between 7.00 a.m. and 11.00 p.m. only</u>
<u>Entertainment Indoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise.</u>
<u>Entertainment Outdoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.</u>



CITY'S NOISE ORDINANCE Sec. 26 - 40

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

(Extract from Table 1 below) (dBA, dBC and dBZ)

Receiving Residential Property **60** (7 a.m. – 11 p.m.)

Receiving Commercial Property **65**

Receiving Industrial Property **70**

Further limitations on Saturdays and Sundays (Residential Only).

TEXT AMENDMENT – EDGARTOWN



DISCUSSION

This item is presented for discussion purposes only. The Board is asked to consider the proposed text amendment. Comments from board members will be passed to the Planning Board at time of their consideration of the proposed zoning amendment.



ORDINANCE NO. 22-XXX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 125 – ZONING, ARTICLE IV, BASIC ZONING DISTRICTS, SECTION 125-197, EDGARTOWN SETTLEMENT (ES) ZONING DISTRICT; AMENDING SAID SECTION TO CLARIFY PURPOSE FOR THE ORDINANCE; AMENDING THE INTENSITY AND DIMENSIONAL STANDARDS; REORGANIZING CHART 1-1, USES ALLOWED; AMENDING USE DEFINITIONS, CLASSIFICATIONS, AND STANDARDS AS TO RESIDENTIAL USES, CHILDCARE, COMMERCIAL USES, AND OVERNIGHT ACCOMODATIONS; AMENDING REGULATIONS REGARDING PERMISSABLE NOISE AND HOURS OF INDOOR AND OUTDOOR ENTERTAINMENT AT EATING AND DRINKING ESTABLISHMENTS WITHIN THE DISTRICT; REORGANIZING EXISTING SUBSECTIONS AND CREATING SUBSECTIONS (g) THROUGH (o); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-197 has been amended from time to time since it was formally adopted by Ordinance L-270; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2022, meeting, voted _____ to recommend Approval of the request.

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

SECTION 1. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (a) is hereby amended as follows:

- (a) *Purpose.* The Edgartown Settlement zoning district is intended to provide for a mix of uses integrating small scale, compatible commercial uses, public uses, and accessory dwelling units into an existing urban residential neighborhood with access to multi-modal transit options and adjacency to a mixed use downtown area; to create new housing units while respecting the scale of the neighborhood; to increase the housing stock in a manner that is less intense than alternatives; to allow more efficient use of existing housing stock and infrastructure; to provide a mix of housing that responds to changing family needs and smaller households; and to provide a broader range of accessible and more affordable housing.

SECTION 2. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (b) is hereby amended as follows:

~~(b) — *Density calculations.* Density is calculated based on the ES boundaries, as defined on Map 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.~~

(b) Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this sub-section, except where the context clearly indicates a different meaning:

Accessory dwelling unit (ADU). A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure.

Accessory structure. A structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.

Artisan manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, on site-retail or storage, and occupying no more than 1,000 square feet of gross floor area.

Catering. An establishment that supplies food to be consumed off-premises.

Childcare. Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity, and supervision for children. Academic instruction may or may not be included.

Community Garden. Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.

Cultural/community. Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.

Detached dwelling. A principal residential building containing one dwelling unit.

Detached garage. An accessory structure detached from the primary structure onsite which is designed for the storage of vehicles.

Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.

Eating and drinking establishment; neighborhood bistro. An eating establishment that may serve wine, beer, or other alcohol, but does not have a separate bar with seating.

Eating and drinking establishment; wine and cigar bar. A bar that serves only wine and beer and may or may not serve food.

Habitable space. An insulated, finished living space.

Microbrewery. A craft beer brewery with a production of less than 15,000 barrels per year.

Mixed use. A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.

Office. A location at which the affairs of a business, profession, service industry or government are conducted.

Overnight accommodations, bed and breakfast. Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.

Overnight accommodations, boutique hotel. Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.

Overnight accommodations, vacation rental. Vacation rentals shall be as defined in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

Park and open space. A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.

Pedicabs. Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration.

Primary use. A permitted or conditional use of a property as defined by the ES use table, classifications, definitions, and standards.

Retail sales, service, and repair (light). Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal or repair services to the general public.

Rowhouse. A single dwelling unit in a rowhouse group.

Rowhouse group. At least three and no more than six contiguous rowhouses located on conforming rowhouse lots.

Two-unit residential. A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.

Urban food production. The use of land for growing crops for sale off premises to support the community food system.

SECTION 3. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (d) is hereby amended as follows:

~~(d) — Intensity and dimensional standards.~~

~~(1) — Lot types.~~

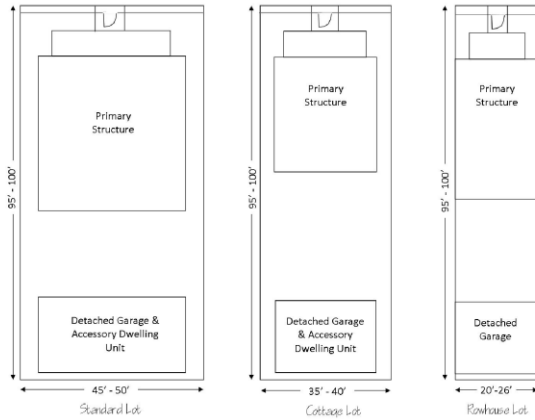
~~a. — Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way and require rear alley access for new subdivision. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~b. — Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Rear access alley access is required for new subdivision. Cottage lots permit a 1½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the~~

~~accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.~~

~~c. Rowhouse lot: 20-foot wide lot in a group of at least three but no more than ten contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement to one or more rowhouse units. Rowhouse groups are permitted along any vehicular right-of-way and require rear alley access for new subdivision. Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.~~

~~Edgartown Settlement (ES) Zoning District Lot Types~~



~~(2) Dimensional standards.~~

	Standard	Cottage	Rowhouse
Lot area, minimum	4,275 s.f.	3,325 s.f.	1,900 s.f.
Lot width, minimum	45'	35'	20'
Lot depth, minimum	95'	95'	95'
Lot coverage, maximum	60 percent	50 percent	70 percent
Build-to, front, including porch	6'	6'	6'
Build-to, side corner	8'	6'	6'
Build-to, side corner including porch	6'	6'	6'
Setback, side, minimum	5'	4'	0'
Setback, rear, primary structure, minimum	40'	40'	40'
Build-to, rear, detached garage	2'	2'	2'
Building height, maximum	2.5 stories	1.5 stories	2 stories
Accessory dwelling permitted	Yes	Yes	No
Uses allowed per lot (total)	3	2	1
Dwelling units per lot	2	2	1
Lot area per dwelling	2137	1662	1900
Fence/wall height, front yard	4'	4'	N/A

Fence/wall setback, front yard	2'	2'	N/A
Fence/wall height, rear yard	6'	6'	6'

a. ~~Additional dimensional standards and definitions.~~

~~1. *Alleys.* Functional public-access alleys which connect a property to a public right-of-way are required prior to any subdivision of land, and when constructing a rear-access garage/accessory dwelling unit. If an alley does not yet exist, the applicant shall work with the planning department to secure required land, plat and construct said alley portion to city standards.~~

~~2. *Building height.* Measured from base flood elevation (BFE) to top of eave. First story may measure up to 12 feet in height; subsequent stories may measure up to nine feet in height. Roofs and incorporated architectural features such as cupolas and widows walks are not included in building height unless habitable space is incorporated within, such as a half-story. Half stories shall be incorporated into a sloped roof line with dormers and gables, and may exceed nine feet at the peak of roof. All new construction shall follow historic construction patterns of building the first floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if BFE is lower. In such case, building height shall be measured from first floor elevation.~~

~~3. *Contextual build-to/setback.* When subject lot is adjacent to lots with existing structures, the director of planning may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.~~

~~4. *Porches.* All new construction shall incorporate an open, covered, eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.~~

~~5. *Parking.* No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure, and served by an alley.~~

~~6. *Uses allowed per lot, total.* Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.~~

~~7. *Variances.* The historic preservation board shall have the power to waive, with or without conditions, subdivision and general dimensional standards in the Edgartown Settlement zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts under the following standards for review. The proposed variance shall further the continued preservation of the historic site or historic district more appropriately than adherence to the subject regulation. 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 division 3 of article II of this chapter.~~

(d) Uses allowed.

(1) *Permitted uses.* Uses identified with a "P" in Chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.

(2) *Conditional uses.* Uses identified with a "C" in Chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and

procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.

(3) Accessory uses. Uses identified with an "A" in Chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, and are subject to any listed use standard, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard or within an accessory structure at the rear of the property. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.

<u>Chart 1-1 Uses Allowed</u>	
<u>P – Permitted Use; C – Conditional Use; A – Accessory Use</u>	
<u>RESIDENTIAL</u>	
<u>Detached dwelling</u>	<u>P</u>
<u>2—4 Units</u>	<u>P</u>
<u>Rowhouse</u>	<u>P</u>
<u>Vertical or horizontal mixed use</u>	<u>P</u>
<u>Accessory dwelling unit/detached garage</u>	<u>A</u>
<u>PUBLIC AND CIVIC</u>	
<u>Cultural/Community</u>	<u>P</u>
<u>Community garden</u>	<u>P</u>
<u>Childcare</u>	<u>P</u>
<u>Park and open space</u>	<u>P</u>
<u>COMMERCIAL/BUSINESS</u>	
<u>Adaptive re-use of historic structure</u>	<u>C</u>
<u>Artisan manufacturing</u>	<u>A</u>
<u>Catering</u>	<u>A</u>
<u>Office</u>	<u>P</u>
<u>Pedicabs</u>	<u>P</u>
<u>Retail sales</u>	<u>P</u>
<u>Retail service</u>	<u>P</u>
<u>Retail repair (light)</u>	<u>P</u>
<u>Urban food production</u>	<u>A</u>
<u>Brewpub</u>	<u>P</u>

<u>Neighborhood bistro</u>	<u>P</u>
<u>Wine/Cigar bar</u>	<u>P</u>
<u>ACCOMMODATION</u>	
<u>Bed and breakfast</u>	<u>P</u>
<u>Boutique hotel</u>	<u>P</u>
<u>Vacation rental</u>	<u>P</u>

SECTION 4. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (e) is hereby amended as follows:

~~(e) — Uses allowed.~~

~~(1) — Permitted uses. Uses identified with a "P" in chart 1-1, use table are permitted as-of-right, subject to any listed use standards and all other applicable standards of this Code.~~

~~(2) — Conditional uses. Uses identified with a "C" in chart 1-1, use table may be allowed if reviewed and approved in accordance with conditional use criteria and procedures of the land development regulations. Conditional uses are subject to compliance with any listed use standards and all other applicable standards of this Code.~~

~~(3) — Accessory uses. Uses identified with an "A" in chart 1-1, use table are subordinate to a primary use of the property, shall not be located within any front facade bay, are subject to any listed use standards, and to all other applicable standards of this Code. All accessory uses shall be located either within the rear section of the primary structure, within the rear yard (subject to approval by the director of planning) or within an accessory structure at the rear of the property, accessible by an alley. Few customers, especially the general public, come to the site to access the use. All accessory uses in total may occupy no more than 20 percent of the parcel's total lot area.~~

Chart 1-1 Uses Allowed	
Residential	Permitted/Conditional/Accessory
Detached dwelling	P
2—4 Units	P
Rowhouse	P
Vertical mixed use	P
Accessory dwelling unit/detached garage	A
Public and Civic	Permitted/Conditional/Accessory
Cultural/Community	P
Community garden	P
Childcare	P
Park and open space	P
Commercial	Permitted/Conditional/Accessory
Adaptive re-use of historic structure	G
Artisan manufacturing	A
Catering	A
Eating and drinking establishments	Permitted/Conditional/Accessory
Brewpub	P
Neighborhood bistro	P

Wine/Cigar bar	P
Office	P
Overnight Accommodations	Permitted/Conditional/Accessory
Bed and breakfast	P
Boutique hotel	P
Vacation rental	P
Pedicabs	P
Retail sales	P
Retail service	P
Retail repair (light)	P
Urban food production	A

~~(4) — Use definitions, classifications and standards.~~

~~a. — Residential uses.~~

~~1. — Detached dwelling. A principal residential building containing one dwelling unit.~~

~~2. — Two-unit residential. A structure used for two separate dwelling units, having the exterior appearance of a detached dwelling, each unit having private egress or a common stairwell egress.~~

~~3. — Rowhouse. A single dwelling unit in a rowhouse group.~~

~~(i) — Use standards.~~

~~A. — Rowhouse group. A rowhouse group must be comprised of at least three and no more than ten contiguous rowhouses located on conforming rowhouse lots.~~

~~B. — Site design. Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard and detached garage with access to a functioning alley.~~

~~4. — Vertical mixed use. A structure which contains a commercial or public use on the ground floor, with residential uses located above and/or to the rear of the commercial or public use on the ground floor.~~

~~5. — Accessory dwelling unit (ADU). A second dwelling subordinate in size to the principal dwelling unit on the lot, located in an accessory structure with access to a rear-access alley. Such structure shall be designed to respect the historic, small-scale residential detached building typology in the Edgartown Settlement Preservation Area, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit. Accessory dwelling units are encouraged in the ES zoning district to:~~

~~(i) — Create new housing units while respecting the scale of the neighborhood;~~

~~(ii) — Increase the housing stock in a manner that is less intense than alternatives;~~

~~(iii) — Allow more efficient use of existing housing stock and infrastructure;~~

~~(iv) — Provide a mix of housing that responds to changing family needs and smaller households;~~

~~(v) — Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and~~

~~(vi) — Provide a broader range of accessible and more affordable housing.~~

~~6. — Use standards.~~

~~(i) — Build-to-line, rear: two feet.~~

~~(ii) — Build-to, side corner: eight feet; or with porch: six feet.~~

~~(iii) — Setback, side: five feet.~~

~~(iv) — Building height. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.~~

~~(v) — Massing. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.~~

~~(vi) — Parking. No additional parking is required for the ADU.~~

~~(vii) — Architectural compatibility. Architectural style and building materials shall be compatible with the primary structure's architectural style. Architectural compatibility is not synonymous with an exact mimicking of the primary structure's design and materials.~~

~~(viii) — Variance standards.~~

~~A. — Only properties which contain contributing historic structures are eligible for building height or massing variances. Detached garages without ADUs incorporated may also be eligible for building height and massing variances if located on a site with a contributing historic structure.~~

~~B. — Shall be sited, designed and landscaped in such a manner that size and/or height does not overwhelm the principal structure as viewed from the right-of-way.~~

~~b. — *Public and civic uses.*~~

~~1. — *Cultural/community.* Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis.~~

~~2. — *Community garden.* Vacant land used for vegetable, fruit or flower gardening by individuals or groups in order to strengthen the community food system.~~

~~3. — *Use standards.*~~

~~(i) — *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration, visual blight or chemical drift.~~

~~(ii) — *Xeriscape.* Water source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade or landscape-screened cistern, etc.~~

~~(iii) — *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.~~

~~(iv) — *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.~~

~~(v) — *Ownership.* Owner of site shall provide a written agreement allowing the site to be used as a community garden.~~

~~c. — *Childcare.* Day care home or day care center (as licensed by the state) which provides regular shelter, care, activity and supervision for children. Academic instruction may or may not be included.~~

~~1. — Use standards.~~

~~(i) — *Arrival and departure.* Site design must provide for the safe arrival and departure of children.~~

~~A. — *Traffic.* Drop-off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.~~

~~B. — *Security.* The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.~~

~~(ii) — *Exterior play yards.* The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities per the below standards:~~

~~A. — *Sunlight and shade.* Play yards should have exposure to both shade and sunlight. Additional shade trees or tree pruning may be required to create a balance of shade and sun in the play yard.~~

~~B. — *Amenities.* Select three or more amenities below for the outdoor play yard:~~

~~1. — *Open or screened porch.* Porches are highly desirable play elements as they provide for outdoor play in inclement or hot weather. Porches are a significant architectural symbol of a nurturing environment and provide a transition to the natural elements.~~

~~2. — *Circulation.* Dedicated, hard surface, connected pathways for wheeled toys of at least five feet in width, allowing two tricycles to pass, as well as provision of wheeled toys to ride, and a wheeled-toy parking area off the paths.~~

~~3. — *Shaded seating.* Provide seating in a shaded area with views to other areas of the play yard. Such seating may include benches, tables and chairs, picnic table, and/or chair and easel.~~

~~4. — *Sand and water play.* Sand and/or water tables at children's height with areas for sand and/or water, flat surface building area, storage areas for spoons, shovels, toy vehicles, buckets. Sand tray area must be fitted with removable cover to protect from rodent or small animal intrusion.~~

~~5. — *Dramatic play area.* Stage and/or shaded play house structure with seating, including props for dramatic play. Play house area should be adjacent to circulation paths to incorporate paths and parking areas into make-believe play.~~

~~6. — *Large motor play area.* Options include superstructure playground equipment with climbing obstacles, climb-through tunnels and slides, berms that create small hills, large rocks for climbing, or open, grassy yard area for running and games.~~

~~7. — *Infant play area.* Separate space consisting of soft exterior paving materials that protect crawling children and provide a comfortable surface for seating, exposed to the natural element but shaded from direct sun. Appropriate activities within the area include crawling spaces with slight inclines or undulations; low barriers to climb over, pull up bars, low platforms, and low slope slides. A place hard enough to use wheeled and push toys may also be included.~~

~~8. — *Children's garden.* Garden area for planting, tending and harvesting of fruits, vegetables and flowers.~~

~~9. — *Quiet space.* Quieter space set apart from active area such as a labyrinth walking path, shaded or sunny seating niches for reading, or easels for art.~~

~~C. — *Alternative compliance.* When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.~~

~~D. — *Fencing.* Play yards must be enclosed by fences to define and secure the play yard. Chainlink is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.~~

~~d. — *Park and open space.* A public or private area of land, with or without buildings, opens to the public for outdoor active or passive recreational uses.~~

~~e. — *Commercial uses.*~~

~~1. — Use standards, applicable to all commercial uses, in addition to use standards for specific primary uses.~~

~~(i) — *Size:* 2,000 square feet, max per tenant.~~

~~(ii) — *Hours of operation:* No business may operate between the hours of 11:00 p.m. and 7:00 a.m.~~

~~(iii) — *Parking, off-street; not required.* When provided, parking shall be located to the rear of the primary structure and accessed by a rear access alley.~~

~~(iv) — *Parking, on-street.* If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting and sidewalks.~~

~~(v) — *Compatibility.* No adverse impacts to adjacent properties such as persistent light, odor, vibration, noise or visual blight.~~

~~2. — *Adaptive re-use of a historic structure.* Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use.~~

~~(i) — Use standards.~~

~~A. — *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.~~

~~B. — *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.~~

~~C. — *Comprehensive plan.* The proposed conditional use is consistent with the comprehensive plan.~~

~~D. — *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.~~

~~E. — *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.~~

~~Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.~~

~~3. — *Artisan manufacturing.* On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage, and occupying no more than 1,000 square feet of gross floor area.~~

~~(i) — Use classifications (examples). Cabinetry; art fabrication; microbrewing without a retail or restaurant component; ceramics.~~

~~4. Catering. An establishment that supplies food to be consumed off-premises.~~

~~5. Eating and drinking establishment; brewpub. A restaurant or pub which also brews beer on-site.~~

~~(i) Use standards.~~

~~Table of Use Standards~~

Size, Restaurant/Pub	1,500 s.f. max interior; 800 s.f. max exterior
Size, Brewing facilities	2,000 s.f. max; up to 4,000 s.f. with Conditional Use
Location, Restaurant/Pub	Front facade bay
Location, Brewing facilities	Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.
Hours of Operation	No later than 11:00 p.m.
Live Entertainment	Outside: Acoustic only and permitted no later than 9:00 p.m.
	Inside: No music audible outside establishment after 9:00 p.m.

~~6. Eating and drinking establishment; neighborhood bistro. An eating establishment that may serve wine, beer or other alcohol, but does not have a separate bar with seating.~~

~~(i) Use standards.~~

Size:	1,500 s.f. max interior; 800 s.f. max exterior
Hours of Operation:	7:00 a.m. to 11:00 p.m.
Live Entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.

~~7. Eating and drinking establishment; wine and cigar bar. A bar that serves only wine and beer, and may or may not serve food.~~

~~(i) Use standards.~~

Size:	1,500 s.f. max, interior; 800 s.f. max, exterior.
Hours of operation:	No later than 11:00 p.m.
Live entertainment:	Acoustic only, permitted outside until 9:00 p.m., permitted inside until 11:00 p.m.; no music of any kind may be audible outside establishment after 9:00 p.m.
Mixed Use:	If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed use site.

~~8.— *Office.* A location at which the affairs of a business, profession, service industry or government are conducted.~~

~~9.— *Overnight accommodations, bed and breakfast.* Overnight accommodations, serving breakfast, and located in an owner-occupied residential structure, offering up to eight guest rooms.~~

~~10.— *Overnight accommodations, boutique hotel.* Overnight accommodations which include an amenity such as a restaurant or spa, offering up to 18 rooms and located within a structure of residential building typology.~~

~~11.— *Overnight accommodations, vacation rental.* A detached dwelling or apartment within a building of residential building typology which is rented out for the purposes of providing accommodations for less than six months to tourists.~~

~~(i) — Use standards.~~

~~A.— A separate entrance shall be provided for each unit to the exterior or to an interior, secure common area.~~

~~B.— A business license shall be required for each vacation rental unit.~~

~~C.— Such units shall be managed by either a state-licensed property management agent or the owner-occupant residing in another unit, and shall collect and pay all applicable taxes.~~

~~D.— Current contact information for the management agency or owner-occupant shall be displayed in an accessible location outside the vacation rental.~~

~~12.— *Pedicabs.* Any vehicle with three or more wheels propelled solely by human power, which is used for transporting passengers for consideration, subject to the use standards found in section 125-157(2)c.1.B.~~

~~13.— *Retail sales.* Companies or individuals involved in the sale, lease or rental of new or used products, or providing personal or repair services to the general public.~~

~~(i) — Use classifications (examples):~~

~~A.— *Sales oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco and related products and videos.~~

~~B.— *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services and small-scale catering.~~

~~C.— *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions and watches; and tailors, milliners and upholsterers.~~

~~D.— *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to~~

~~contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; exterior freestanding vending machines.~~

~~14. — *Urban food production.* The use of land for growing crops or raising small livestock for sale off premises to support the community food system.~~

~~(i) — Use classifications (examples).~~

~~A. — Gardens to produce food, feed or fiber; raising small animals of less than 20 pounds; apiculture of one hive; aquaculture.~~

~~B. — Uses not included. Community gardens, gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.~~

~~(ii) — Use standards.~~

~~A. — *Size.* No more than ten percent of the site may be dedicated to the use.~~

~~B. — *Compatibility.* No adverse impacts to adjacent properties such as persistent odor, light, vibration visual blight or chemical drift.~~

~~C. — *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade or landscape screened cistern, etc.~~

~~D. — *Top soil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.~~

~~E. — *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.~~

~~F. — *Outdoor storage.* All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.~~

(e) *Density calculations.* Density is calculated based on the ES boundaries, as defined on Figure 1-1, per future land use density caps of the subject properties. A total of 137 dwelling units are permitted within the map area, regardless of lot configuration and size. Maximum density is not calculated based on each lot as it is subdivided.

SECTION 5. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (f) is hereby amended as follows:

~~(f) — *Ancillary definitions.*~~

~~*Accessory structure* means a structure located on the same lot with the main building, detached or attached, and is subordinate and incidental to the primary or accessory uses of the site.~~

~~*Apiculture* means beekeeping of one or more hives along with associated equipment for the extraction of honey.~~

~~*Aquaculture* means the farming of aquatic organisms such as fish, crustaceans, mollusks and aquatic plants. Aquaculture involves cultivating freshwater and saltwater populations under controlled conditions.~~

~~*Community food system* means a local or regional food system in which food production, processing, distribution and consumption are integrated to enhance the environmental, economic, social and nutritional health of a particular place. Four aspects distinguish community food systems from the globalized food systems: food security, proximity, self-reliance and sustainability.~~

~~(1) — Food security is a key goal of community food systems. While food security traditionally focuses on individual and household food needs, community food security addresses food access within a community context, especially for low-income households. It has a simultaneous goal of developing local food systems.~~

~~(2) — Proximity refers to the distance between various components of the food system. In community food systems such distances are generally shorter than those in the dominant or global food system. This proximity increases the likelihood that enduring relationships will form between different stakeholders in the food system; farmers, processors, retailers, restaurateurs, consumers, etc.~~

~~(3) — Self-reliance refers to the degree to which a community meets its own food needs. While the aim of community food systems is not total self-sufficiency (where all food is produced, processed, marketed and consumed within a defined boundary), increasing the degree of self-reliance for food, to be determined by a community partnership, is an important aspect of a community food system.~~

~~(4) — Sustainability refers to following agricultural and food system practices that do not compromise the ability of future generations to meet their food needs. Sustainability includes environmental protection, profitability, ethical treatment of food system workers, and community development. Sustainability of the food and agriculture system is increased when a diversified agriculture exists near strong and thriving markets, when non-renewable inputs required for every step in the food system are reduced, when farming systems rely less on agri-chemical fertilization and pest control, and when citizen participation in food system decision-making is enhanced.~~

~~Detached garage means an accessory structure detached from the primary structure onsite which is designed for the storage of vehicles, which has legal access to and is served by a rear access alley.~~

~~Habitable space means insulated, finished living space.~~

~~Microbrewery means craft beer brewery with a production of less than 15,000 barrels per year, accessory to either a restaurant/pub (brewpub) or to a retail, off-premises sales establishment located on the front facade. Microbreweries may also be an accessory use to an alternate primary use if no retail or restaurant component is proposed, provided it meets the use standards of accessory use. Shall include a filtration system so as to not allow odors to leave the premises.~~

~~Primary use means a permitted or conditional use of a property as defined by the ES use table, classifications, definitions and standards.~~

(f) Development standards.

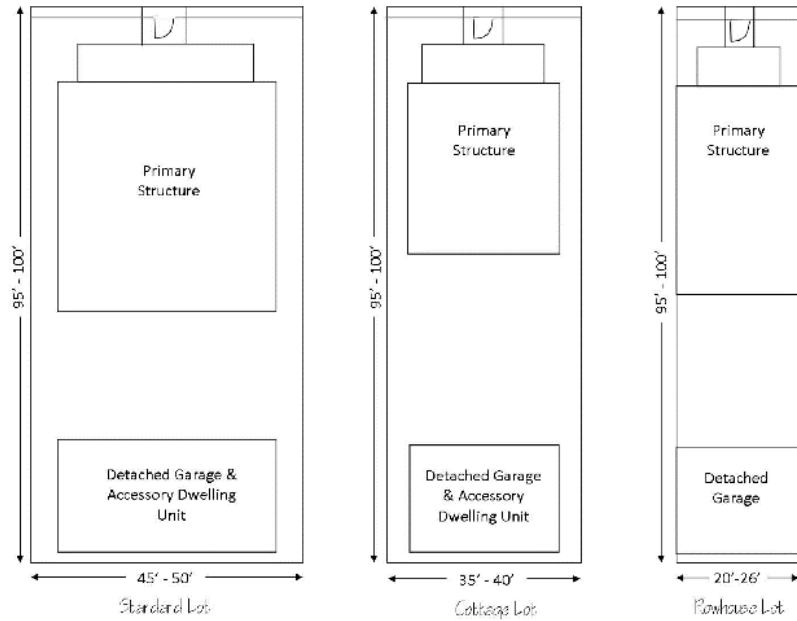
(1) Standard lot: 45 feet to 50 feet wide lots reflective of the existing historic development pattern of the neighborhood. Standard lots are permitted fronting on any vehicular right-of-way. Standard lots permit up to a 2½ story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to three separate primary uses are permitted: two uses in the primary structure, and one in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(2) Cottage lot: 35 feet to 40 feet wide lots which permit a small scale, tightly knit pedestrian court type of housing. Cottage lots are permitted fronting a pedestrian-only right-of-way in groups of at least three contiguous lots. Cottage lots permit a two-story primary structure as well as a detached garage with an accessory dwelling unit located above the garage. Up to two separate primary uses are permitted: One use in the primary structure and one use in the accessory dwelling unit. Accessory uses are permitted in addition to the primary permitted uses.

(3) Rowhouse lot: 20 feet wide lot in a group of at least three but no more than six contiguous lots (rowhouse group), with separate dwelling units attached horizontally in a linear arrangement. Rowhouse groups are permitted along any vehicular right-of-way. Each lot permits a two-story connected rowhouse and a detached garage. Accessory dwelling units are not permitted. One primary use is permitted on a rowhouse lot in the primary structure. Accessory uses are permitted in addition to the primary use.

(4) Lot types:

Edgartown Settlement (ES) Zoning District Lot Types



(5) Lot dimensional standards.

	<u>Standard</u>	<u>Cottage</u>	<u>Rowhouse</u>
<u>Lot area, minimum</u>	<u>4,275 s.f.</u>	<u>3,325 s.f.</u>	<u>1,900 s.f.</u>
<u>Lot width, minimum</u>	<u>45'</u>	<u>35'</u>	<u>20'</u>
<u>Lot depth, minimum</u>	<u>95'</u>	<u>95'</u>	<u>95'</u>
<u>Lot coverage, maximum</u>	<u>60 percent</u>	<u>60 percent</u>	<u>70 percent</u>
<u>Build-to, front, including porch</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Build-to, side corner including porch</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Setback, side, minimum</u>	<u>5'</u>	<u>4'</u>	<u>0'</u>
<u>Setback, rear, primary structure, minimum</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Build-to, rear, detached garage</u>	<u>2'</u>	<u>2'</u>	<u>2'</u>
<u>Building height, maximum</u>	<u>2.5 stories</u>	<u>1.5 stories</u>	<u>2 stories</u>
<u>Accessory dwelling permitted</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
<u>Uses allowed per lot (total)</u>	<u>3</u>	<u>2</u>	<u>1</u>
<u>Dwelling units per lot</u>	<u>2</u>	<u>2</u>	<u>1</u>
<u>Fence/wall height, front yard</u>	<u>4'</u>	<u>4'</u>	<u>N/A</u>
<u>Fence/wall setback, front yard</u>	<u>2'</u>	<u>2'</u>	<u>N/A</u>
<u>Fence/wall height, rear and side yard</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>

(6) Additional dimensional standards and definitions.

a. Building height. Measured from first floor elevation to top of eave. Roofs and incorporated architectural features such as cupolas and widow's walks are not included in building height unless habitable space is incorporated within half stories shall be incorporated into a sloped roof line with dormers and gables. All new construction shall follow historic construction patterns of building the first-floor elevation at least 1½ feet to two feet above grade on a stem wall or pillars even if base floor is lower.

b. Contextual build-to/setback. When subject lot is adjacent to lots with existing structures, the planning director may permit a contextual setback/build-to based on an average of the requirement and the adjacent properties.

c. Porches. All new construction shall incorporate an open, covered, minimum eight feet deep front porch. On corner lots, open, covered side porches are encouraged but not required.

d. Parking. No off-street parking is required for any use. Any proposed off-street parking shall be located to the rear of the property behind the primary structure.

e. Uses allowed per lot, total. Indicates the total number of primary uses (does not include accessory uses) allowed on a specific lot type. For instance, a standard lot could have one commercial use, and two residential dwelling units, or two commercial uses and one residential dwelling unit. The combination of uses is limited only by dwelling units per lot, imposed by density constraints. Accessory uses, regulated by separate standards, are allowed in addition to primary uses.

f. Variances. The historic preservation board shall have the power to waive, with or without conditions, subdivision, and dimensional standards in the Edgartown Settlement zoning district. The proposed variance shall further the continued preservation of the historic site and historic district more appropriately than adherence to the subject regulation. 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 division 3 of article II of this chapter.

SECTION 6. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (g) is hereby created as follows:

(g) Residential use standards.

(1) Rowhouse standards. Each unit's entrance is located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.

(2) Accessory dwelling unit (ADU) use standards. ADU should be designed to respect the historic, small scale residential detached building typology in the Edgartown Settlement zoning district, as well as the architectural design of the primary structure on the site. Accessory dwelling units may or may not include a detached garage. A detached garage may be constructed without an incorporated accessory dwelling unit.

(3) ADU Development Standards.

- a. Build-to line, rear: two feet.
- b. Build-to, side corner: eight feet; or with porch: six feet.
- c. Setback, side: five feet.
- d. Building height. No greater than height of principal structure unless granted variance. Maximum height of proposed structure may not exceed the maximum height allowed on subject lot. The historic preservation board will act as the decision-making body for this variance.
- e. Massing. No greater than mass of principal structure unless granted variance. The historic preservation board will act as the decision-making body for this variance.
- f. Parking. No additional parking is required for the ADU.
- g. Architectural compatibility. Architectural style and building materials shall be compatible with the primary structure's architectural style.

SECTION 7. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (h) is hereby created as follows:

(h) Public and Civic use standards.

(1) Community Garden standards.

- a. Entrance. Each unit's entrance located on its fully exposed front facade, within a covered porch, and has a fully exposed rear facade opening to a private, fenced or walled rear yard.
- b. Compatibility. Community Gardens shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).
- c. Xeriscape. Water source shall be reclaimed on-site of off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.
- d. Topsoil retention. Site shall be configured in such a way that no exposed soil shall be prone to stormwater runoff.
- e. Outdoor storage. All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with landscaping.
- f. Ownership. Owner of site shall provide a written agreement allowing the site to be used as a community garden.

(2) Childcare. Day care home or day care center standards

- a. Arrival and departure. Site design must provide for the safe arrival and departure of children.

b. Traffic. Drop off areas must be arranged so that an adult can remove a child from the pedestrian side of the vehicle and proceed directly to the front entrance on a sidewalk.

c. Security. The entrance must be readily identifiable and accessible to emergency personnel. The location must allow for all entrances and exits to be secured, with a secured play yard perimeter and controlled access.

d. Exterior play yards. The site shall provide an outdoor play yard and amenities. Play yards should provide for a variety of developmentally appropriate activities and amenities.

e. Fencing. Play yards must be enclosed by fences to define and secure the play yard. Chain-link is not an acceptable material. The material chosen must have no sharp exposed connections. When play yards are located adjacent to a street, raised planters should be incorporated into fencing design to create a more secure barrier between an errant vehicle and children in the play yard.

f. Alternative compliance. When play yard areas cannot be provided in compliance with these criteria due to site constraints, the center may propose access to alternate play areas for large motor skill development. These may include public parks with appropriate play equipment within one-fourth mile of the childcare center, provided safe pedestrian routes with adequate sidewalks and crosswalks are identified.

SECTION 8. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (i) is hereby created as follows:

(i) Commercial general use standards.

(1) Applicability. These standards are applicable to all commercial uses, except as modified by applicable standards for specific primary uses.

(2) Floor Area: 2,000 square feet, maximum per tenant.

(3) Hours of operation: No business may operate between the hours of 11:00 p.m. and 7:00 a.m.

(4) Parking, off-street; not required. When provided, parking shall be located to the rear of the primary structure.

(5) Parking, on-street. If on-street parking is not present on all adjacent rights-of-way, the applicant shall be required to install adopted streetscape improvements for deficient street, including on-street parking, street trees, lighting, and sidewalks.

(6) Compatibility. No business may operate in such a manner that it generates persistent light, odor, vibration, noise, or visual blight of such a nature that it adversely affects the comfort, repose, health, or safety of persons occupying an adjacent property, as deemed by a reasonable person. Compliance with Chapter 26, Article II of this Code shall meet this compatibility requirement regarding the generation of noise.

(7) Adaptive re-use of a historic structure. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures

designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process. The historic preservation board will act as the decision-making body for this conditional use based on the following criteria:

a. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

b. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.

c. *Comprehensive plan.* The proposed conditional use is consistent with the comprehensive plan.

d. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

e. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

f. *Impact.* Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

SECTION 9. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (j) is hereby created as follows:

(j) *Eating and drinking establishment; brewpub, use standards.*

<u>Size, Restaurant/Pub</u>	<u>1,500 s.f. max interior; 800 s.f. max exterior</u>
<u>Size, Brewing facilities</u>	<u>2,000 s.f. max; up to 4,000 s.f. with Conditional Use</u>
<u>Location, Restaurant/Pub</u>	<u>Front facade bay</u>
<u>Location, Brewing facilities</u>	<u>Accessory to restaurant/pub and located to the rear of restaurant/pub. May be integrated into design of restaurant/pub area. Brewing facilities may also be located in an accessory structure to the rear of the site.</u>
<u>Hours of Operation</u>	<u>Between 7.00 a.m. and 11.00 p.m. only</u>
<u>Entertainment Indoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise.</u>

<u>Entertainment Outdoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.</u>
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SECTION 10. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (k) is hereby created as follows:

(k) Eating and drinking establishment; neighborhood bistro, use standards.

<u>Size:</u>	<u>1,500 s.f. max interior; 800 s.f. max exterior</u>
<u>Hours of Operation:</u>	<u>Between 7:00 a.m. to 11:00 p.m. only.</u>
<u>Entertainment Indoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise.</u>
<u>Entertainment Outdoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.</u>

SECTION 11. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (l) is hereby created as follows:

(l) Eating and drinking establishment; wine and cigar bar, use standards.

<u>Size:</u>	<u>1,500 s.f. max, interior; 800 s.f. max, exterior.</u>
<u>Hours of operation:</u>	<u>Between 7:00 a.m. to 11:00 p.m. only.</u>
<u>Entertainment Indoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise.</u>
<u>Entertainment Outdoor</u>	<u>Permitted subject to Chapter 26, Article II, Noise, except that no outdoor entertainment shall occur after 9.00 p.m.</u>
<u>Mixed Use:</u>	<u>If mixed use, premises shall be fitted with filtration system so as to not allow smoke odors to leave the premises and infiltrate surrounding or attached businesses or residences. Smoking is not permitted on outdoor areas if part of a mixed-use site.</u>

SECTION 12. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (m) is hereby created as follows:

(m) Vacation rental use standards. Vacation rentals shall be subject to the standards in Chapter 22, Article X – Short Term and Vacation Rental Regulations.

SECTION 13. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (n) is hereby created as follows:

(n) Retail sales, service, and repair (light) use standards.

Use classifications (examples, similar and not limited to):

(1) *Sales Oriented.* Examples of sales-oriented retail sales and service include stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; antiques; small appliances; art; art supplies; baked goods; bicycles; books; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers; garden supplies; gifts; groceries; hardware; household products; jewelry; medical supplies; microbreweries with a retail off-premises sales component; musical instruments; neighborhood commercial sales; pet food and/or pets; pharmaceuticals; photo finishing; picture frames; plants; printed material; produce; sporting goods; seafood retailers and markets; stationery; tobacco; and related products and videos.

(2) *Personal service oriented.* Examples of personal service-oriented retail sales and service include animal grooming facilities; health clubs; business, driving, trade and other commercial schools; dance, art, fitness/wellness, gymnastic, yoga or music studios or classes; dry-cleaning and laundry drop-off establishments; hair, nail, tanning and personal care services; laundromats; massage therapy; funeral homes; neighborhood commercial services; photocopy, blueprint and quick-sign services; photographic studios; security services; and small-scale catering.

(3) *Repair oriented.* Examples of repair-oriented retail sales and service include locksmiths; small appliances and electronics, bicycles, canvas products, clocks, computers, jewelry, musical instruments, shoes, televisions, and watches; and tailors, milliners, and upholsterers.

(4) *Uses not included.* Adult entertainment; large-scale catering; laundry and dry-cleaning plants; lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation; repair and service of motor vehicles, motorcycles, recreational vehicles, boats, light and medium trucks; sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; tattoo or piercing services; and exterior freestanding vending machines.

SECTION 14. Chapter 125 – Zoning, Article IV, Basic Zoning Districts, Edgartown Settlement (ES) Zoning District, Section 125-197, Subsection (o) is hereby created as follows:

(o) *Urban food production use standards.*

(1) *Size.* No more than ten percent of the site may be dedicated to the use.

(2) *Compatibility.* Urban food production shall be subject to the compatibility standards for general commercial uses set forth in Section 125-197(i)(6).

(3) *Xeriscape.* Irrigation source shall be reclaimed on-site or off-site water, i.e., rain barrel, sub-grade, or landscape-screened cistern, etc.

(4) *Topsoil retention.* Site shall be configured in such a way that no exposed soil shall be prone to erosion.

(5) *Buffer.* Use shall be buffered from view from any adjacent right-of-way or property by appropriate fencing and/or landscaping.

(6) Outdoor storage. All equipment and materials shall be enclosed within a permitted structure. Compost shall be screened with vegetation or enclosed within a bin.

(7) Uses not included. Gardens or fruit trees for any animal which causes excessive noise or odor, such as roosters or peacocks.

SECTION 15. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 16. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 17. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Tanya M. Earley, Esq.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-033 was duly advertised by title only in the St. Lucie News Tribune on _____, 2022; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2022; and was duly introduced, read by title only, and passed on second and final reading on _____, 2022, by the City Commission of Pierce, Florida.

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

Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

Historic Preservation Board

6. b.

Meeting Date: 12/05/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - October 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, October 2022, Part I

Administrative COA Approvals, October 2022, Part II

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 11/28/2022

Started On: 11/28/2022 11:37 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in October 2022.

- COA #22-52, 510 Means Court – Roof
- COA #22-53, 701 Atlantic Avenue – Roof
- COA #22-54, 715 Delaware Avenue – Roof
- COA #22-55, 806 Georgia – Partial Roof
- COA #22-56, 505 N 7th Street – Stucco and Paint
- COA #22-57, 1124 Warrick Drive – Windows and Door
- COA #22-58, 714 Georgia Avenue – Solar System
- COA #22-59, 603 Avenue E – Shed Demolition



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-52 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 510 Means Court

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install 5V metal crimp roof panels. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Charles Hayek, Chair
Historic Preservation Board Date

Administrative Approval



Maria Lewjzka, AICP
Historic Preservation Planner 10/11/22
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	Shade Holmes 510 Means Court Fort Pierce, FL 34950	E-Mail Holmess1@hotmail.com
Applicant	Juventino Guzman. 336 17 th Avenue Vero Beach, FL 32962	E-Mail bluecoastroofing@gmail.com



Bldg. Permit # _____

COA# 22-52

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 510 Means Court, Fort Pierce, FL
 Parcel ID #: 2409-501-0042-000-5
 Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

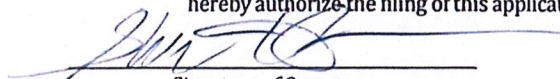
Property Owner(s)
 Name(s): Shade Holmes
 Mailing Address: 510 Means Court, Fort Pierce, FL 34950
 Phone Number(s): 772-882-1078 Email: holmess1@hotmail.com

Applicant
 Name(s): Juventino Guzman
 Mailing Address: 336 17th Avenue, Vero Beach, FL 32962
 Phone Number(s): 772-584-7554 Email: bluecoastroofing@gmail.com

Representative
 Name(s): _____
 Mailing Address: _____
 Phone Number(s): _____ Email: _____

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

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



 Signature of Owner

10/7/2022

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

Site Improvements (describe) _____

Other (describe) Re-roof _____

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

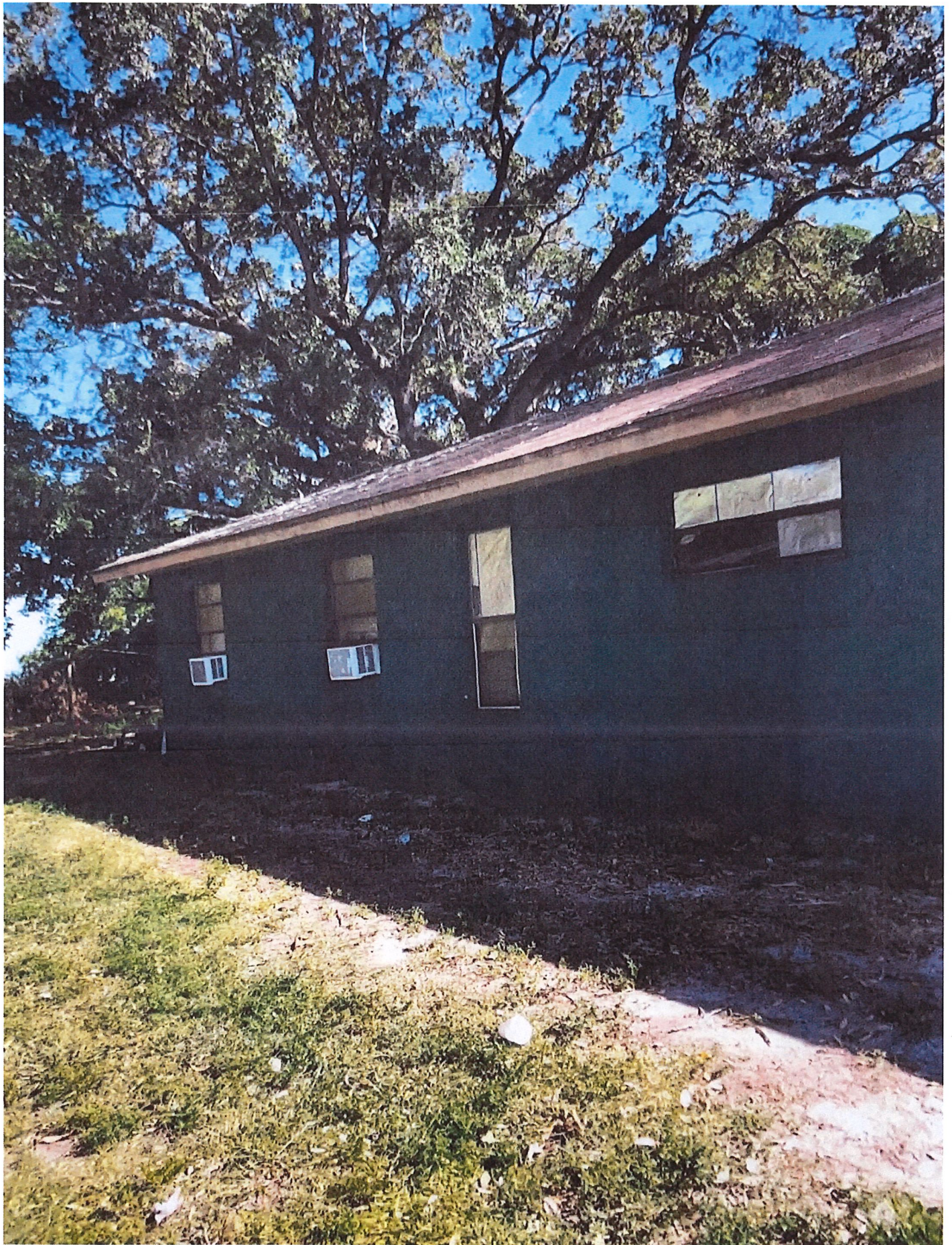
Remove existing roof down to plywood, replace plywood as needed, re-nail deck to code. Install self-adhered underlayment. Install 5V metal crimp roof panels.

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

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

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.













CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-53 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 701 Atlantic Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install new shingle / TAMKO / Black Walnut. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chair Date
Historic Preservation Board



Maria Lewicka, AICP 10/17/22
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	Marsal Properties Investments LLC 22643 SW 64 th Way Boca Raton, FL 33428	E-Mail
Applicant	One Construction & Roofing Contractors. 2139 SW Conant Avenue PSL, FL 34953	E-Mail oneconstructionservices@yahoo.com

Bldg. Permit #

22-53



CITY OF FORT PIERCE RECEIVED

PLANNING DEPARTMENT

OCT 12 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 701 Atlantic Avenue, Fort Pierce, FL 34950

Parcel ID #: 2410-703-0017-000-5

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

Property Owner/ Applicant Information

Property Owner(s) Name(s): Marsal Properties Investments LLC

Mailing Address: 22643 SW 64th WAY Boca Raton, FL 33428

Phone Number(s): 561-302-4393 Email: N/A

Applicant Name(s): One Construction & Roofing Contractors

Mailing Address: 2139 sw Conant avenue Port st Lucie FL 34953

Phone Number(s): 772-5192449 Email: oneconstructionservices@yahoo.com

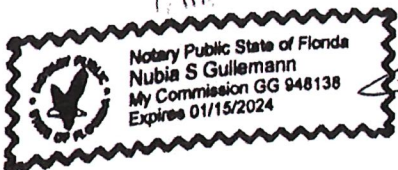
Representative Name(s): One Construction & Roofing Contractors

Mailing Address: 2139 sw Conant Avenue Port st Lucie FL 34953

Phone Number(s): 772-519-2449 Email: oneconstructionservices@yahoo.com

Property Owner(s) Acknowledgement: This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below also authorizes the Applicant (if other than the property owner) and its Representative to act on his/her behalf in the performance of necessary duties for the application as stated herein. The undersigned consents to inspection and photography of the subject property by the Planning Department for the purpose of verification of this application and its presentation to the Planning Commission. Section 160.06.

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



[Signature]
9/19/22

9/19/2022

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation New Construction Demolition Relocation

Site Improvements (describe) Remove and replace roof cover

Other (describe) _____

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

Remove existing roof cover and renail exisitm plywood up to code

Install new plywood as necessary and install new peel & stick underlayment

Install new shingle / Tamko / Black Walnut

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

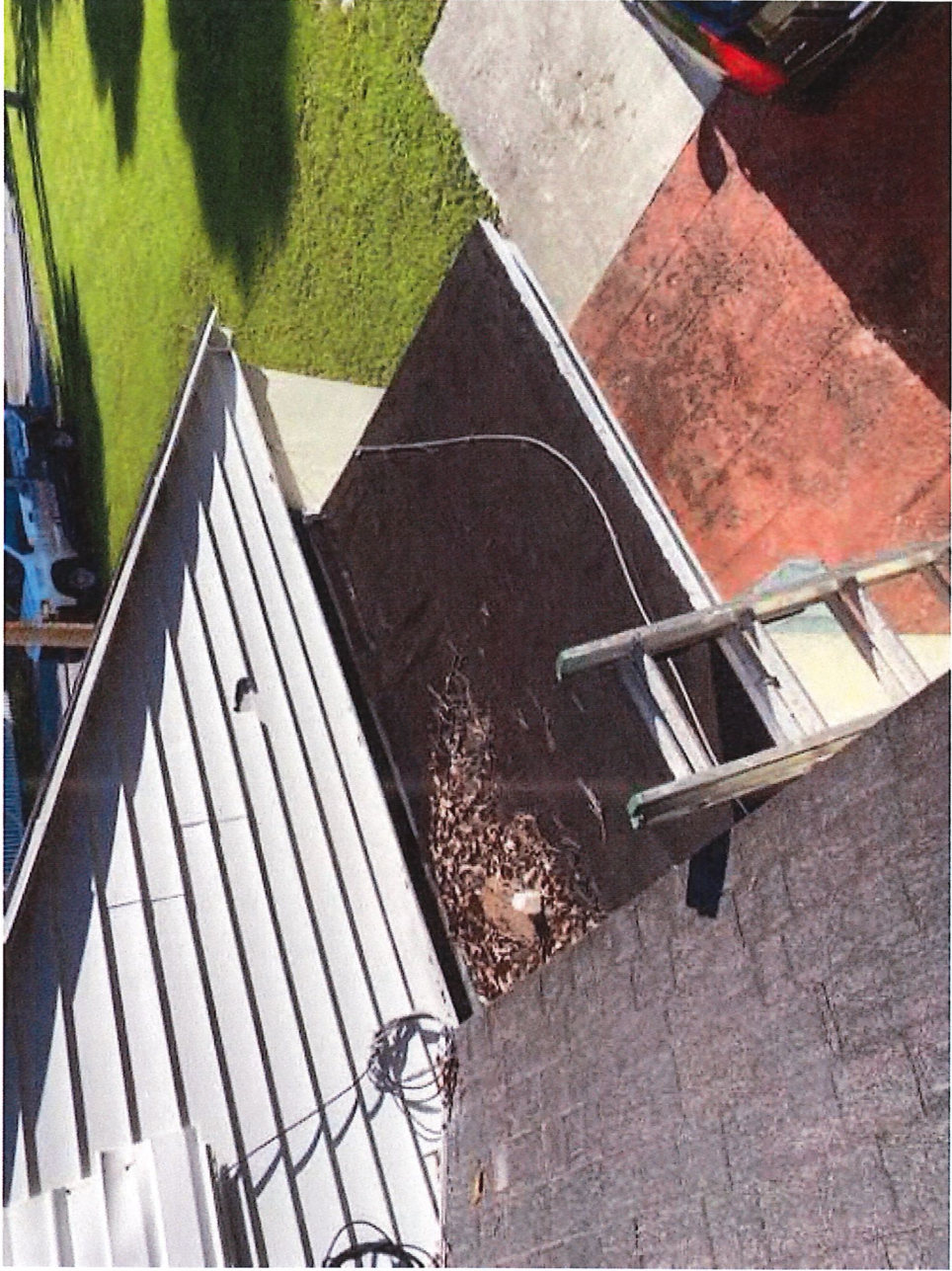
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.

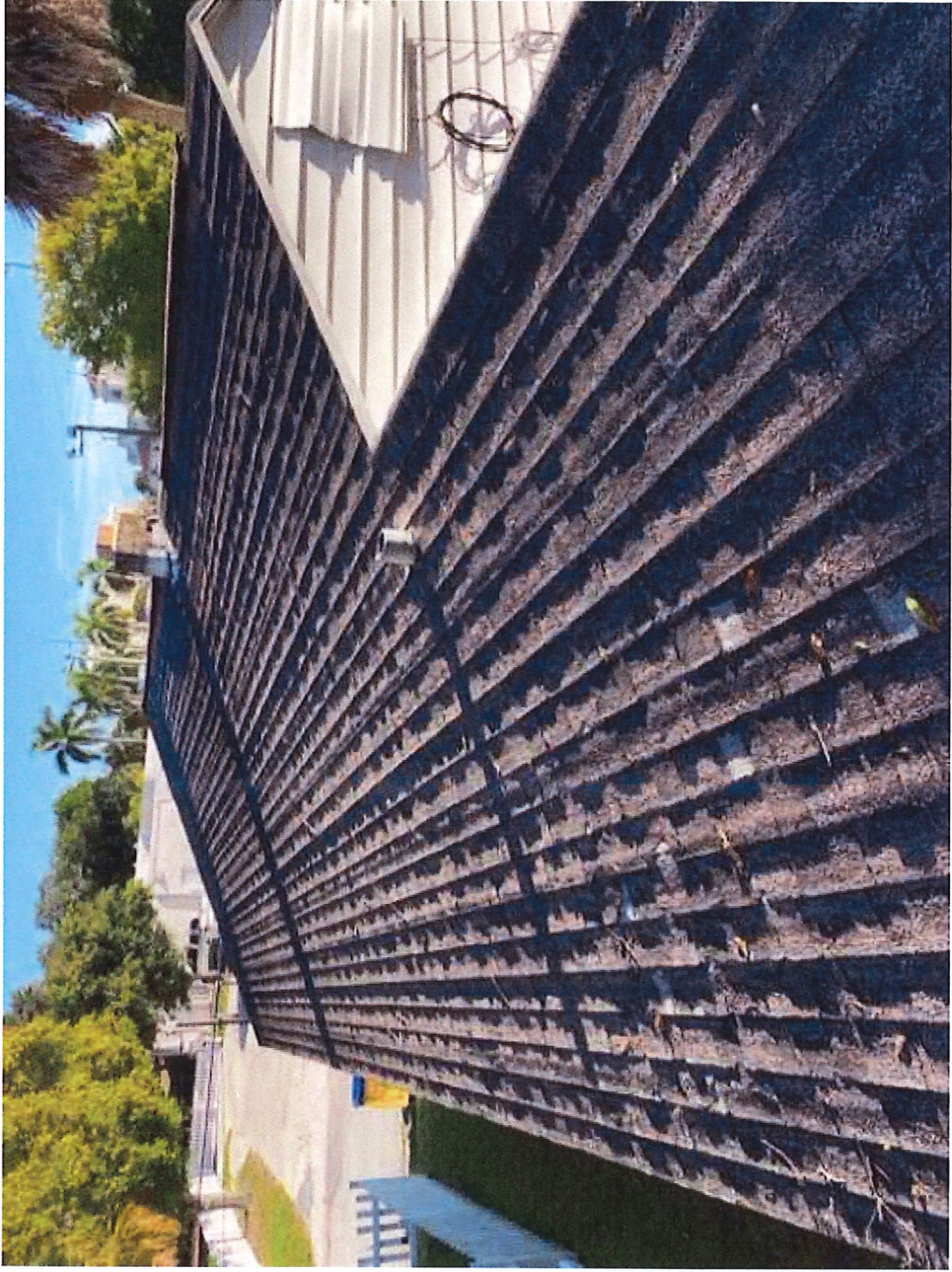
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

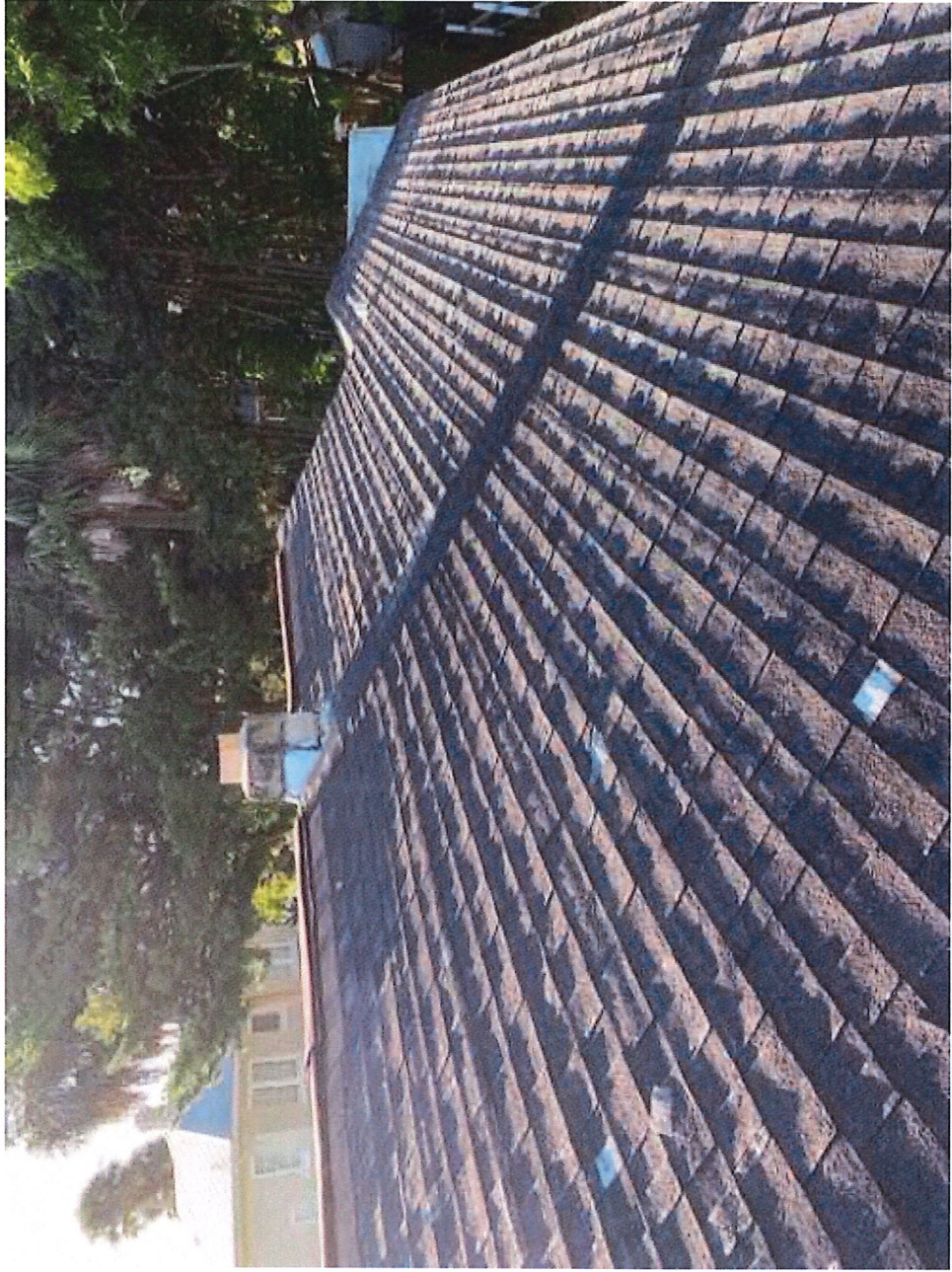












Bldg. Permit# _____

COA# 22-54



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMMUNITY PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORMSITY & ZONING

RECEIVED

OCT 18 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 715 Delaware Ave Ft. Pierce, FL 34950
 Parcel ID #: 2410-709-0004-000-9
 Type of Designation: Contributing Non-contributing Site within the Oakland Park Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
 Name(s): John & Elaine Brennan
 Mailing Address: 3221 Live Oak Ln. Ft. Pierce, FL 34981
 Phone Number(s): 772-461-2884 Email: _____

Applicant
 Name(s): Big Lake Roofing & Repairs
 Mailing Address: 2699 NW 16th Blvd. Okeechobee, FL 34972
 Phone Number(s): 863-763-7663 Email: biglakeroofting@yahoo.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 acknowledgment 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 photography 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 Brennan and Elaine Brennan as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.
[Signature] Signature of Owner 10/17/2021 Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation
- New Construction
- Demolition
- Relocation

- Site Improvements (describe) Re-roof
- Other (describe) _____

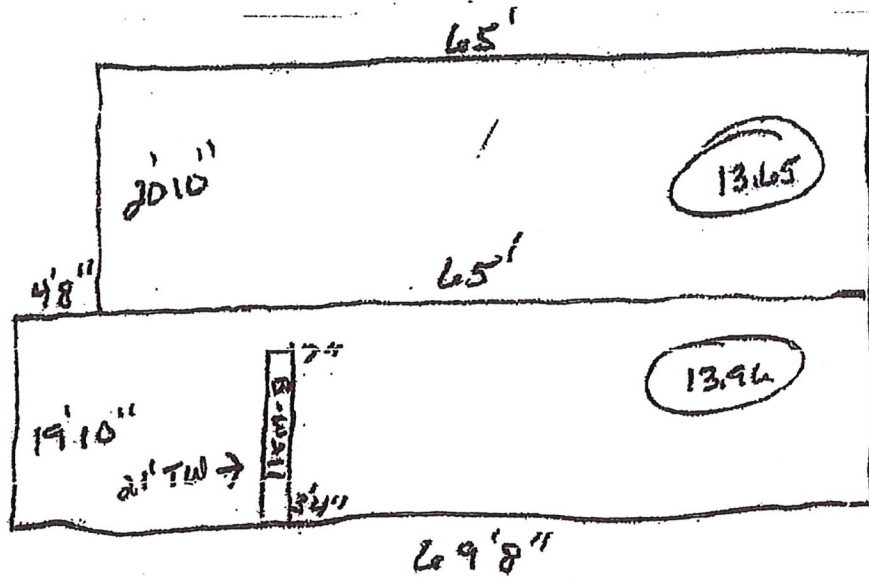
Please provide a detailed description of the proposed work to be performed: remove existing roof - replace any rot - install s/a titanium PSU-30 underlayment - install 26 GA Gulf Rib metal roof system - Color - Copper Kynar

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.





715 Delaware Avenue



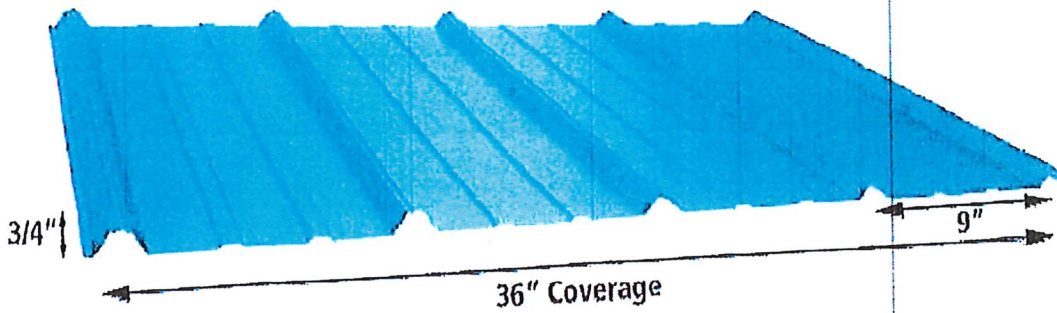
GulfRib™

Get a quote

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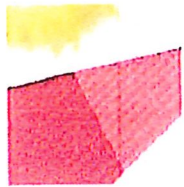
An entry level panel that is anything but

GulfRib™ is a panel made popular initially by its use in agriculture applications. This panel has now gained popularity in residential and light commercial construction and is available in 29ga steel, making it one of the most cost-efficient profiles.



All measurements and thicknesses are nominal and can vary according to the FL building code.

Available options:



Fade Test – PVDF Finishes >

See why our PVDF paints are so highly rated. There's a reason why less than one in five fading claims are on PVDF systems.

+ Specs

+ Brochure

+ Manuals

+ Product Approvals

METAL ROOFING PROFILE GUIDE

HIDDEN SCREWS

GULFLOK

An integrated screw flange makes this duplex, snap-lock system perfect for residential and light commercial applications.



EXPOSED SCREWS

GULFRIB

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.



GULFSEAM

A bold, 1 1/2 inch rib offers architectural distinction on this snap-lock system.



SVCRIMP

Get that "traditional" look of metal roofing from yesterday with this classic exposed fastener roofing system.



MEGALOC & VERSALOC

These mechanically seamed panels offer 1 1/2 inch and 2 inch ribs and are ideal for commercial applications.



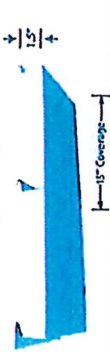
GULFPBR

Strength and durability make this exposed fastener panel a top choice for many commercial and residential applications.



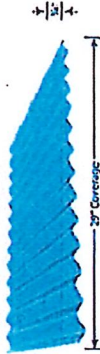
EAVESPAN SOFFIT

Designed to match commercial specifications, this sleek panel is available in smooth or perforated options.



GULFWAVE

Ride the waves of architectural distinction with this 3/4 inch high rolling rib exposed fastener panel.



THE TRUSTED NAME IN METAL ROOFING



ROOFING GUIDE

A COMPLETE SELECTION OF AVAILABLE COLOR AND PROFILE OPTIONS

WWW.GULFCOASTSUPPLY.COM



888.333.0335
www.gulfcoastsupply.com

Maria Lewicka

From: Susan Keller
Sent: Tuesday, October 18, 2022 9:24 AM
To: Planning Department
Subject: DPCR 22-20001155 715 DELAWARE AVENUE W/ COA APPLICATION.
Attachments: 22-20001155 HISTORIC REJECTION.pdf; COA 715 DELAWARE AVENUE.pdf;
22-20001155 RE-ROOF PERMIT.pdf

Please invoice COA Application to biglakeroofing@yahoo.com / Contact Heather Edwardson
Big Lake Roofing & Repairs
(863) 763-7663

Please re-review the re-roof application attached.

Thank You

SOO KELLER | BUILDING DEPARTMENT | City of Fort Pierce
Phone: 772.467.3725 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce 34950

[Facebook](#) | [Website](#) | [Twitter](#)



Revised Permit Submittal Process Effective 10/1/21 – click here to learn more: <https://www.cityoffortpierce.com/131/Building-Department>



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED

OCT 18 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 806 GEORGIA AVE Fort Pierce FL 34950

Parcel ID #: 2410-710-0013-000-9

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s) Name(s): NATIONAL DEBT RELIEF SERVICES INC

Mailing Address: 12856 SW 31st CT Miramar, FL 33027

Phone Number(s): 305-469-4446 Email: anthonymartinez@bellsouth.net

Applicant Name(s): Roderick Waller Sunrise City Concrete Services Inc

Mailing Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Phone Number(s): 772-201-2850 Email: rodwaller1@gmail.com

Representative Name(s): Roderick Waller Sunrise City Concrete Services Inc

Mailing Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Phone Number(s): 772-201-2850 Email: rodwaller1@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, Roderick Waller as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Roderick Waller
Signature of Owner

10/14/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation New Construction Demolition Relocation

- Site Improvements (describe) Re-Roof Modified Bitumen section of roof only
- Other (describe) _____

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

Remove and Replace Modified Bitumen section of roof only with same material and color (gray)

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

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

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.

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

1:35



806 Georgia Ave

ve

Georgia Ave

Georgia Ave

Google



~~806~~ ~~808~~ Georgia Ave

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CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-56 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 505 N 7th Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Repair stucco and paint exterior in Caicos Turquoise color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chair Date
 Historic Preservation Board


 _____ 10/19/22
 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	Dreamchaser Preschool LLC 784 SE Atlantus Avenue Port St Lucie, FL 34983	E-Mail dreamchaserpreschool@gmail.com
Applicant	Roderick Waller Sunrise City Concrete Services, Inc 130 S Indian River Drive, Suite 202 Fort Pierce, FL 34950	E-Mail rodwaller1@gmail.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED

OCT 19 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 505 N 7th ST Fort Pierce FL 34950

Parcel ID #: 2410-601-0134-000-8

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): DREAMCHASER PRESCHOOL LLC

Mailing Address: 784 SE Atlantus AVE Port St Lucie, FL 34983

Phone Number(s): 772-882-1279 Email: dreamchaserpreschool@gmail.com

Applicant
Name(s): Roderick Waller Sunrise City Concrete Services Inc

Mailing Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Phone Number(s): 772-201-2850 Email: rodwaller1@gmail.com

Representative
Name(s): Roderick Waller Sunrise City Concrete Services Inc

Mailing Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Phone Number(s): 772-201-2850 Email: rodwaller1@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, Roderick Waller as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Roderick Waller
Signature of Owner

10/11/22
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 checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) Repair Stucco and Paint Exterior
- Other (describe) _____

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

Repair Stucco, Paint Exterior, Paint Interior, Repair Plumbing, and Install New Flooring

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

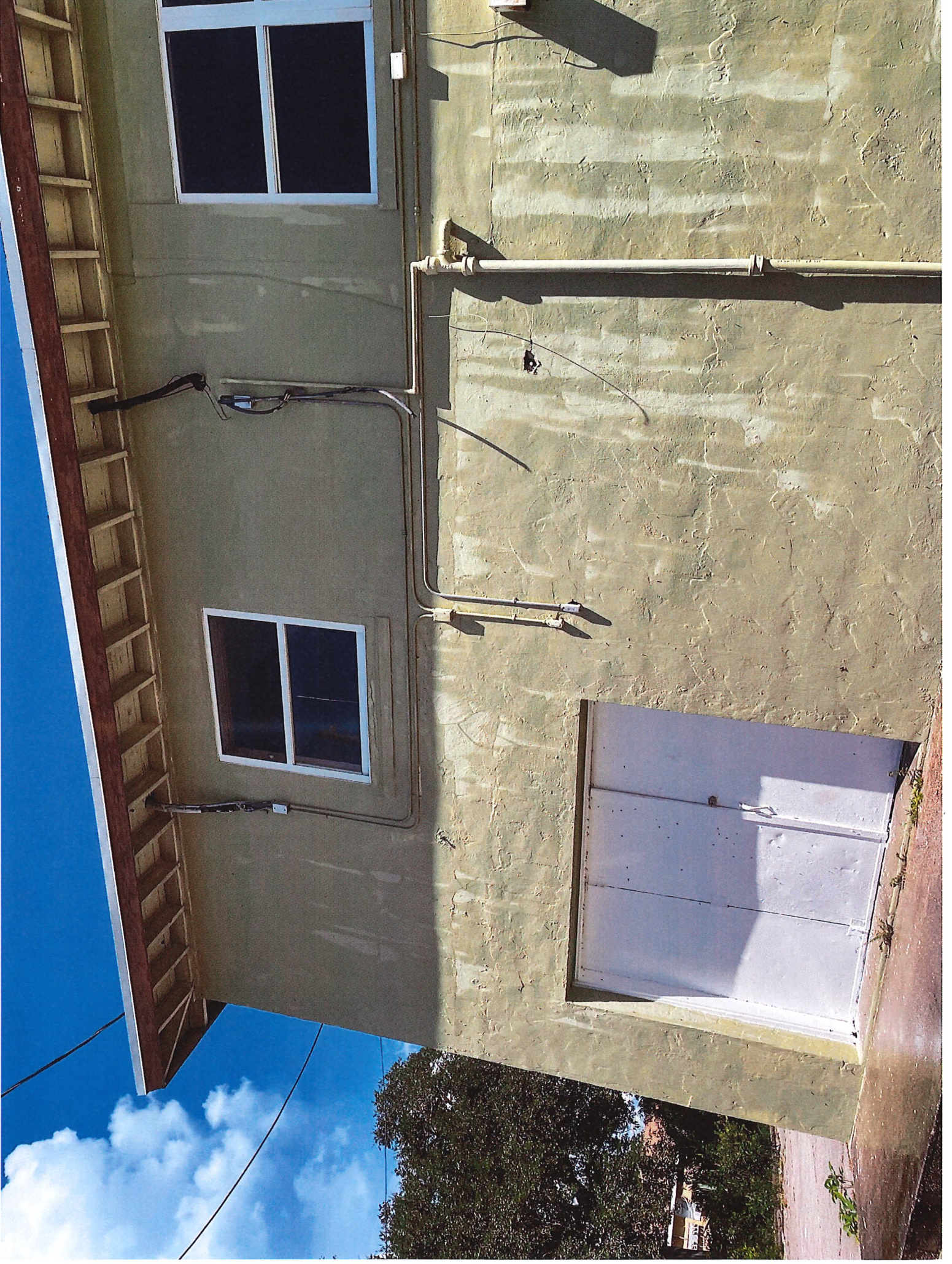
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.



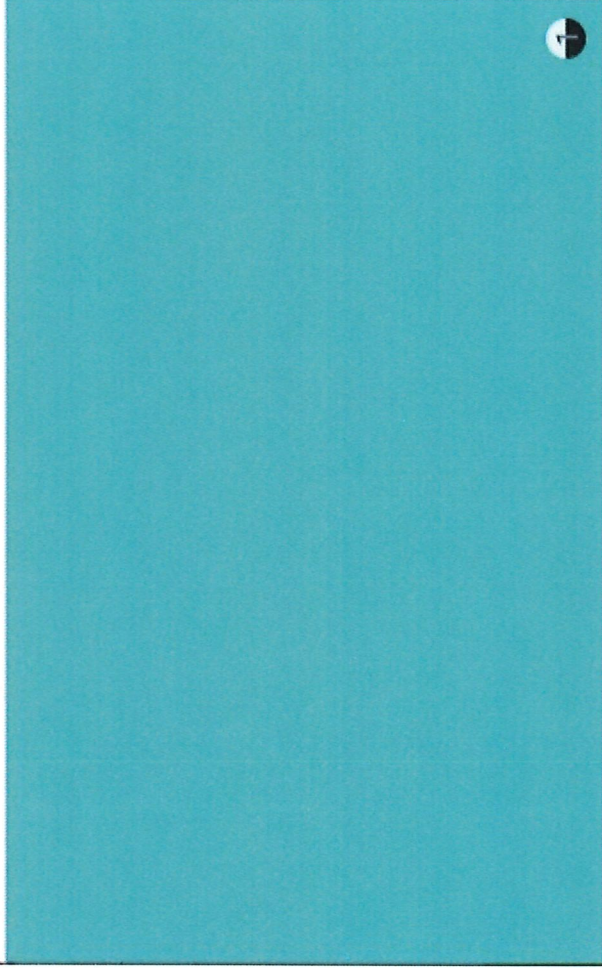






COLOR DETAIL

x



CAICOS TURQUOISE
 **MQ4-21**



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-57 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 1124 Warrick Drive

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 8 windows and entry door. All openings remain the same. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chairman
 Historic Preservation Board

 Date



 Maria Lewicka, AICP
 Historic Preservation Planner

 10/25/22
 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	Brenda G Johnson 1124 Warrick Drive Fort Pierce, FL 34950	E-Mail bjohnson1158@yahoo.com
Applicant	Scott Berman 1125 N Dixie Hwy D	E-Mail permitdept@floriawindowanddoor.com



PROJECT MANAGER
SOO KELLER



THE SUNSHINE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Bldg. Permit # DPCR 22.20000164

COA# 22-57

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 1124 Warrick Dr Fort Pierce, FL 34950
Parcel ID #: 2409-501-0073-000-1
Type of Designation: Contributing Non-contributing Site within the _____ Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): Brenda G Johnson
Mailing Address: 1124 Warrick Dr Fort Pierce, FL 34950
Phone Number(s): 206 723-2697 ~~772-801-5018~~ Email: bjohnson1158@yahoo.com

Applicant
Name(s): Scott Berman
Mailing Address: 1125 N Dixie Hwy D
Phone Number(s): 561-340-4300 Email: Permitdept@Floridawindowanddoor.com

Representative
Name(s): Howard Sinkoff
Mailing Address: 1125 N Dixie Hwy D
Phone Number(s): 561-340-4300 Email: Howard@Floridawindowanddoor.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, Brenda G Johnson as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Brenda G Johnson
Signature of Owner

10/06/2022
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s) ①

Roof

Window(s) (2)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) New Impact Windows + entry door

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Install (8) Impact

Single Hung Windows FL 22250.1 ES-EL 100

(1) Impact Fiberglass Door Entry FL 22378.2

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.

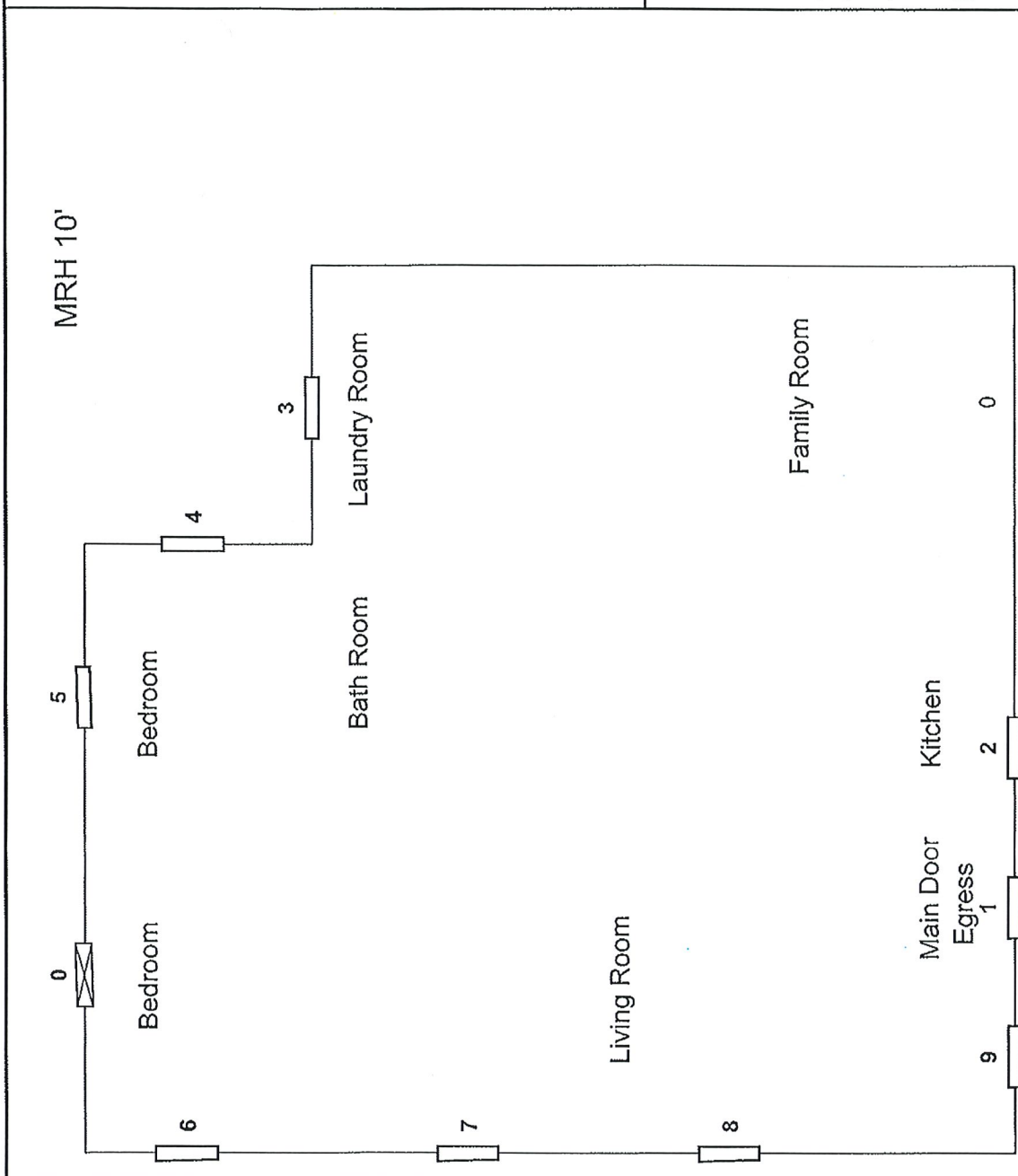
Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

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

Color samples.

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

Opening	Size (W x H)
0. Not Replacing (Omit)	
1. Fiberglass Door (Outswing Door) FL22378.2	37 x 80
2. ES-EL100 (Single Hung Window) FL22250.1	37 x 50
3. ES-EL100 (Single Hung Window) FL22250.1	37 x 26
4. ES-EL100 (Single Hung Window) FL22250.1	37 x 38
5. ES-EL100 (Single Hung Window) FL22250.1	37 x 38
6. ES-EL100 (Single Hung Window) FL22250.1	37 x 38
7. ES-EL100 (Single Hung Window) FL22250.1	37 x 38
8. ES-EL100 (Single Hung Window) FL22250.1	37 x 38
9. ES-EL100 (Single Hung Window) FL22250.1	37 x 50



Windows - White Aluminum Frames with Clear Low-E Insulated Glass
 New Bedroom Windows match Existing Windows



ES-EL100

The ES-EL100 is a single-hung, impact-rated window that easily adapts to any design specification, satisfying the most demanding construction and architectural standards for security, strength and durability.

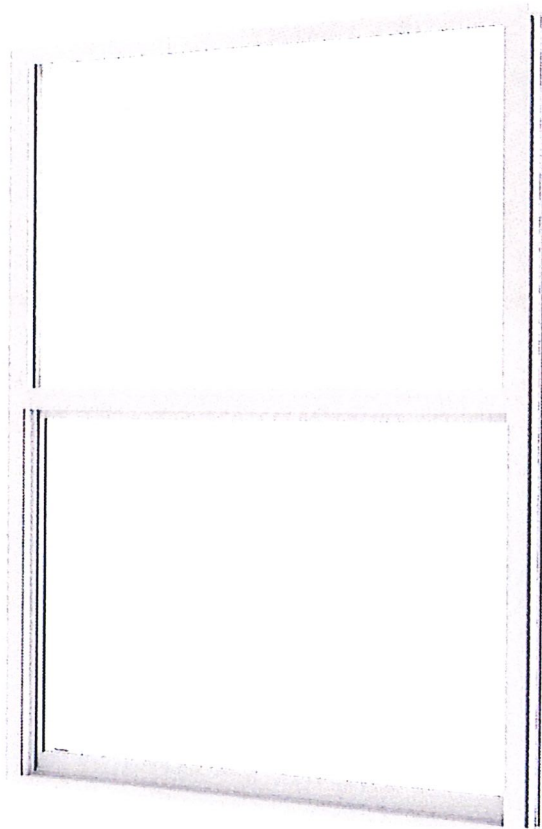
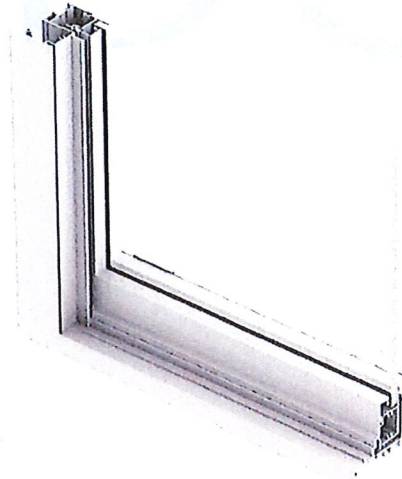
The ES-EL100 is designed for narrow openings to resist high pressures. Single-hung systems are known for its excellent water intrusion performance.


System Description

- Large missile impact rated
 - Frame depth: 2 15/16"
 - Configuration: O/X
 - Designed for laminated, insulating and insulating laminated glass
 - Tested water infiltration: 12 psf
 - Tested design load: +80/-80 psf LMI
 - Maximum size: 53 1/8" width x 76" height
 - U-value:
 - 0.64 - IGU (1/8" SB70 Clear + AS + 1/8" Clear + 0.090 PVB + 1/8" Clear)
 - 0.96 - LG (1/8" Clear + 0.090 PVB + 1/8" Clear)
 - Insulating laminated glass:
 - 1/8" + 3/8" AS + 1/8" + 0.090 Interlayer + 1/8"
 - 1/8" + 5/16" AS + 1/8" + 0.090 Interlayer + 1/4"
 - Laminated glass:
 - 1/8" + 0.090 Interlayer + 1/8"
 - 1/8" + 0.090 Interlayer + 1/4"
 - Standard egress size:
 - 39 3/4" x 64" for the minimum window height*
 - SHGC:
 - 0.23 on clear insulating laminated SB 70
- * Standard sill and 4" sash window stop

Features

- Block and tackle or ultra-lift balances
- Bottom spring latch or sweep lock
- Flange frame for masonry, fin frame for wood construction or flush frame for concrete opening





The Elite line of high-quality windows and doors was developed by our experienced team of engineers and designers to meet the needs of homeowners, contractors and homebuilders. We offer durable, efficient and affordable products that withstand the stringent Miami-Dade County protocols.

With more than 30 years of experience as a window and door manufacturer, ES Windows has earned a reputation for providing reliable products that meet today's modern aesthetics, with an environmentally friendly combination that helps homeowners reduce energy costs.

WINDOWS

ES-EL100

Single-Hung Window

ES-EL150

Fixed Window

ES-EL200

Horizontal Roller / Sliding Window

ES-5000

Casement Window

DOORS

ES-EL300

French Door / Swing Door

ES-EL400

Sliding Glass Door

ELITE
LINE

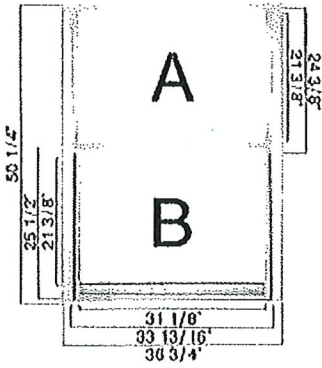
Brenda Johnson
1124 Warrick Drive
Fort Pierce, FL 34950

Florida Window & Door
1125 N Dixie Highway
Lake Worth, FL 33460

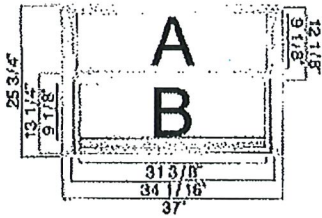
Proposed Door and Windows



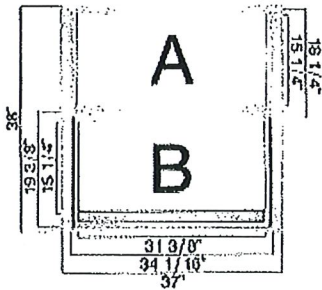
Proposed Front Door
opening #1



Proposed Window
Openings #2 & 9



Proposed Window
Opening #3



Proposed Window
Openings #4, 5, 6, 7, & 8



Fiberglass
Entry Doors

Fiberglass
Front Doors

Masonite Door
Glass Designs

Residential Front
Doors

Black Entry
Door

Masonite
French Doors

Masonite Doors - Find My Door - All in One, Easy to Install

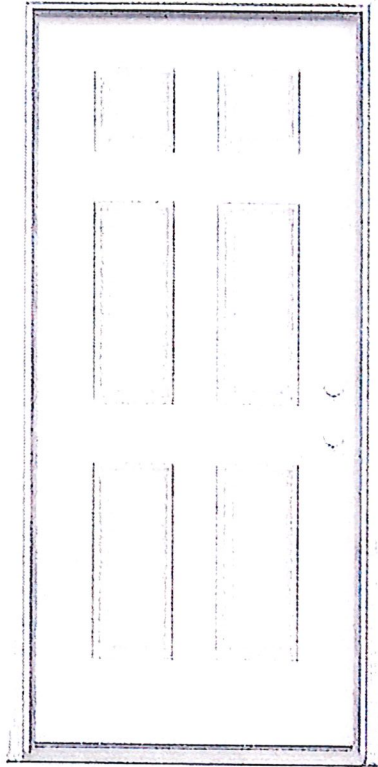
<https://residential.masonite.com/Barn/Do...>

(Ad) Masonite Barn Door Kits have everything you need to transform your space. Transform a room by adding a stylish and functional focal point: a Masonite Barn Door.

Fewer Outside Distraction - Less Background ...
Styles: Riverside, Oak, Melrose, Livingston, Ch...

[See Our Door Gallery](#)

[Door Selector](#)



Fiberglass Exterior Door - Lowe's® Official Site - Save On Quality Doors

<https://www.lowes.com/Shop/Millwork>

(Ad) Elevate Your Exterior With Windows & Doors That Fit Your Style And Budget. Browse Our Variety Of Entry Doors and Sidelights—Get Inspiration Today.

Masonite 36 in. x 80 In. 6-Panel Left Hand Inswing Primed White Smooth

...

\$274.00

The Home Depot | 600 x 600 jpeg

Watch 1 store (\$274.00)

Image sizes

Image may be subject to copyright

Visual Search

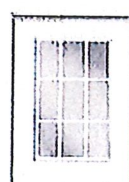
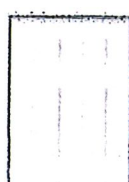
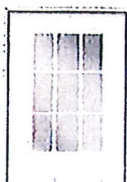
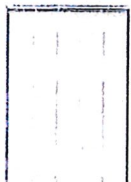
Save

View image

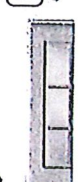
Feedback

More

Shop for similar



(Ads)





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-58 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 714 Georgia Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install residential roof mounted Solar Photovoltaic System. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chairman Date
 Historic Preservation Board


 _____ 10/25/22
 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	Oscar D Hurtado Damian 714 Georgia Avenue Fort Pierce, FL 34950	E-Mail oscarhurtado010@gmail.com
Applicant	Michael Shaffer 201 N Franklin Street, Suite 2200 Tampa, FL 33602	E-Mail permitting@yourprojectsolutions.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: 714 Georgia Ave, Fort Pierce, FL 34950
Parcel ID #: 2410-710-0007-000-4
Type of Designation: Contributing Non-contributing Site within the Oakland Park Historic District Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

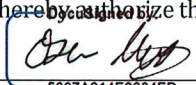
Property Owner(s)
Name(s): Oscar D Hurtado Damian
Mailing Address: 714 Georgia Ave, Fort Pierce, FL 34950
Phone Number(s): 772-323-5597 Email: Oscarhurtado010@gmail.com

Applicant
Name(s): MICHAEL SHAFFER
Mailing Address: 201 N. FRANKLIN STREET, SUITE 2200, TAMPA FL 33602
Phone Number(s): 727-637-1450 Email: permitting@yourprojectsolutions.com

Representative
Name(s): Oscar D Hurtado Damian
Mailing Address: 714 Georgia Ave, Fort Pierce, FL 34950
Phone Number(s): 772-323-5597 Email: Oscarhurtado010@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, Oscar D Hurtado Damian as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.



5097A214E3284FD...
Signature of Owner

9/20/2022

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) INSTALL RESIDENTIAL ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM
- Other (describe) INSTALL RESIDENTIAL ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM

Please provide a detailed description of the proposed work to be performed: _____
INSTALL RESIDENTIAL ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM

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

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

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.

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



GEORGIA AVENUE







CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-59 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 603 Avenue E, accessory building

Contributing Non-Contributing Individually Designated dilapidated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Complete demolition of rundown accessory building due to a hazardous condition. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standards 2 and 5.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chair Date
 Historic Preservation Board


 _____ 10/27/2022
 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/Applicant	Jose Garcia 603 Avenue E Fort Pierce, FL 34950	E-Mail



Bldg. Permit # _____

COA# 22-59

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 603 Avenue E

Parcel ID #: 24037050155-800/8

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Jose Garcia

Mailing Address: 603 Avenue E

Phone Number(s): 772-216-2150 Email: _____

Applicant

Name(s): Jose Garcia

Mailing Address: 603 Avenue E

Phone Number(s): 772-216-2150 Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Jose Garcia
Signature of Owner

6-23-22
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation New Construction Demolition Relocation

Site Improvements (describe) 2 Car Garage (Detached)

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove all walls, roof. Leaving concrete pad.

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

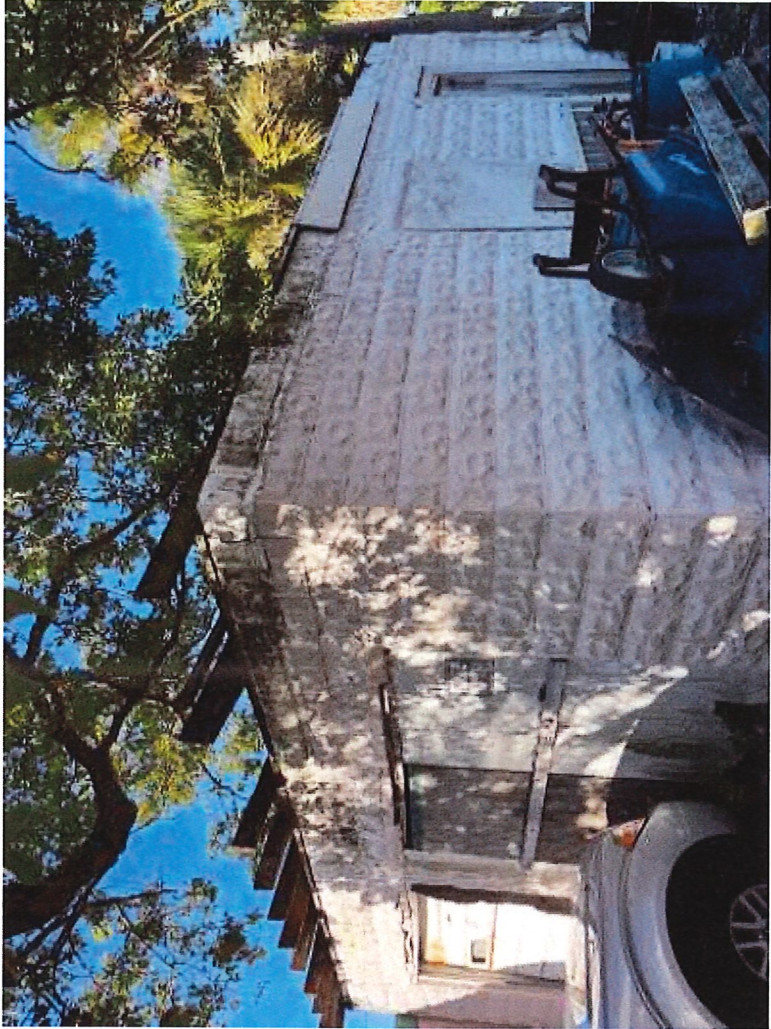
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.









603 Avenue E

Subtract 150 sq ft

N 15th St



Historic Preservation Board

6. c.

Meeting Date: 12/05/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - November 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, November 2022

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 11/28/2022

Started On: 11/28/2022 11:58 AM

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in November 2022.

- COA #22-61, 714 Georgia Avenue – Roof



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-61 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 714 Georgia Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install 24 GA 1" Snap Lock Metal Roof Panels. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chairman Date
Historic Preservation Board



Maria Lewicka, AICP 11/01/22
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	Oscar Hurtado 714 Georgia Avenue Fort Pierce, FL 34950	E-Mail oscarhurtado010@gmail.com
Applicant	Blue Coast Roofing & Repairs 336 17 th Avenue Vero Beach, FL 32962	E-Mail bluecoastroofing@gmail.com



RECEIVED

NOV 01 2022

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 22-61

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 714 Georgia Ave

Parcel ID #: 2410-710-0007-000-4

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Oscar Hurtado & Erica Gutierrez

Mailing Address: 714 Georgia Ave., Fort Pierce, FL 34950

Phone Number(s): 772-323-5597 Email: oscarhurtado010@gmail.com

Applicant
Name(s): Blue Coast Roofing & Repairs

Mailing Address: 336 17th Ave., Vero Beach, FL 32962

Phone Number(s): 772-584-7554 Email: bluecoastroofing@gmail.com

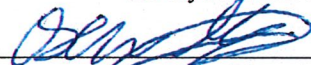
Representative
Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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



Signature of Owner

10/19/2022

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) _____
- Other (describe) re-roof _____

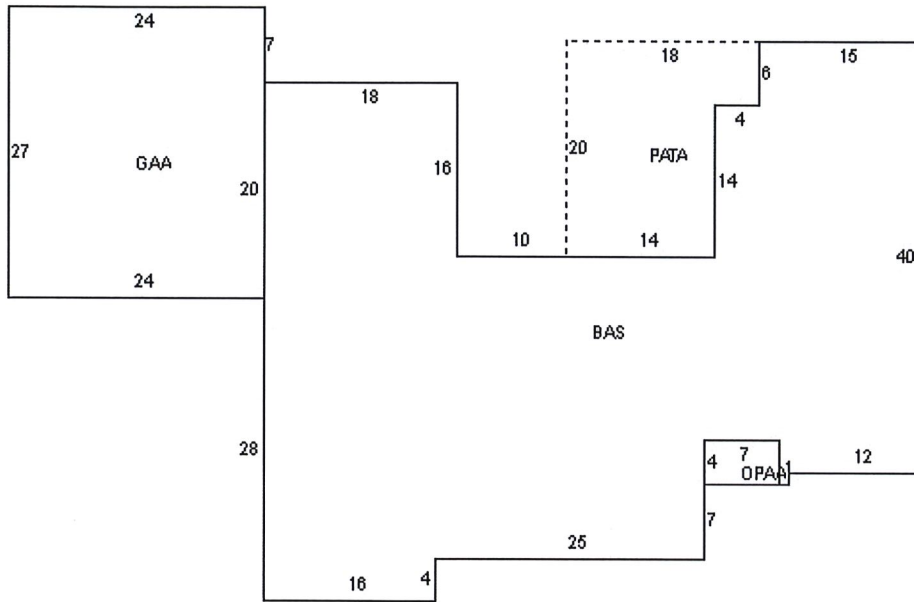
Please provide a detailed description of the proposed work to be performed: Tear off existing shingle roof, replace plywood as needed, re-nail deck to code, install self-adhered underlayment direct on deck, install 1" snap lock metal roof panels as per code.

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.



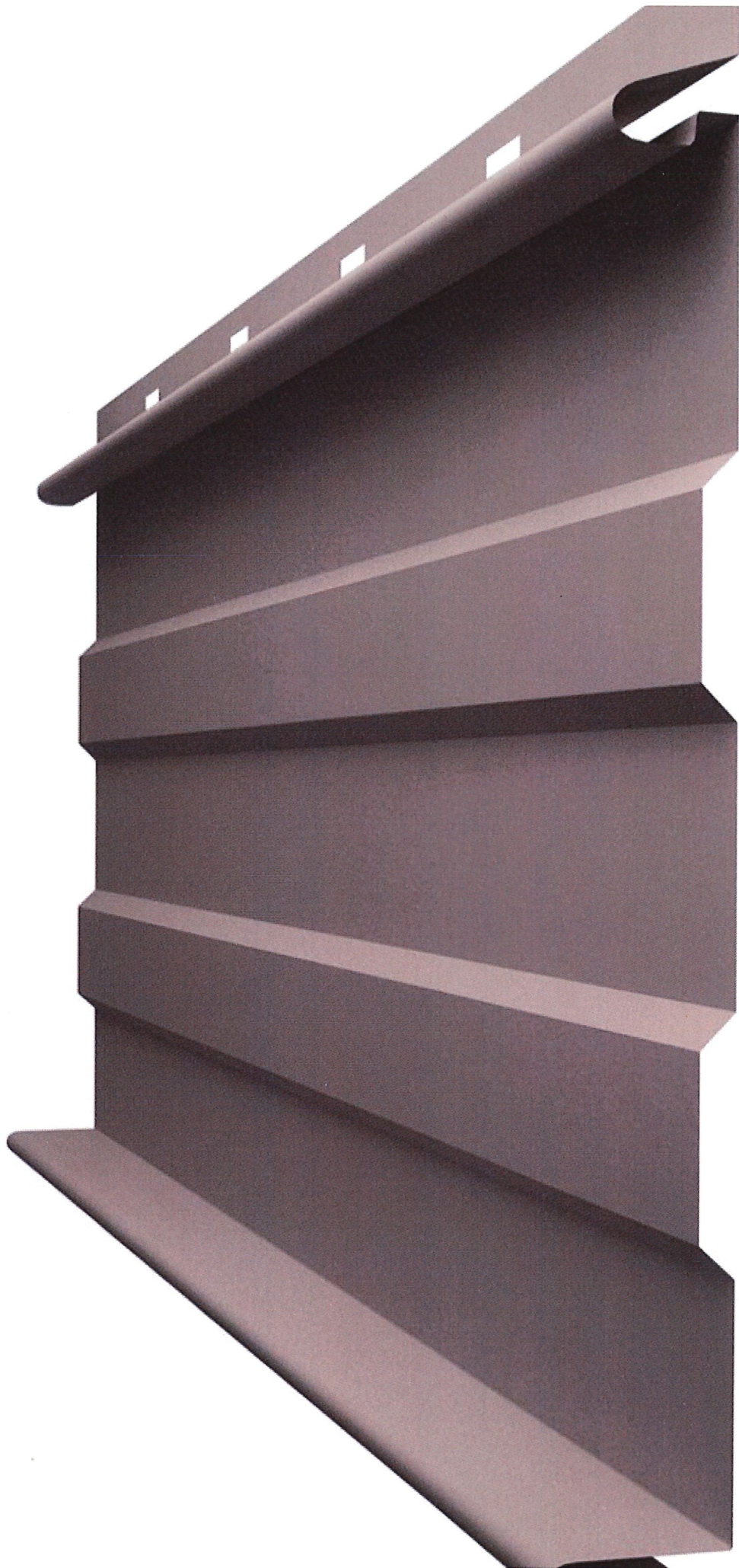






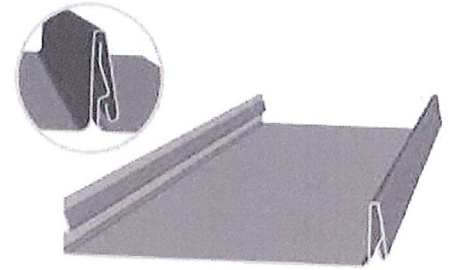






24ga 1.0" Snap Lock

24 gauge (min) 17" Snap Lock over 15/32" plywood
Florida Product Approval Number 17796.05-R2



Manufacturer:

Atlantic Metal II of Vero Beach, Inc
4310 45th Street, Vero Beach, FL
www.atlanticmetal2.com
(772) 257-5730

Metal Roofing Panels · Metal Roofing
Accessories · Custom Metal Fabrication

Product: Clipped, snaplock standing seam panel with nominal rib height of 1.0" and max panel width of 17".

Material: 24ga or thicker steel with yield strength of at least 50ksi, and corrosion resistance per FBC 1507.4.3.

Fastener: #12 x 1" pancake-style fastener, compliant with FBC 1506.6. (2) per clip.

Clip: 18ga, 3.5" long fixed clip. 1000SNS or similar.

Substrate/Deck: Minimum 15/32" thick plywood.

Underlayment: Comply with FBC 1507.1.1/1518.2 where required.

Fire Barrier: Comply with FBC 1516.1 and 1516.2 where required.

Slope: Comply with FBC 1507.4.2/FBC 1515.2 where required.

Max. Allowable Loads & Installation Requirements:

Method A: 67.3psf | Install (2) #12 x 1" fasteners per clip with clips at 24" o.c.

Method B: 131psf | Install (2) #12 x 1" fasteners per clip with clips at 6" o.c.

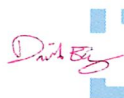
Factor of Safety of 2.0 applied to calculate allowable loads.

Compliance statement: This product as described has demonstrated compliance with Florida Building Code 2020, Section 1504.3.2 (**non-HVHZ**) and 1518.9.1/1523.6.5.2.4 (**HVHZ**), as required by Rule 61G20-3, method 1D

Evaluated By:

David Eng, PE
Timberlake Cove, LLC
3324 W Univ. Ave # 206, Gainesville FL 32607
PE Lic. No: 81377
CA Lic. No: 33344

www.TimberLakeCove.com

 David E Eng
2020.10.07
00:21:29+01'00'

This item has been digitally signed and sealed by D.E. Eng, PE, on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

