



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

RECEIVED

JAN 03 2023

#### Building & Site Information

Address of the Site: 480 N. 7th St. Ft. Pierce, FL 34950

Parcel ID #: 2410-601-0175-000-7

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

Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

CITY OF FORT PIERCE  
PLANNING & ZONING

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): St. Lucie County % Management and Budget

Mailing Address: 2300 Virginia Ave Ft. Pierce, FL 34982

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Applicant  
Name(s): St. Lucie County - Brian Masters SLC Facilities Project Manager

Mailing Address: 2300 Virginia Ave Ft. Pierce, FL 34982

Phone Number(s): 772-216-0168 Email: mastersb@stlucieco.org

Representative  
Name(s): St. Lucie County-Scotty Beaulieu SLC Facilities Assistant Director

Mailing Address: 2300 Virginia Ave Ft. Pierce, FL 34982

Phone Number(s): 772-834-8097 Email: beaulieus@stlucieco.org

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

Scotty Beaulieu  
Digitally signed by Scotty Beaulieu  
Date: 2022.12.27 14:00:18 -05'00'  
Signature of Owner

12/27/2022  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation                       New Construction                       Demolition                       Relocation

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) \_\_\_\_\_

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

St. Lucie County will demolish the former Community Services Building and will work with the City of Fort Pierce on a Public Private Partnership for the redevelopment of the site. Current facility is functionally obsolete and in a state of disrepair.

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

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

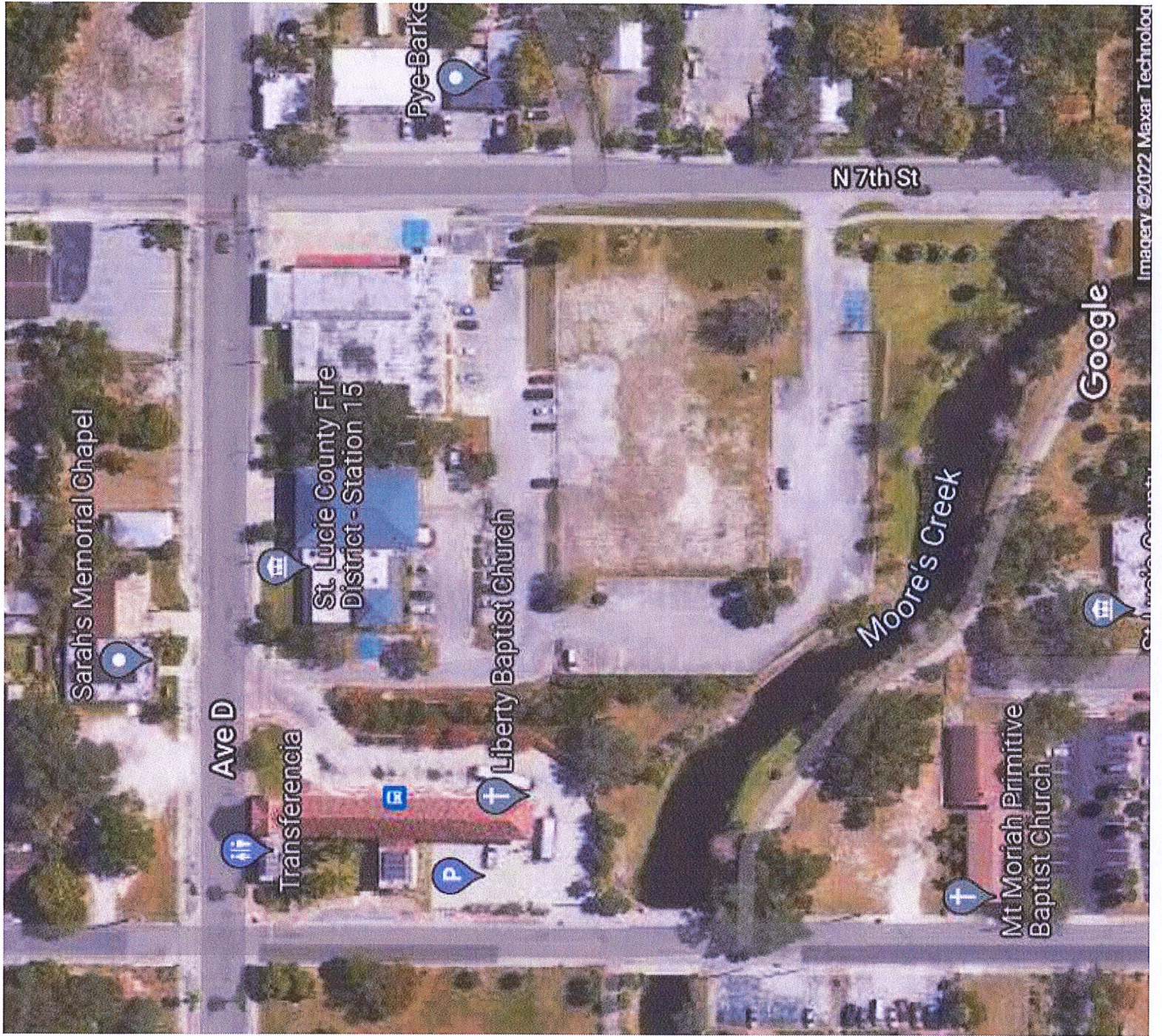
Will the proposed work require a Zoning Variance?  No     Yes, Code Section(s): \_\_\_\_\_

**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.

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



Sarah's Memorial Chapel

Ave D

Transferencia

St. Lucie County Fire District - Station 15

Liberty Baptist Church

Moore's Creek

Mt. Moriah Primitive Baptist Church

N 7th St

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**Maria Lewicka**

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**From:** Brian Masters <mastersb@stlucieco.org>  
**Sent:** Wednesday, December 28, 2022 2:50 PM  
**To:** Maria Lewicka  
**Cc:** Scotty Beaulieu; Jeffrey Dougherty  
**Subject:** RE: COA application 480 N 7th St. Demo

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

Maria,

Please see answers below in red.

Thank you,

**Brian Masters | Project Manager | FACILITIES**

Ph: 772.216.0168 | Main: 772.462.1432 | 2300 Virginia Ave. FP 34982

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**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Wednesday, December 28, 2022 12:04 PM  
**To:** Brian Masters <mastersb@stlucieco.org>  
**Cc:** Scotty Beaulieu <beaulieus@stlucieco.org>  
**Subject:** RE: COA application 480 N 7th St. Demo

**SECURITY WARNING:** This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Brian,

In addition to your application please provide answers to the following questions [(Sec. 111-157 (3))]:

- 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 does not meet national, state or local criteria for designation as a significant historic or architectural site or structure.**

- b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship?

**No. Structure is concrete block construction with modified flat roof.**

- c. Is the structure one of the remaining examples of its kind in the city, county or region?  
**No, there are several remaining examples of the block building style in the city.**
- d. Does the structure contribute significantly to the historic character of a designated district?  
**No, building was originally a fire station that has been replaced with a modern fire station building adjacent to the west.**
- 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 structure does not have architectural, historical or cultural value.**
- e. 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 the City of Ft. Pierce Planning Department on a P3 public/private development for replacing the demolished structure.**

Thank you,  
Maria

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**From:** Brian Masters <[mastersb@stlucieco.org](mailto:mastersb@stlucieco.org)>  
**Sent:** Tuesday, December 27, 2022 2:48 PM  
**To:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
**Cc:** Scotty Beaulieu <[beaulieus@stlucieco.org](mailto:beaulieus@stlucieco.org)>  
**Subject:** COA application 480 N 7th St. Demo

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

Maria,

Please find attached COA application and photos of site for 480 N. 7<sup>th</sup> St. (Old Community Services Bldg.). I am requesting this to be on the agenda for the upcoming January meeting. Please contact me at 772-216-0168 for any additional information necessary and for me to pay the application fee with the County P-Card.

Thank you,

**Brian Masters | Project Manager | FACILITIES**

Ph: 772.216.0168 | Main: 772.462.1432 | 2300 Virginia Ave. FP 34982

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.