

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 23, 2023 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
 - a. Minutes from the December 5, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #22-68 - Demolition - 480 N. 7th Street
 - b. Certificate of Appropriateness #23-02 - Patio Enclosure - 721 Avenue D
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - December 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: 01/23/2023

Information

REQUESTED ACTION

Minutes from the December 5, 2022 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 12/5/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/08/2022 03:42 PM

Final Approval Date: 12/08/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, DECEMBER 5, 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**

Ms. Davis entered the meeting at 2:07 PM.

Present: Holly Theuns; KeAndrea Davis; Anthony Westbury; Betty Jo Starke; Andrea Anicito; Minnie Spivey; Charlie Hayek, Chairman

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the October 24, 2022 meeting

Motion was made by Holly Theuns, and seconded by Betty Jo Starke to approve the minutes from the October 24, 2022 meeting.

AYE: Anthony Westbury, Betty Jo Starke, Andrea Anicito, Minnie Spivey, Holly Theuns, Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

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

The clerk introduced Certificate of Appropriateness 22-60 for renovations and additions at 219 N. 2nd Street.

Chairman Hayek 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Westbury - no
Ms. Starke - no
Ms. Anicito - no
Ms. Spivey - no
Ms. Theuns - no
Ms. Davis - no
Chairman Hayek - yes

Chairman Hayek 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, said the applicant is requesting approval of a Certificate of Appropriateness for renovations and modifications to a historic residence previously converted to a four-unit 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. 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.

Board questions for Staff: none

Applicant Presentation: Brad Pautsch, owner, sworn, stated he is investing into the home to bring it up to code and make it more efficient. Mr. Pautsch noted he is also making the home into a rental property, for when his family cannot come up and stay.

Board questions for Applicant: Ms Theuns asked how the property will be managed. Ms. Starke asked the type of wood being used for the renovations.

Public comment: Mike Menard, sworn, stated he drew the plans for the applicant and the improvements are a minor historical impact, which consist of a front balcony, extension of a front porch and adding a door. Mr. Menard said the front elevation will be brought back to its original state.

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by Holly Theuns, and seconded by KeAndrea Davis to approve Certificate of Appropriateness 22-60 for renovations and additions at 219 N. 2nd Street.

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

Passed

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

The clerk introduced Certificate of Appropriateness 22-62 for a demolition located at 505 N. 6th Street.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Starke - no

Ms. Anicito - no

Ms. Spivey - no

Ms. Theuns - no

Ms. Davis - no

Ms. Westbury - no

Chairman Hayek - no

Chairman Hayek 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, said the applicant is requesting Certificate of Appropriateness approval for the demolition of the damaged and deteriorated wooden bungalow structure. Ms. Lewicka showed pictures of the interior and exterior damage to the structure. The building proposed for demolition is in very poor condition. It was heavily damaged by a 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. The application meets the criteria for demolition of a structure within a designated historic district.

Board questions for Staff: Ms. Theuns asked if the front facade is worth saving. Chairman Hayek asked if the applicant has showed willingness to get the demolition and build a new structure. Ms. Lewicka stated the applicant is currently working with the grants department to receive money to help rebuild the house.

Applicant Presentation: Barbara Nowell, sworn, said she hopes to get assistance to help rebuild the house.

Board questions for Applicant: Ms. Starke asked Ms. Nowell what she plans to do. Ms. Anicito asked the timeline for demolition and rebuild. Ms. Theuns asked if the grant will cover 100% of the cost.

Public comment: John Rodger, Applicant Representative, sworn, stated he will be working with the owner. Tyneta Daniels, sworn, stated the portion of the rebuild that the grant does not cover, will be financed.

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Ms. Starke said the longer the applicant waits the higher the cost will be. She suggested a time frame for getting the grant, so the applicant can afford to rebuild. Ms. Theuns stated the structure should be demolished because it is unsafe, and can have rodents. Chairman Hayek suggested the applicant contact Mike Menard for a prototype home.

Motion was made by Holly Theuns, and seconded by Minnie Spivey to approve Certificate of Appropriateness 22-62 for a demolition at 505 N. 6th Street.

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

Passed

6. NEW BUSINESS

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

The Chairman asked the Board to provide their suggestions, ideas and feelings on the proposed text amendment that will be going back to the Planning Board.

Ms. Hedges stated the City Attorney's office will not be advocating for any position during the discussion.

Mr. Freeman explained that the text amendment started as a zoning amendment and there was a request to look at the noise between the residential and commercial activities. He said the original text amendment needed some re-organization and moving around. He added that the Planning Board made the determination for the Historic Preservation Board to hear what was proposed before sending a recommendation to City Commission. Mr. Freeman highlighted that nothing is hard based, and the city is looking for input from the Board, community and citizens in the area. Mr. Freeman stated the text amendment may go to Conference Agenda before going back to the Planning Board.

Mr. Freeman showed a "Living Local" video highlighting Edgartown's old Florida charm.

Ms. Theuns asked Mr. Freeman to clarify the Edgartown Zoning district compared to the 43 lots in the Edgartown Settlement district.

Mr. Freeman said the code is designed for a small area and the purpose is to keep as much history as possible on those lots. Mr. Freeman stated the ordinance needs re-organization and definitions regarding acoustic terminology for indoor and outdoor entertainment. He said that staff is looking to change how the noise and hours of operation are used and restricted. Mr. Freeman highlighted that staff does not have a set position on the text amendment and staff is looking for direction from the community that is fair and rationale and works.

Ms. Theuns stated she has been a resident of Edgartown since 2012, and she renovated a 1912 house based on the Edgartown Text Amendment. Ms. Theuns noted that the acoustic ordinance was in place when she purchased and renovated her home. She said 40% of the homes in Edgartown are over 100 years old, and the district was designed to have primary residential with compatible commercial uses. She said the current 60 decibel sound level does not work. She noted that the police departments equipment is the only acceptable way to measure the decibel sound, and it is currently not available.

Ms. Starke suggested that the residences and business come to terms to make everyone happy. She said people come from Port St. Lucie to Pierced Cider Works and the business has put forth a lot of effort to make it a draw to Fort Pierce.

Chairman Hayek stated he was part of a 2007 Edgartown stakeholder committee that decided that businesses would have the money to pay for the renovations to restore historical homes. He said when Saifish Brewery was located in Edgartown, they played music all the time. Chairman Hayek said amplified music draws people to downtown. Both Mainstreet and the Jazz and Blues festival are being affected by not being able to have amplified sound.

Ms. Anicito suggested to look at the code and decide what type of businesses they want.

Ms. Theuns noted the downtown entertainment district is on either side of Edgartown.

Will Goulet, Pierced Cider Works employee, stated the change in playing amplified music effects his life personally. He said since April 7, 2022, compared to a year ago, the business has taken in 30% less revenue. He said the music issue has become personal. He highlighted that words like acoustic and compatibility are subject to interpretation and clearly defined regulations are needed.

Tim O'Connell, neighbor across the street from Pierced Cider Works, read the code and emphasized small scale, compatibility and excessive noise. He said the owner of Pierced Cider Works wants to have ticketed concert events and Mr. O'Connell stated he wants the

code to stay as it is.

Chairman Hayek said the code needs to be consistent with the whole area instead of coming down to one business.

Ms. Theuns said the pandemic changed Pierced Cider Works position on the property, and they took advantage of the situation by changing their business plan.

Ms. Starke suggested acoustic music until 9 PM and bigger events on the weekends. She said the city is growing and there is constant noise from the stepped up trains on the railroad track, and sirens on US Highway 1. She said 100 years later the businesses and residences need to meet in the middle.

Mr. Westbury ask what the police department has done and if the sound has been measured.

Mr. Freeman said he understood that the police department has been to Pierced Cider Works and supposing if they measure the sound, and it is below the level, they will leave.

Ms. Theuns said she asked the police to measure the sound with the decibel reader, and she was told the equipment is being repaired.

Mr. Freeman stated he will have a liaison with the police chief to find out what is going on.

Cindy O'Connell, neighbor across the street from Pierced Cider Works, said the noise issue has been going on for a long time. She said she likes the acoustic music but not the ticketed concerts that started during the pandemic. She stated she would be happy if the current ordinance is followed.

Jon Nolli, owner of Pierced Cider Works, stated there should be a decibel level for a fair playing field. He said he would invest in modern technology that will narrow the sound into a particular area, but it has to be measured by a decibel meter. Mr. Nolli said there is a problem with the code because if a person is playing live music it cannot go into any device without amplification. He noted that residences can have open amplified live music but a business cannot. Mr. Nolli said three years ago everyone decided there should be a decibel level. He said they finally got a definition from the city on acoustic music. Mr. Nolli said the issue is the source of the music.

Lainey Williams, attorney, on behalf of the Edgartwon neighborhood, stated she is advocating for the current ordinance to stay in place. She said no one is saying no music, only the level of the music, acoustic vs. amplified is being questioned. She suggested to change bars and brewpubs from permitted to conditional use, and they need to be compatible with the neighborhood. Ms. Williams stated the 60 decibel level is too high for a residential neighborhood.

Ms. Starke said the existing businesses should be grandfathered in and not require a Conditional Use. The music should not be called amplified, instead it should be called light vs. concert or have gradient levels of amplification. She noted that when Kings Landing comes to downtown the quietness will go away.

Chairman Hayek stated the public does not know what 60 decibel level sounds like. He asked staff to quantify with a demonstration.

Ms. Anicito researched 60 decibel sounds and she found from the department of Audiology that is compared to the sound of a dishwasher and normal conversation. She said 70 decibels is the sound of a vacuum cleaner. She stated the city code needs to have a clear direction on

what is allowed and what is not allowed.

- b. Administratively Approved Certificates of Appropriateness - October 2022
- c. Administratively Approved Certificates of Appropriateness - November 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 01/23/2023

Information

REQUESTED ACTION

Certificate of Appropriateness #22-68 - Demolition - 480 N. 7th Street

LOCATION

480 N 7th Street (Parcel ID: 2410-601-0175-000-7)

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: 01/11/2023 11:39 AM

Final Approval Date: 01/12/2023



JANUARY 23, 2023

COA 22-68

Owner

St Lucie County % Management
and Budget

Applicant

Brian Masters SLC Facilities Project
Manager

Location

480 N 7th Street

Parcel

2410-601-0175-000-7

Historic Status

Noncontributing structure located
in the Lincoln Park Historic District.

Requested Action

Demolition

Recommendation

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 one story building with concrete block walls and flat roof was built in 1957.

R E Q U E S T

The applicant is requesting COA approval for the demolition of the functionally obsolete structure which is currently in a state of disrepair.



Building proposed for the demolition

Subject property - aerial photo

Criteria for Demolition (Sec. 111-157): 480 N 7th Street	Applicant Responses	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 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?	No. Structure is concrete block construction with modified flat roof.	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 block building style in the city.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	No, building was originally a fire station that has been replaced with a modern fire station building adjacent to the west.	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 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 the City of Ft. Pierce Planning Department on a P3 public/private development for replacing the demolished structure.	Yes



Exterior damage of the structure

STAFF RECOMMENDATION

The building proposed for demolition is in a state of disrepair. While reconstruction of the building is possible, it would be at considerable expense. St. Lucie County will work with the City of Fort Pierce on a Public Private Partnership for the redevelopment of the site.

Given the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district, staff has no objection to the approval of the proposal as submitted with recommendation that the site will be redeveloped as soon as possible and in a style and manner compatible with the surrounding Lincoln Park Historic District.



Existing structure front/east facade



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

- 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.

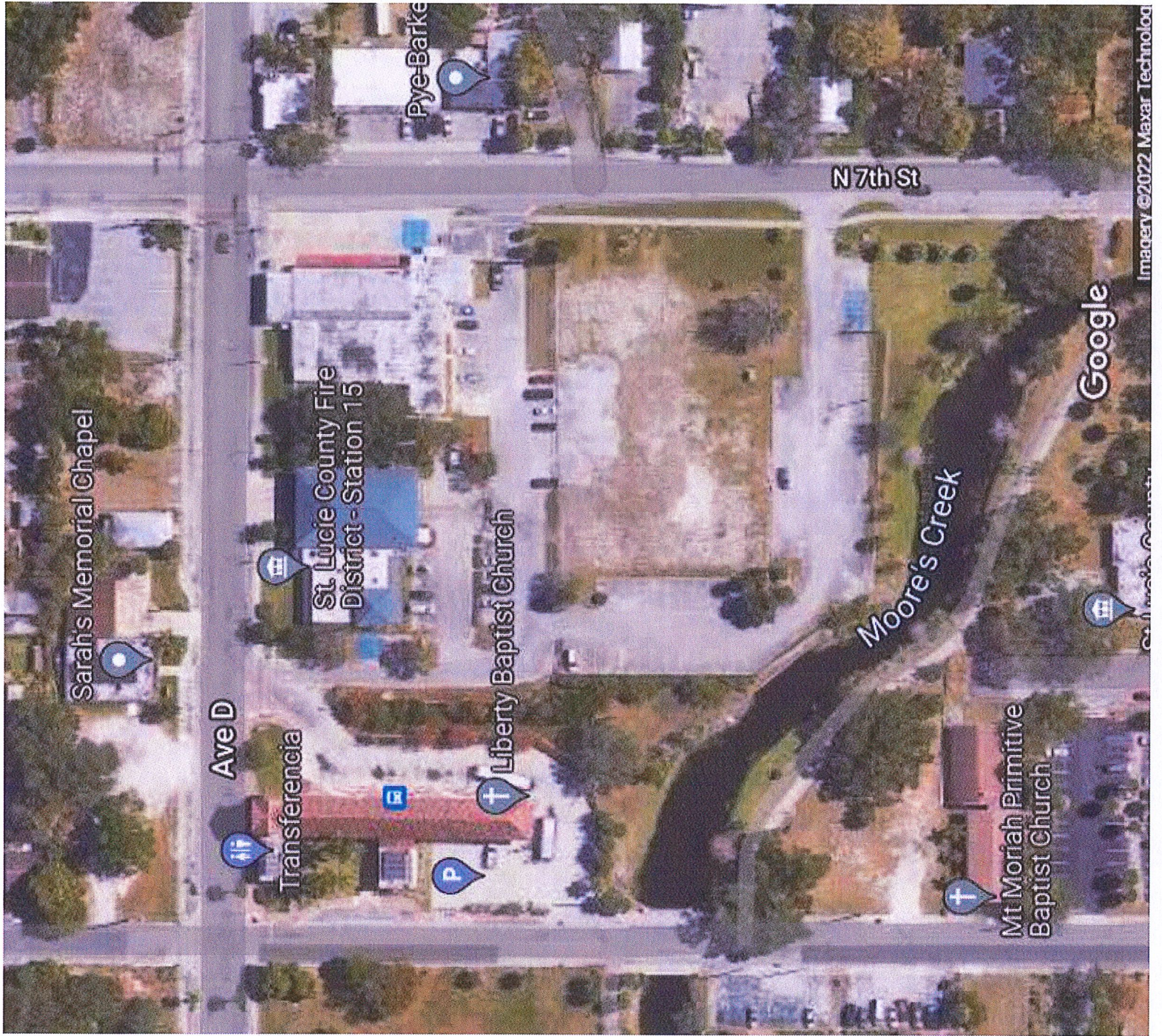
Have other alterations been made to the site within the last 12 months? No Yes, _____

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.

- 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

N 7th St

Moore's Creek

Mt. Moriah Primitive Baptist Church

Google

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Maria Lewicka

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

From: Brian Masters <mastersb@stlucieco.org>
Sent: Tuesday, December 27, 2022 2:48 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>
Cc: Scotty Beaulieu <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. 7th 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.

Property Identification

Site Address: 480 N 7th ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-601-0175-000-7
 Jurisdiction: Fort Pierce

Use Type: 8600
 Account #: 23276
 Map ID: 24/10N
 Zoning: General Co

Ownership

St Lucie County
 % Management and Budget
 2300 Virginia Ave
 Fort Pierce, FL 34982

Legal Description

FEE AND MAY'S RE-S/D BLK M LOTS 1, 4, 5 AND N 15 FT OF LOT 8
 (OR 429-866)

Current Values

Just/Market Value: \$392,100
 Assessed Value: \$389,290
 Exemptions: \$389,290
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 10,048
 Gross Sketched Area (SF): 10,807
 Land Size (acres): 0.53
 Land Size (SF): 23,100

Property taxes are subject to change upon change of ownership.

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

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

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
Apr 1, 1984	0429 / 0866	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 10,048 SF

Gross Sketched Area: 10,807 SF

Exterior Data

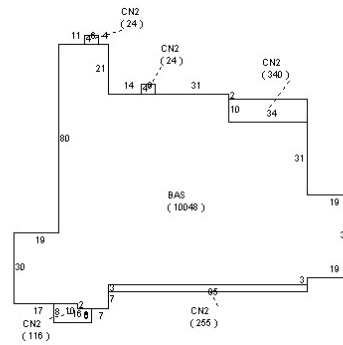
View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1957	Frame:
Grade: Y_D	Effective Year: 1957	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	10048	10048	512
CN2	CANOPY	759	0	352

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	5662	1977
CHAINLINK 8'	1	95	2008

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$369,000	2022	Year	8500	St Lucie County	\$389,290
Land:	\$23,100					
Just/Market:	\$392,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$2,810					
Assessed:	\$389,290					
Exemption(s):	\$389,290					
Taxable:	\$0					

Current Year Special Assessment Breakdown

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	\$392,100	\$389,290	\$389,290	\$0
2021	\$353,900	\$353,900	\$353,900	\$0
2020	\$365,100	\$365,100	\$365,100	\$0
2019	\$370,700	\$370,700	\$370,700	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F99-000362	Jan 27, 1999	Fence	\$3,035	\$3,035
F99-000181	Feb 17, 1999	Demolition	\$0	\$0
F99-00362A	Mar 23, 1999	Fence	\$1,295	\$1,295
RFA2003-3	Jun 23, 2003	Roof	\$2,000	\$100
CR2005179	Aug 22, 2005	Alterations/Remodeling	\$3,400	\$100
0800000363	May 15, 2008	Fence	\$4,396	\$100

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 22-68 – Demolition – 480 N 7th Street

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

NOTICE BY NEWSPAPER: January 13, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 01/13/2023

Historic Preservation Board

5. b.

Meeting Date: 01/23/2023

Information

REQUESTED ACTION

Certificate of Appropriateness #23-02 - Patio Enclosure - 721 Avenue D

LOCATION

721 Avenue D (Parcel ID: 2410-601-0176-000-4)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 01/11/2023 11:48 AM

Final Approval Date: 01/12/2023



JANUARY 23, 2023

COA 23- 02

Owner

CLC Ft Pierce Fire District

Location

721 Avenue D

Parcel ID

2410-601-0176-000-4

Historic Status

This Building is a noncontributing structure located in the Lincoln Park Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT BUILDING - FRONT FACADE

B A C K G R O U N D

The subject contemporary building is a noncontributing structure located in the Lincoln Park Historic District. It was built in 1997.

R E Q U E S T

The applicant is requesting approval of a COA to allow for enclosure of the existing patio screened area with concrete block and storefront windows to convert it to a gym/workout area. Colors of the walls and windows will match the existing.



LOCATION OF THE SUBJECT BUILDING



SOUTH REAR FACADE



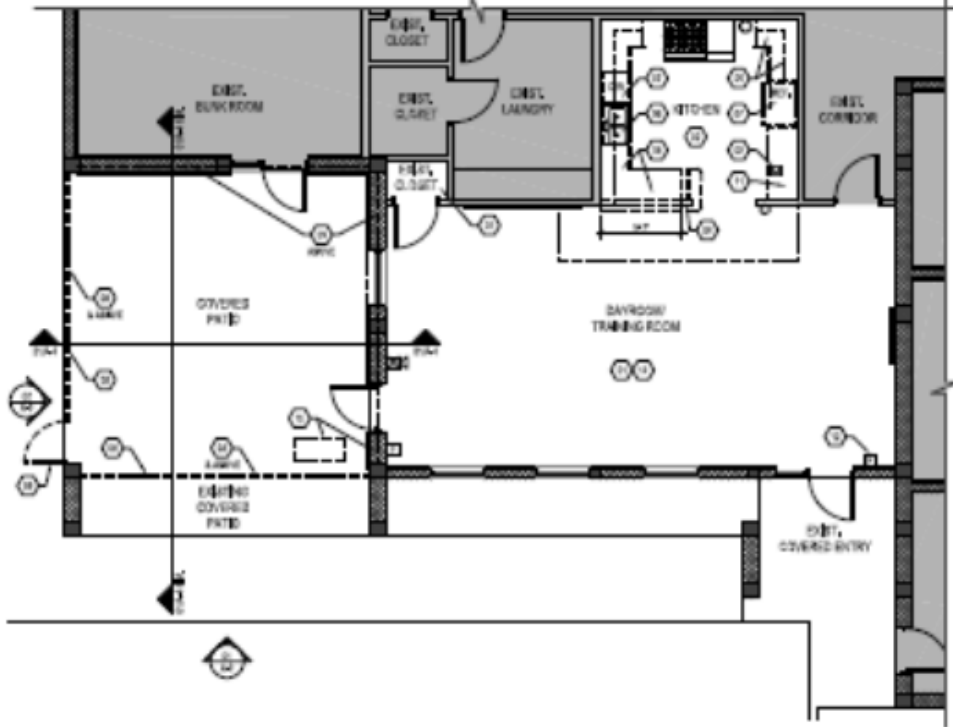
WEST SIDE FACADE



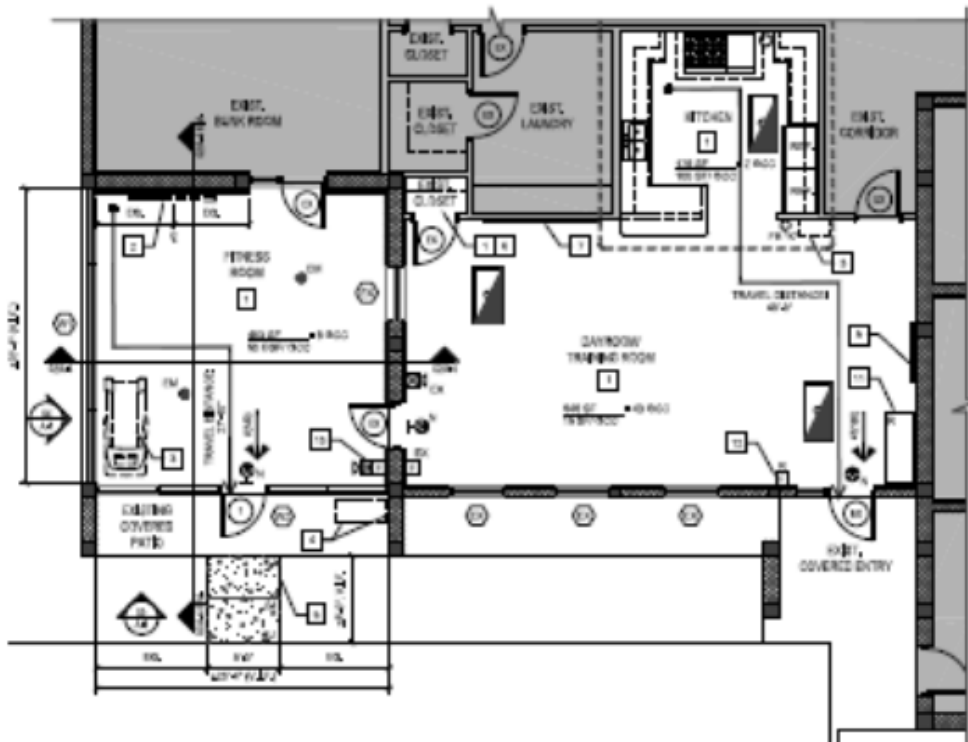
REAR / SOUTH SUBJECT CORNER



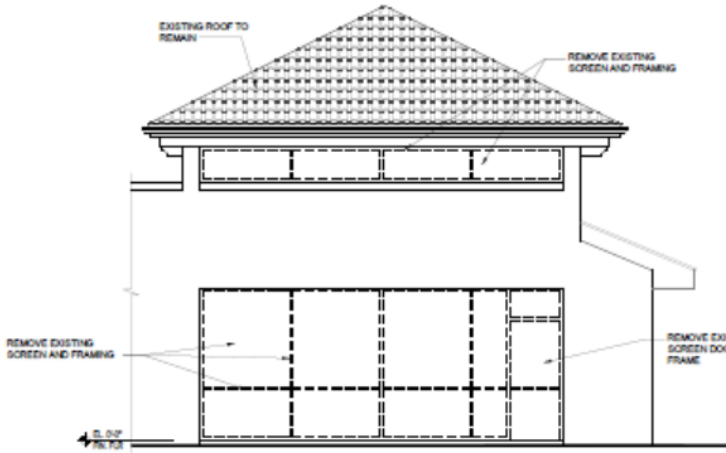
SIDE/WEST SUBJECT CORNER



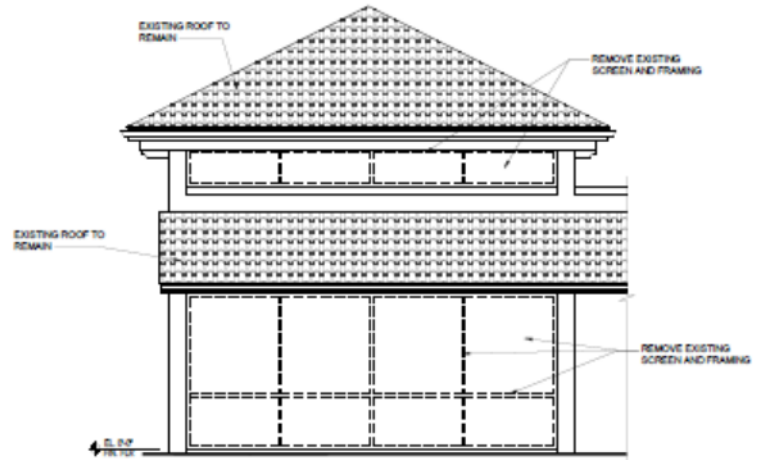
PARTIAL DEMOLITION PLAN



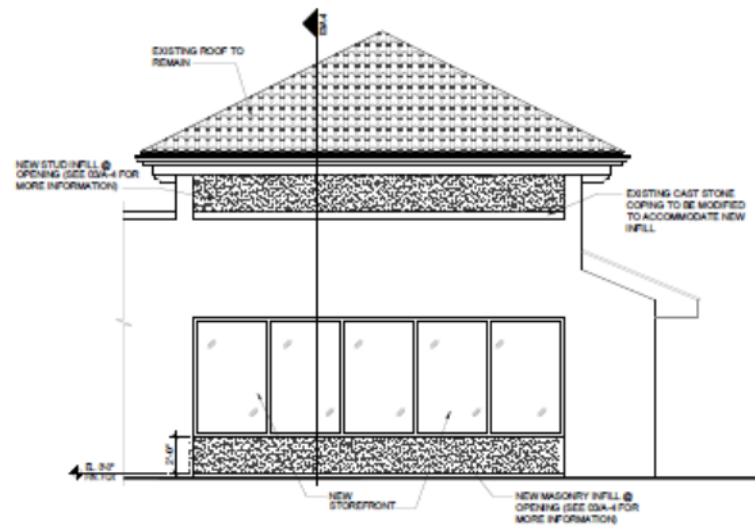
PARTIAL FLOOR PLAN



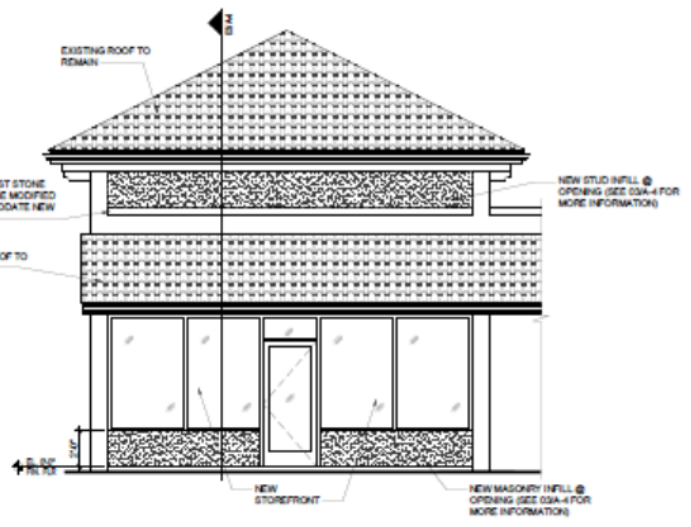
WEST ELEVATION DEMOLITION



SOUTH ELEVATION DEMOLITION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

STAFF ANALYSIS

SECRETARY OF INTERIOR'S STANDARDS

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.

STAFF RECOMMENDATION

The subject building is located within the Lincoln Park Historic District. The Lincoln Park Historic District consists of commercial and residential uses with various architectural styles and diversity of materials and colors.

The design, proportions and architectural elements of the proposed enclosure compose well with the existing building. The new alternations allow for additional, needed, uses and enhance the building functional efficiency.

In summary, the alternations are consistent with the Secretary of Interior Standards 5 and 9 and staff has no objection to the approval of the proposal as submitted.





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: 721 Ave. D Fort Pierce FL 34950
Parcel ID #: 2410-601-0176-000/4
Type of Designation: Contributing Non-contributing Site within the 9022- Ft. Pierce Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): SLC Ft Pierce Fire District
Mailing Address: 5160 NW Milner Road, Port St. Lucie, FL 34983
Phone Number(s): 772-519-2112 Email: plangel@slcfd.org

Applicant
Name(s): St Lucie County Fire District
Mailing Address: 5160 NW Milner Road, Port St. Lucie, FL 34983
Phone Number(s): 772-519-2112 Email: plangel@slcfd.org

Representative
Name(s): Remnant Construction LLC
Mailing Address: 201 S. 2nd Street, Suite 100
Phone Number(s): 772-577-5850 Email: iknowles@remnantconstruction.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, S.L.C.F.D. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

1/5/23
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) Enclose patio to convert to gym/workout area
- Other (describe) _____

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

Enclose patio to convert to gym/workout area. Infill screened area with concrete block/storefront windows.

Install HVAC and Electrical to serve the gym.

Interior Kitchen/Living Area Renovation

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 *Linda French, Remnant Construction will pay by CREDIT CARD.*
- 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. *Color to match existing*

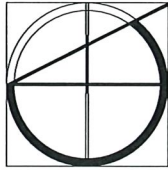
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

Modifications for:

Fire Station #15 St. Lucie County Fire District

721 Avenue D

Fort Pierce, Florida 34950



CLAREN
ARCHITECTURE + DESIGN

ARCHITECT:

Claren Architecture + Design, Inc.

6400 Congress Ave., Suite 2150
Boca Raton, Florida 33487
Tel.: 561-961-4884
www.clarenarchitecture.com

STRUCTURAL ENGINEER:

Wieder Engineering, Inc.

11718 SE Federal Highway, Suite 373
Hobe Sound, Florida 33455
Tel.: 772-546-5823

MEP ENGINEER:

Loucks Engineering, Inc.

321 E Commercial Blvd
Fort Lauderdale, Florida 33334
Tel.: 954-938-1881

SITE LOCATION



01

LOCATION MAP
SCALE



DRAWING INDEX

COVER SHEET

ARCHITECTURAL

- A-1 DEMOLITION PLAN, FLOOR PLAN, SCHEDULES & NOTES
- A-2 CEILING DEMOLITION & REFLECTED CEILING PLANS
- A-3 DEMOLITION & PROPOSED ELEVATIONS
- A-4 DEMOLITION & PROPOSED BUILDING SECTIONS, WALL SECTION & DOOR & WINDOW DETAILS
- A-5 KITCHEN ELEVATIONS & DETAILS

STRUCTURAL

- S-1 STRUCTURAL FLOOR PLAN, ELEVATIONS, SECTION & NOTES

ELECTRICAL

- E-1 ELECTRICAL POWER & LIGHTING PLANS
- E-1.1 LIGHTING CONTROL DIAGRAMS
- E-2 ELECTRICAL DETAILS, NOTES & RISER DIAGRAM

MECHANICAL

- M-1 MECHANICAL PLAN & NOTES
- M-2 MECHANICAL DETAILS AND NOTES

PLUMBING

- P-1 PLUMBING PLAN, SANITARY & WATER RISERS
- P-2 PLUMBING DETAILS & NOTES









Property Identification

Site Address: 721 Avenue D
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-601-0176-000-4
 Jurisdiction: Fort Pierce

Use Type: 8600
 Account #: 140370
 Map ID: 24/10N
 Zoning: General Co

Ownership

SLC Ft Pierce Fire Dist
 5160 NW Milner Dr
 Port St Lucie, FL 34983

Legal Description

FEE AND MAY`S RE-S/D BLK M LOTS 2, 3, 6 AND N 15 FT OF LOT 7 AND THAT PART OF 20 FT ALLEY ABT ON THE EVAC BY ORD 1-286 AS IN OR 594-1186 AND E 1/2 OF 40 FT R/W FOR BROWNS CT ABT ON THE W CLOSED BY ORD H-137 AS IN OR 355-2990 (OR 1107-2144)

Current Values

Just/Market Value: \$486,600
 Assessed Value: \$85,268
 Exemptions: \$85,268
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 3,854
 Gross Sketched Area (SF): 7,306
 Land Size (acres): 0.68
 Land Size (SF): 29,700

Property taxes are subject to change upon change of ownership.

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

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
Oct 27, 1997	1107 / 2144	XX01	WD	St Lucie County	\$100

Building Information (1 of 1)

Finished Area: 3,854 SF

Gross Sketched Area: 7,306 SF

Exterior Data

View:
 Building Type: MUNI
 Grade: Y_B
 Story Height: 1 Story

Roof Cover: Enam Metal
 Year Built: 1997
 Effective Year: 2007
 No. Units: 1

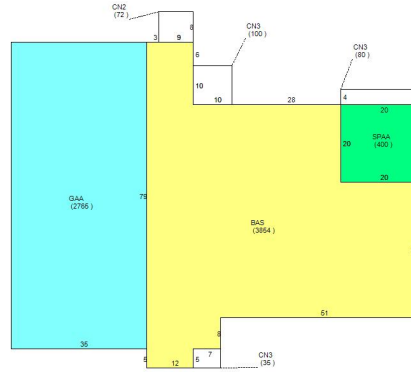
Roof Structure: Hip
 Frame:
 Primary Wall: PolySteel-PC
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3854	3854	308
CN2	CANOPY	72	0	34
CN3	CANOPY	215	0	112
GAA	Garage Attached Average	2765	0	228
SPAA	Screen Porch Attached Average	400	0	80

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 8'	1	210	1997
6FT CB Wall	1	45	1997
ASP2 LOW	1	10642	1997
CEMENT CURB	1	143	2007
CONCRETE LOW	1	4506	2007

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$456,900	2022		8100	Fire District	\$85,268
Land:	\$29,700					
Just/Market:	\$486,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$401,332					
Assessed:	\$85,268					
Exemption(s):	\$85,268					
Taxable:	\$0					

Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$486,600	\$85,268	\$85,268	\$0
2021	\$453,700	\$77,517	\$77,517	\$0
2020	\$463,400	\$70,470	\$70,470	\$0
2019	\$442,900	\$64,064	\$64,064	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F98-000362	May 28, 1998	Commercial New Construction	\$886,900	\$886,900
F98-00362A	Jun 1, 1998	Sprinkler System	\$0	\$0
F98-00362B	Jul 13, 1998	Heat and Air Conditioning	\$43,000	\$43,000
F98-00362C	Sep 30, 1998	Roof	\$39,550	\$39,550
0700000179	Nov 15, 2007	Additions to existing construction	\$95,000	\$1,100
0800000328	Apr 2, 2008	Alterations/Remodeling	\$60,000	\$788
BP15-1068	May 6, 2015	Plumbing	\$900	\$170
BP17-1637	Jun 13, 2017	Air Conditioning Only	\$29,985	\$0
BP20-1469	Jun 26, 2020		\$28,545	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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

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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 23-02 – Patio Enclosure – 721 Avenue D

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

NOTICE BY NEWSPAPER: January 13, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 01/13/2023

Historic Preservation Board

6. a.

Meeting Date: 01/23/2023

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - December 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, December 2022

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 01/11/2023

Started On: 01/10/2023 03:42 PM

Administrative Certificates of Appropriateness

Attached is Certificates of Appropriateness issued administratively in December 2022.

- COA #22-63, 522 N 2nd Street – Windows
- COA #22-66, 1112 Avenue E, Unit A & B – Roof
- COA #22-67, 239 S Indian River Drive – ADA Lift, Relocation



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-63 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 522 N 2nd Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 6 windows and front and sides siding. All openings and windows style remain the same. House color and shutters 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

12/14/22
 Date

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

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

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

Provided to:	Name/Address	Via
Owner/Applicant	Robin Bezuidenhout 522 N 2 nd Street Fort Pierce, FL 34950	E-Mail robinkgb@yahoo.com
Representative	Gert Bezuidenhout 522 N 2 nd Street Fort Pierce, FL 34950	E-Mail captgeewiz@gmail.com



Bldg. Permit # _____

COA# 22-63

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 522 N 2nd Street Ft. Pierce 34950
 Parcel ID #: 2403-705-0068-000/1
 Type of Designation: Contributing Non-contributing Site within the east town Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
 Name(s): Robin Bezuidenhout
 Mailing Address: 522 N. 2nd Street, Ft. Pierce FL 34950
 Phone Number(s): 954-5621819 Email: robinkgb@yahoo.com

Applicant
 Name(s): Robin Bezuidenhout
 Mailing Address: 522 N. 2nd Street Ft Pierce FL 34950
 Phone Number(s): 954-562-1819 Email: robinkgb@yahoo.com

Representative
 Name(s): owner/builder Gert Bezuidenhout
 Mailing Address: 522 N. 2nd St Ft Pierce FL 34950
 Phone Number(s): 954-736-6876 Email: captgeewiz@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, Robin Bezuidenhout as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

12/8/22
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) vinyl hi-impact windows on sides + front (6)
 Other (describe) hardboard on sides and front

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

house will remain same color and same style
windows with exact same shutters

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.



522



522















CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-66 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 1112 Avenue E Unit A & B

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install standing seams metal roof in mill finish. 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


 _____ 12/29/22
 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	East Coast Property Associates LLC 17893 88 th Road N Loxahatchee, FL 33470	E-Mail
Applicant	Treasure Coast Roofing 1816 SW Biltmore St PSL, FL 33470	E-Mail TCRoofingLLC@gmail.com

Bldg. Permit # _____

COA# 22-66



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: 1112 Ave E. Unit A & B
Parcel ID #: 2404-826-0003-000-3
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): East Coast Property Associates LLC
Mailing Address: 17893 88th Rd N., Loxahatchee FL 33470
Phone Number(s): _____ Email: _____

Applicant
Name(s): Treasure Coast Roofing
Mailing Address: 1816 SW Biltmore St. Port St. Lucie FL 34984
Phone Number(s): 772-370-9770 Email: TCRoofingLLC@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, David Seth Tuten as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

D. Seth Tuten
Signature of Owner

12/21/22
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) NEW ROOF

Other (describe) _____

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

Tear off existing roof and install new
Standing SEAMS Metal Roof.

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

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

Application Requirements

\$10.00 Application fee

Site Plan with dimensions.

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#22-67 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 239 S Indian River Drive

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Relocation of the ADA lift from the right side of the front porch to the left side and sidewalk extension. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

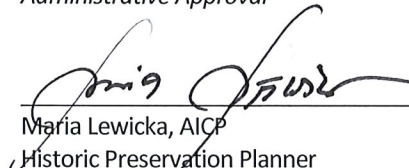
APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chair
 Historic Preservation Board

Date



 Maria Lewicka, AICP
 Historic Preservation Planner

12/29/22
 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@city-ftpierce.com.

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

Provided to:	Name/Address	Via
Owner	Boston House of Ft. Pierce, LLC 4560 S 25 th Street Fort Pierce, FL 34981	E-Mail shellyjohn90@gmail.com
Applicant	Martin Mohr, President of the LLC 4560 S 25 th Street Fort Pierce, FL 34981	E-Mail shellyjohn90@gmail.com
Representative	Mike Menard, Architectonic Inc. 806 Delaware Avenue Fort Pierce, FL 34950	E-Mail mmenard@architectonicinc.com



Bldg. Permit # _____

COA# 22-67

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S Indian River Dr.

Parcel ID #: _____

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): Boston House of Ft. Pierce LLC

Mailing Address: 4560 S. 25th St. Ft. Pierce, Florida 34981

Phone Number(s): 678-517-7493 Email: shellynjohn90@gmail.com

Applicant
Name(s): Martin Mohr / President of the LLC

Mailing Address: 4560 S 25th St. Ft. Pierce, Florida 34981

Phone Number(s): 678 517 7493 Email: shellynhohn90@gmail.com

Representative
Name(s): Mike Menard w/ Architectonic Inc.

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

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

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

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


Signature of Owner

12.19.22
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Site Improvements (describe) Relocation of the ADA lift and sidewalk extension
- Other (describe) _____

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

Relocation of the ADA lift from the right side of the front porch to the left side

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.

