

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, October 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 September 25, 2023 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #23-54 - Fences Installation - 210-212 Avenue D
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - September 2023
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: 10/23/2023

Information

REQUESTED ACTION

Minutes from the September 25, 2023 meeting

SUMMARY

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 9/25/23

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/02/2023 12:42 PM

Final Approval Date: 10/02/2023

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 25, 2023, 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; Betty Jo Starke; Anthony Westbury; Holly Theuns; Andrea Anicito;
Charlie Hayek, Chairman

Absent: KeAndrea Davis

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the August 28, 2023, meeting

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve the minutes from the August 28, 2023 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 23-46 - Modifications - 701 Atlantic Avenue**

The clerk introduced Certificate of Appropriateness 23-46 for modifications located at 701 Atlantic Avenue.

Chairman Hayek asked the City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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:

Mr. Westbury - no
Ms. Theuns - no
Ms. Anicito - no
Ms. Spivey- no
Ms. Starke - 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 the 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 the one-story 1946 building is a non-contributing structure located within the Sample Oaks Historic District and zoned C-1, Office Commercial. The proposed changes are removal of the existing garage door and infill with block, new 36 inch front door, enclosing two (2) windows on the west facade, removal and replacement of the existing windows, removal of the existing chimney, installation of 5V Crimp mill finish roof, and construction of a new porch. Ms. Lewicka said the property will be used for a single family residence and to run a small landscape business. Ms. Lewicka noted the design of the proposed modifications compose well with the existing building. She highlighted the improvements will enhance the property's overall appearance and functional efficiency and comports well with the surrounding Historic District.

Board questions for Staff: none

Applicant Presentation: Mike Menard, Applicant Representative, sworn, explained one small minor revision is needed due to the size of the home. He asked the Board for approval to move the front door five (5) feet to accommodate an additional bathroom/laundry room.

Board questions for Applicant: Ms. Theuns asked if landscaping trucks and equipment will be parked outside the home. Mr. Menard stated the landscape business will sell small plants online and ship from their home.

Public comment: none

Staff final comments: none

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

Comments by the Board: none

Motion was made by Anthony Westbury, and seconded by Holly Theuns to approve Certificate of Appropriateness 23-46, for the proposed modifications as requested, for 701 Atlantic Avenue, with the front door relocation.

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

Passed

b. Certificate of Appropriateness 23-48 - Single-Family Residence - 712 Cedar Place

The clerk introduced Certificate of Appropriateness 23-48 for a single family residence located at 712 Cedar Place.

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. Theuns - no

Ms. Anicito - no

Ms. Spivey - no

Ms. Starke - no

Mr. Westbury - 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 the 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 the subject site is a vacant, residential parcel, located on a prominent site in the Lincoln Park Historic District. The applicant is requesting approval for construction of a single family modular home with associated driveway and landscaping. Ms. Lewicka said the design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing and the proposed modern architectural style and the visual characteristics are compatible with surrounding structures located in the same block. Ms. Lewicka noted most of the residential structures located in

proximity of the subject site are deteriorated and require extensive renovation and upon visitation will be reported to the Code Enforcement department. She highlighted the proposed residence will bring some new development to the area, which hopefully will encourage adjacent property owners to improve the look of their homes.

Board questions for Staff: none

Applicant Presentation: Daniel Jarontow, Applicant Representative, sworn, answered questions from the Board. He explained the modular home is erected 90%. The plumbing, electric, drywall and cabinets are already in place. There is no counter tops, sink, or tile. He said the home is Miami-Dade rated for 178 mph winds, double insulated with reinforced impact windows.

Board questions for Applicant: Ms. Theuns asked if the modular home is built from pieces or on site. Mr. Westbury asked how the home is brought to the site. Mr. Hayek asked the name of the manufacturer. Ms. Starke asked if the walkway is elevated like the picture shown in the presentation.

Public comment: none

Staff final comments: none

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

Comments by the Board: none

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve Certificate of Appropriateness 23-48 for the Single Family Residence, as proposed, for 712 Cedar Place.

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

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - August 2023

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by Holly Theuns, and seconded by Minnie Spivey to excuse the absence of Ms. Davis.

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

Passed

9. ADJOURNMENT

Meeting Date: 10/23/2023

Information

REQUESTED ACTION

Certificate of Appropriateness #23-54 - Fences Installation - 210-212 Avenue D

SUMMARY

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

- Installation of a new 6 feet high board on board wooden fence on the north and west side of the property as shown on the attached site plan.
- Installation of a new 4 feet high wood picket fence as shown on the south and east side of the property as shown on the attached site plan.
- First 25 feet of the fence from the front property line on the west and north side will be also 4 feet high.

LOCATION

210-212 Avenue D. Parcel ID #2403-705-0093-000-5.

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

After consideration of the compatibility of the proposed fences with the surrounding neighborhood, the Historical Preservation Board based upon Secretary of Interior's Standard #9, may:

1. Approve the request for installation of the fences as proposed.
2. Approve the fences with the following condition that fences will be painted white as are most of the neighborhood fences.
3. Deny the request.

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2023

Started On: 10/16/2023 11:27 AM



OCTOBER 23, 2023

COA 23-54

Owner

Curtis Boyd

Applicant

Curtis Boyd

Location

210-212 Avenue D

Parcel ID

2403-705-0093-000-5

Historic Status

This is a vacant property located in the Edgartown Historic District.

Recommendation

Approval / Approval with conditions / Denial

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT PROPERTY

B A C K G R O U N D

The subject site is a vacant, residential parcel located in the Edgar Town Historic District.

The subject fence has already been installed without the required Certificate of Appropriateness (COA) or Building Permit approval.

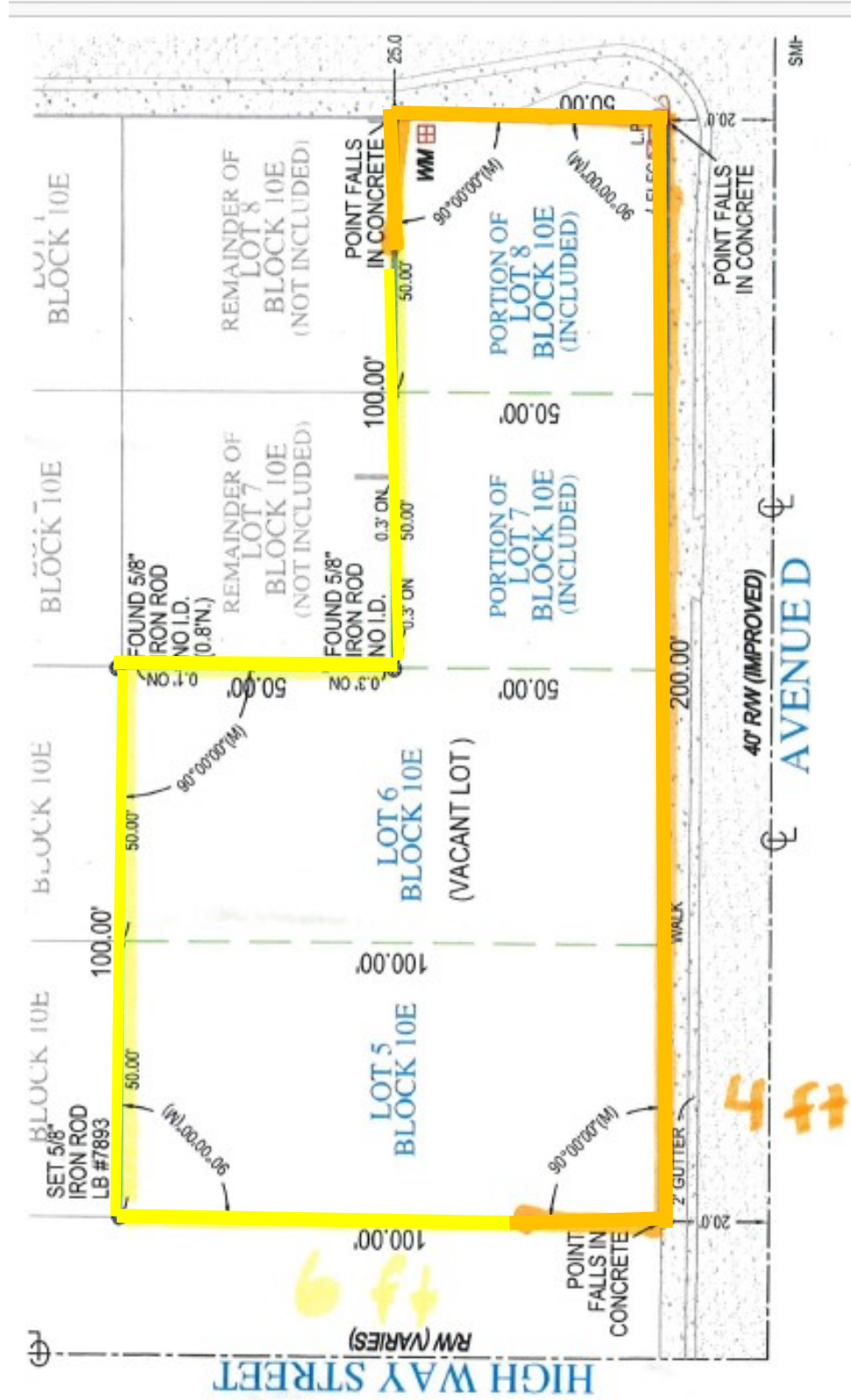
R E Q U E S T

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

- Installation of a new 6 feet high board on board wooden fence on the north and west side of the property as shown on the attached site plan.
- Installation of a new 4 feet high wood picket fence as shown on the south and east side of the property as shown on the attached site plan.
- First 25 feet of the fence from the front property line on the west and north side will be also 4 feet high.



LOCATION OF THE SUBJECT PROPERTY



- PROPOSED 4 FEET HIGH WOOD PICKET FENCE
- PROPOSED 6 FEET HIGH WOOD BOARD ON BOARD FENCE

STAFF ANALYSIS

SECRETARY OF INTERIOR'S STANDARDS

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.

Fences are important elements of the design and character of historic districts. The scale and character of a fence should be compatible with the neighboring fences. The subject proposal seeks to install four (4) and six (6) foot high, fences already introduced to this location and this area.



PROPOSED BOARD ON BOARD 6 FEET HIGH FENCE.



EXISTING FENCE—PROPERTY TO THE EAST



EXISTING FENCE—2ND STREET PROPERTY



EXISTING FENCE—2ND STREET PROPERTY

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

After consideration of the compatibility of the proposed fences with the surrounding neighborhood , the Historical Preservation Board based upon Secretary of Interior's Standard #9, may:

1. Approve the request for installation of the fences as proposed.
2. Approve the fences with the following condition that fences will be painted white as are most of the neighborhood fences.
3. Deny the request.



**4' HIGH PICKET FENCE PROPOSED/
CURRENTLY EXISTING ON THE SUBJECT PROPERTY**



RECEIVED

OCT 04 2023

COA# 23-54

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Bldg. Permit # _____

Building & Site Information

Address of the Site: 210-212 Ave D (AKA TBD)

Parcel ID #: 2403 705 0093 0005

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Curtis Boyd

Mailing Address: 500 S. US 1 #107 FP FL 34950

Phone Number(s): 772 468 1004 Email: Curtis @ BoydLaw.com

Applicant

Name(s): same

Mailing Address: _____

Phone Number(s): _____ 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, Curtis Boyd as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

10-2-23
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

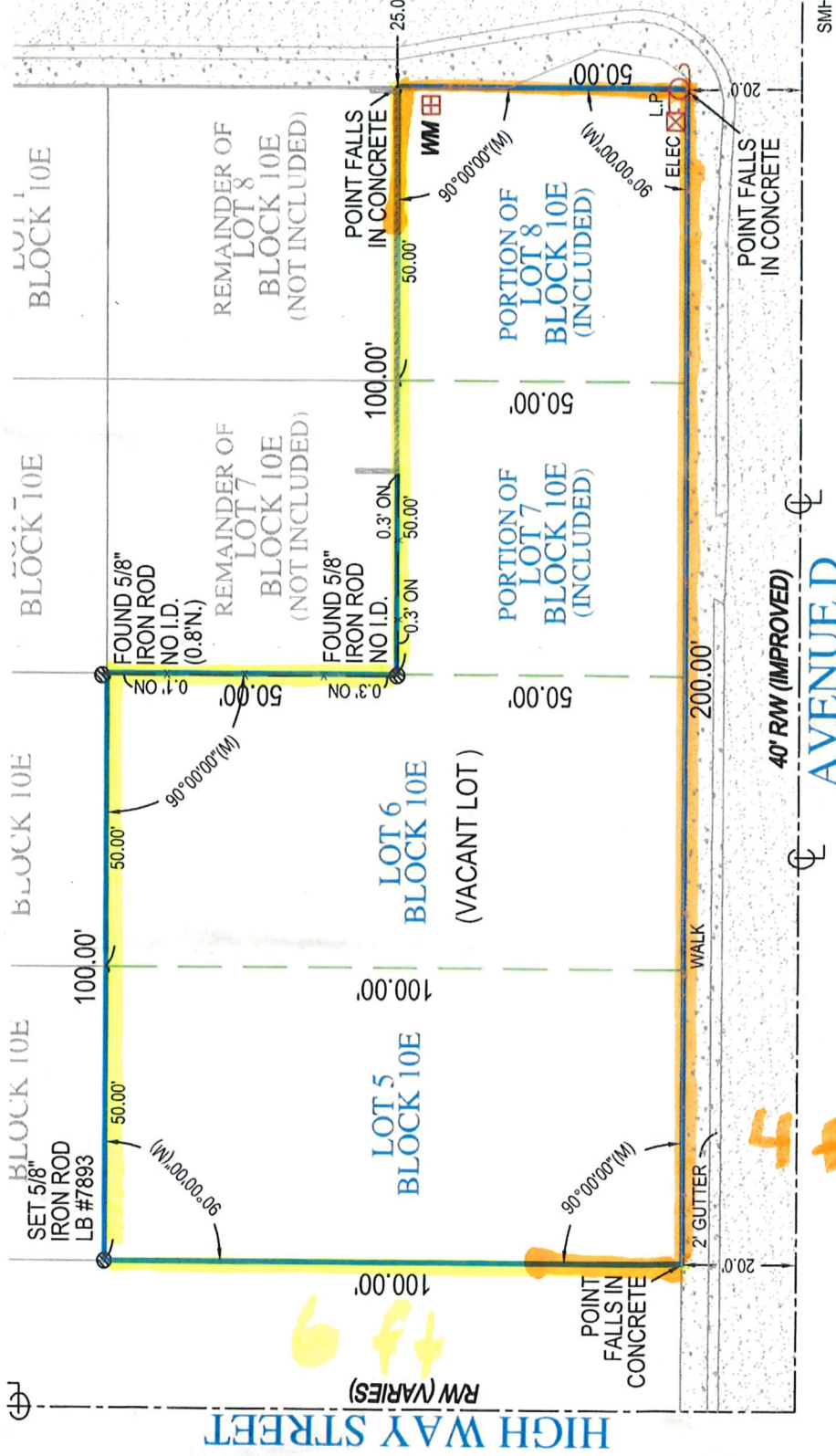
Please provide a detailed description of the proposed work to be performed: 6ft Privacy fence
In rear, decorative on road (4ft open picket),
Wood, Picture and Survey attached

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

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

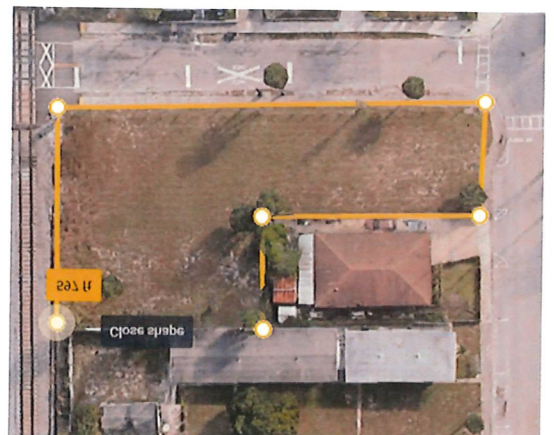
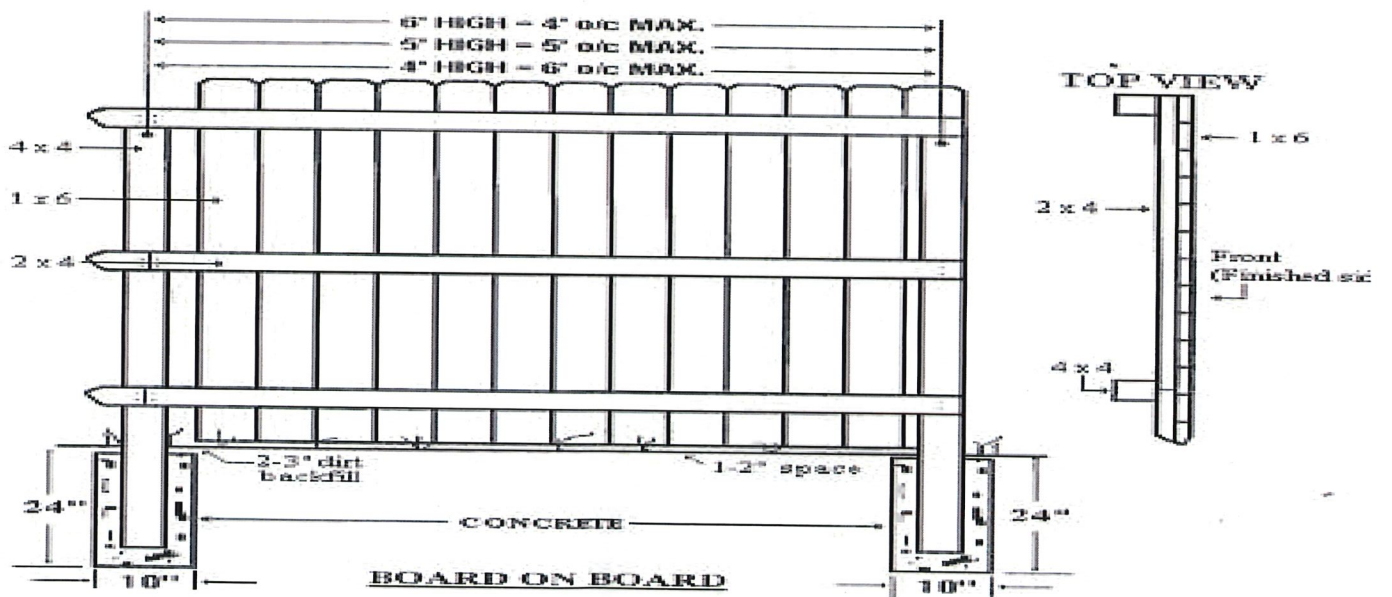
Application Requirements

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



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NC
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MOF RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CAS THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



Property Identification

Site Address: TBD
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0093-000-5
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 16004
 Map ID: 24/10N
 Zoning: Medium Den

Ownership

J Curtis Boyd
 500 S US Highway 1 Ste 107
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 10-E- LOTS 5 AND 6 AND S 50 FT OF LOTS 7 AND 8 (MAP 24/10C)

Current Values

Just/Market Value: \$130,600
 Assessed Value: \$69,895
 Exemptions: \$0
 Taxable Value: \$69,895



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.34
 Land Size (SF): 15,000

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
Mar 6, 2023	4964 / 1562	0001	SPWD	AABAA International Inc	\$160,000
Dec 16, 2015	3820 / 0436	0205	WD	DeSantis William	\$145,000
Aug 30, 2012	3429 / 0654	0138	WD	Pride Walter D	\$34,000
Jun 18, 2004	1996 / 1383	XX00	WD	Debellas Joseph	\$27,000
Sep 27, 1999	1253 / 0489	XX01	QC	Debellas Joseph	\$100
Apr 1, 1985	0462 / 0520	XX01	CV		\$0
Mar 1, 1980	0328 / 0590	XX00	CV		\$17,500
Jan 1, 1977	0262 / 0495	XX00	CV		\$12,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:

Roof Cover:

Roof Structure:

Building Type:
Grade:
Story Height:

Year Built: N/A
Effective Year: N/A
No. Units: 0

Frame:
Primary Wall:
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

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



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
Land: \$130,600
Just/Market: \$130,600
Ag Credit: \$0
Save Our Homes or 10% Cap: \$60,705
Assessed: \$69,895
Exemption(s): \$0
Taxable: \$69,895

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2000	0041	0.6	Fort Pierce Stormwater Charge	\$41.40

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
2023	\$130,600	\$69,895	\$0	\$69,895
2022	\$67,000	\$63,541	\$0	\$63,541
2021	\$60,400	\$57,765	\$0	\$57,765
2020	\$55,300	\$52,514	\$0	\$52,514

Permits

Number	Issue Date	Description	Amount	Fee
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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 23-54 – Fence – 210-212 Avenue D

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

NOTICE BY NEWSPAPER: October 08, 2023, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 10/09/2022

Historic Preservation Board

6. a.

Meeting Date: 10/23/2023

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - September 2023

SUMMARY

Certificates of Appropriateness issued administratively in September 2023.

- COA #23-47, 815 Atlantic Avenue – Roof
- COA #23-49, 519 S 2nd Street – Windows & Doors
- COA #23-50, 709 Cedar Place – Windows
- COA #23-51, 449 N 6th Street – Roof
- COA #23-52, 1122 Avenue E - Roof

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, September 2023

Form Review

Form Started By: Maria Lewicka

Started On: 10/16/2023 10:56 AM

Final Approval Date: 10/16/2023

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in September 2023.

- COA #23-47, 815 Atlantic Avenue – Roof
- COA #23-49, 519 S 2nd Street – Windows & Doors
- COA #23-50, 709 Cedar Place – Windows
- COA #23-51, 449 N 6th Street – Roof
- COA #23-52, 1122 Avenue E - Roof



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-47 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 815 Atlantic Avenue.

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Roof replacement. Tear off existing metal roof and install 26 gauge standing seam metal roof. 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

09/11/23
 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

Kolyma partners LLC
 250 S Central Blvd, Ste 205
 Jupiter, FL 33458

E-Mail
wisjr27@yahoo.com

Applicant

Prezidential's Roofing LLC
 7548 S US Highway 1, Suite 149

E-Mail
prezidentialroofingllc@gmail.com



23-47

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 815 Atlantic Ave
 Parcel ID #: 2410 - 706 - 0029 - 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): Kolyma Partners LLC
 Mailing Address: 250 S Central blvd ste 205 Jupiter FL,
 Phone Number(s): 954-658-8154 Email: wlsjr27@yahoo.com

Applicant Name(s): Prezidential's Roofing LLC
 Mailing Address: 7548 s us highway 1 suite 149
 Phone Number(s): 772-353-5565 Email: prezidentialroofingllc@gmail.com

Representative Name(s): _____
 Mailing Address: Kolyma Partners
 Phone Number(s): 250 S Central 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, William SNYDER as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

9/5/23
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Site Improvements (describe) Reroof
- Other (describe) _____

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

Removal of existing roof and replace with peel & stick underlayment and 26 guage standing seam metal

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#23-49 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 519 S 2nd Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace windows and patio/balcony doors with black aluminum impact units. Front 1 st and 2 nd floor French Casements not to be replaced. 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


 _____ 09/20/23
 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	John Essen 519 S 2 nd Street Fort Pierce, FL 34950	E-Mail FPFL519@gmail.com



Bldg. Permit # _____

COA# 23-49

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 519 S 2ND ST

Parcel ID #: 2410-810-0004-00010

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

Property Owner / Applicant Information

Property Owner(s)
Name(s): JOHN ESSEN

Mailing Address: 519 S 2ND ST

Phone Number(s): 773-726-7315 Email: FPFL519@GMAIL.COM

Applicant
Name(s): SAME

Mailing Address: _____

Phone Number(s): _____ 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, JOHN ESSEN as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

John Essen
Signature of Owner

9/11/23
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) _____

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: REPLACE WINDOWS AND PATIO/BALCONY DOORS WITH BLACK ALUMINUM IMPACT UNITS. FRONT 1ST AND 2ND FLOOR FRENCH CASEMENTS NOT TO BE REPLACED (TRYING TO FIND SIMILAR REPLACEMENTS)

Have other alterations been made to the site within the last 12 months? No Yes, GARAGE DOOR + FENCE ^{COURTYARD}

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

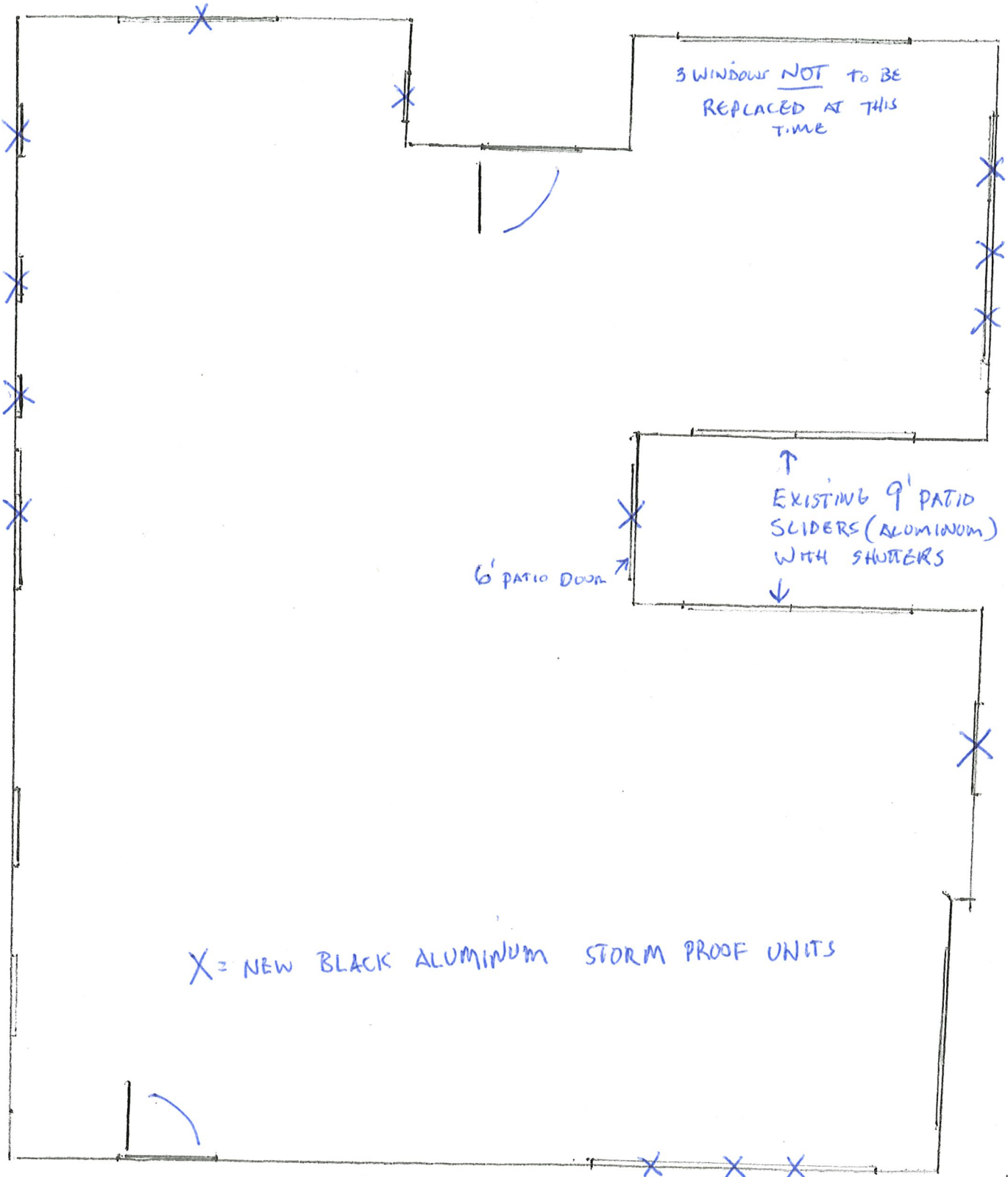
Application Requirements

- \$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.

S 2ND St



FRONT



3 WINDOWS NOT TO BE
REPLACED AT THIS
TIME

6' PATIO DOOR

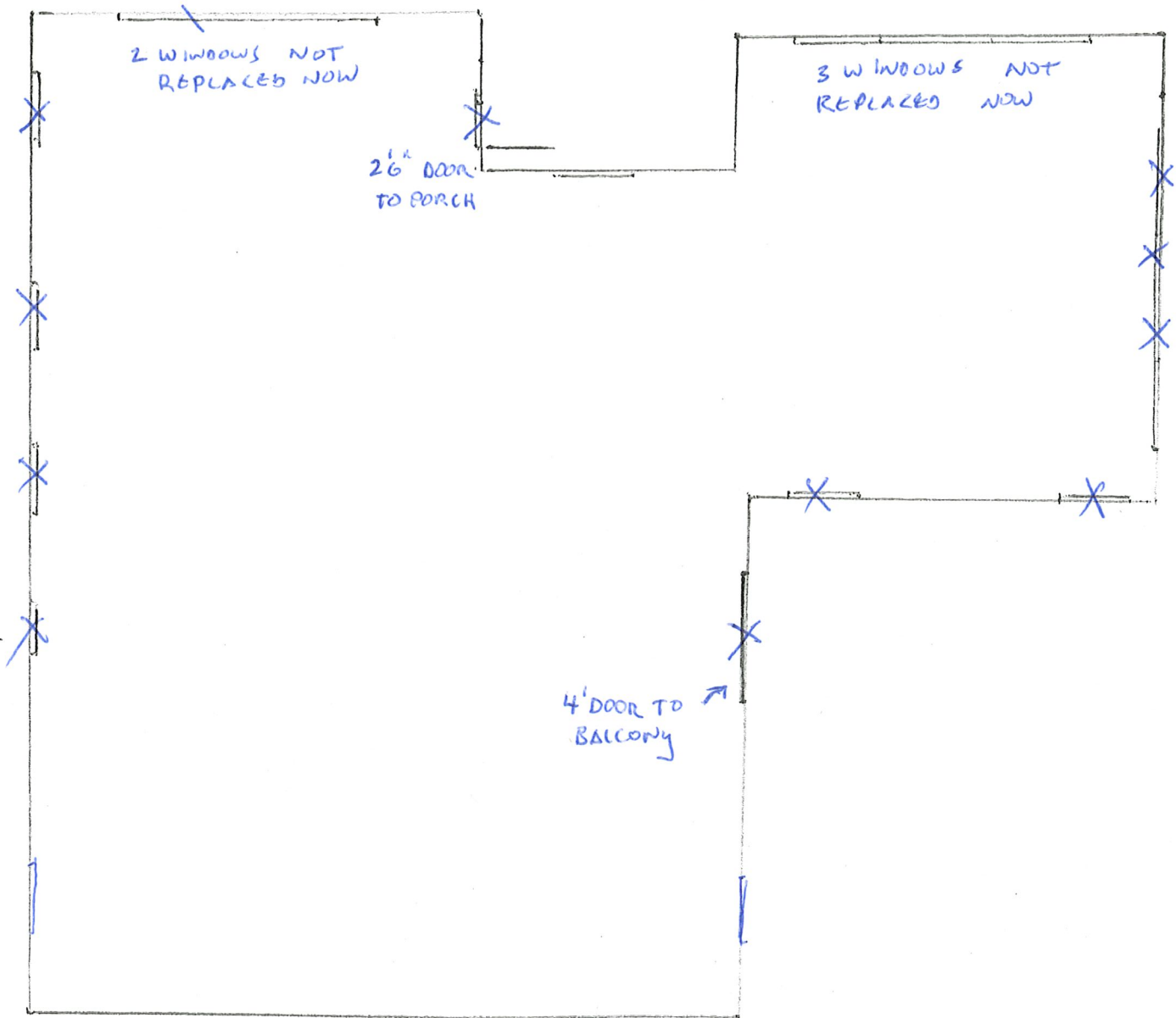
↑
EXISTING 9' PATIO
SLIDERS (ALUMINUM)
WITH SHUTTERS
↓

X = NEW BLACK ALUMINUM STORM PROOF UNITS

← N

S 2ND ST

2ND FL



X - NEW BLACK ALUMINUM STORM PROOF UNITS



EAST
on
2nd St



N



S



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-50 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 709 Cedar Place

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 10 windows for impact windows. 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

09/29/23
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

Monique Benjamin
709 Cedar Place
Fort Pierce, FL 34950

E-Mail

Applicant

1 Oak Home Improvement
3200 S Congress Avenue #201
Boynton Beach, FL 33426

E-Mail

info@bellapermits.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

SEP 25 2023

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 709 Cedar Place Fort Pierce, FL 34950
Parcel ID #: 2410-601-0159-000-9
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): Monique Benjamin
Mailing Address: 709 Cedar Place Fort Pierce, FL 34950
Phone Number(s): 772-708-1551 Email: info@bellapermits.com

Applicant
Name(s): 1 Oak Home Improvement
Mailing Address: 3200 S Congress Ave #201
Phone Number(s): 561-513-6211 Email: info@bellapermits.com

Representative
Name(s): 1 Oak Home Improvement
Mailing Address: 3200 S Congress Ave #201
Phone Number(s): 561-513-6211 Email: info@bellapermits.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, Monique Benjamin as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

DocuSigned by:
[Signature]
20230927125111

Signature of Owner

9/12/2023
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

Replacing existng windows for impact windows (total of 10 windows)

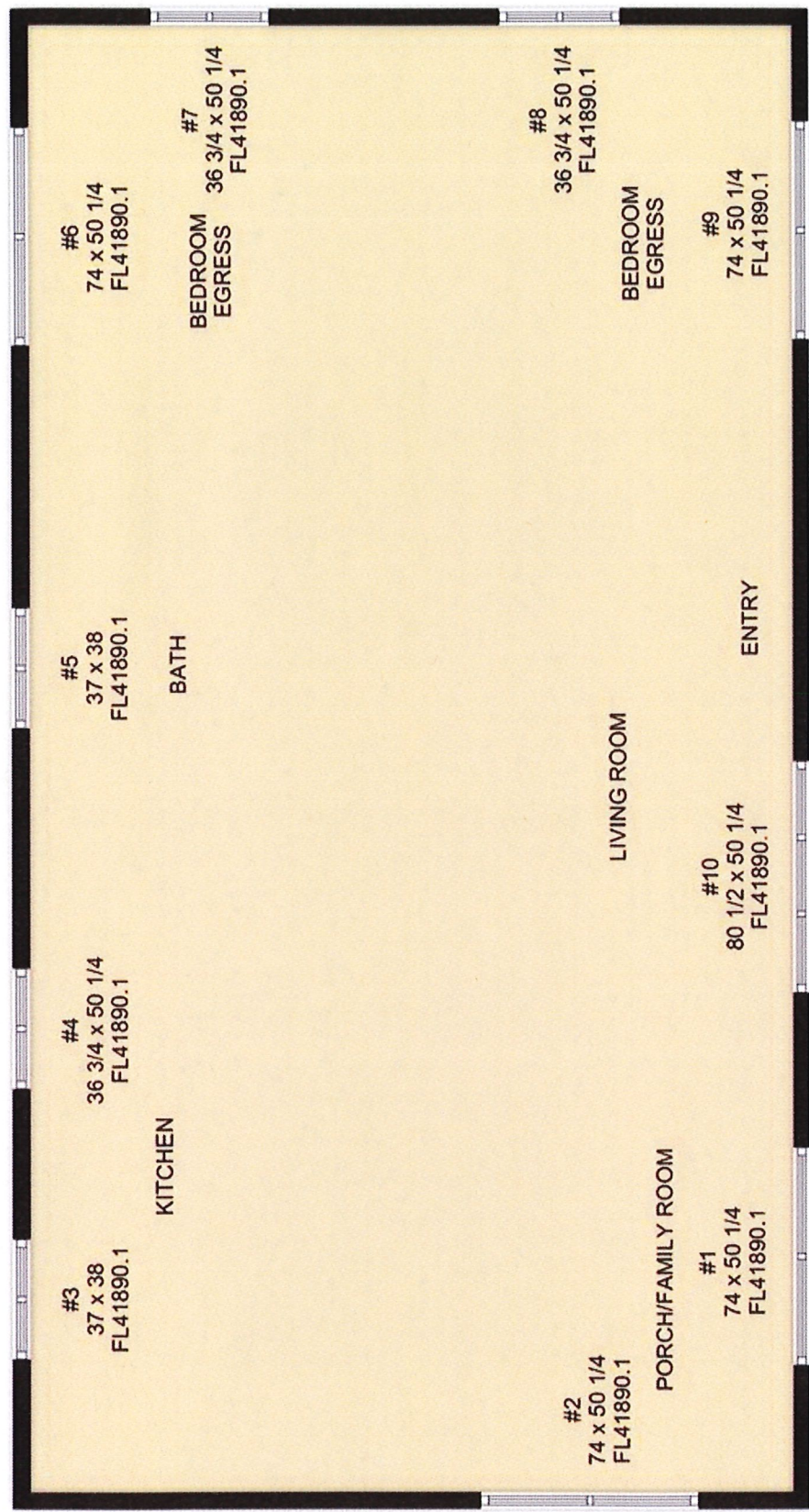
Have other alterations been made to the site within the last 12 months? No Yes, _____

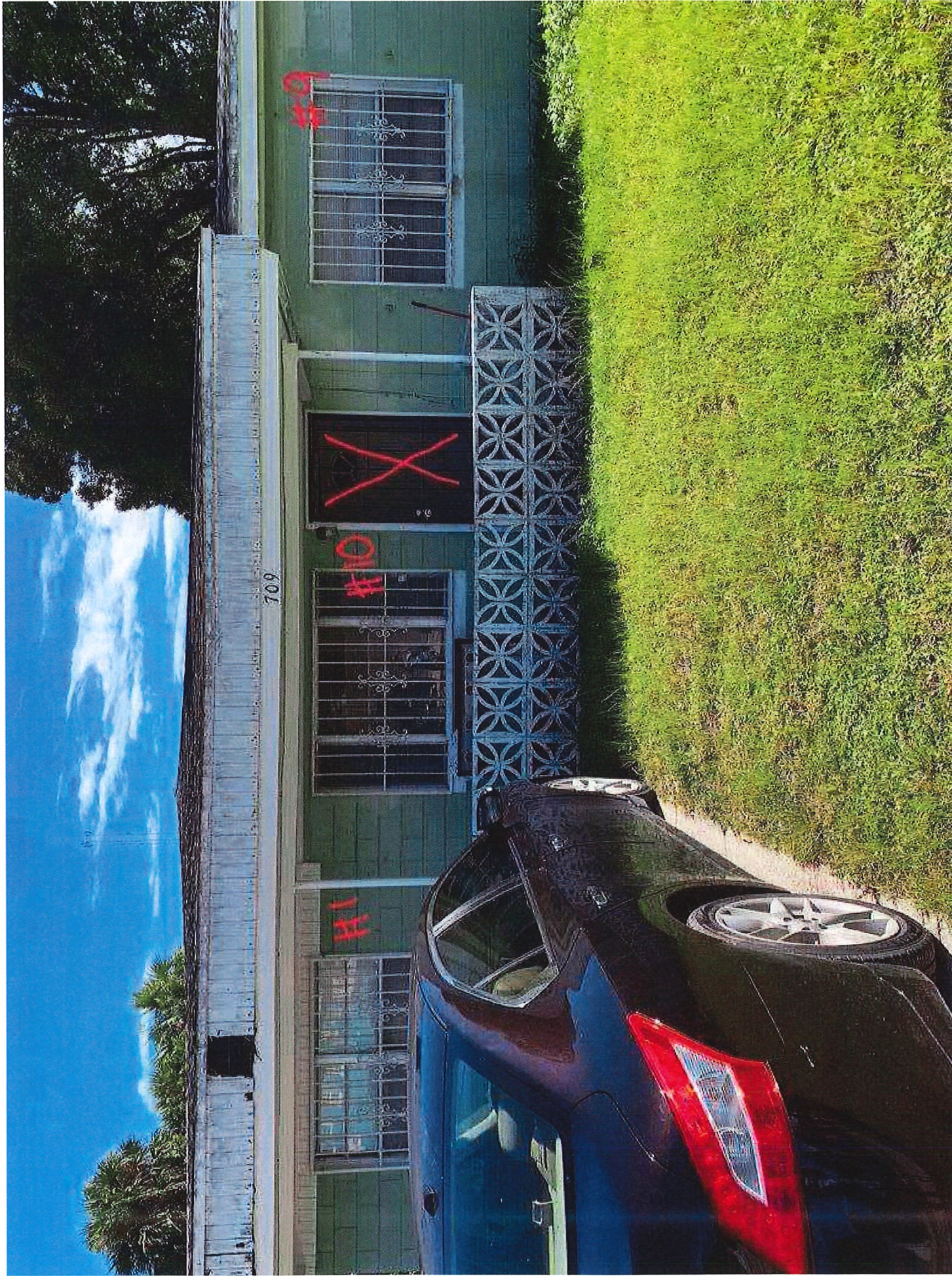
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.

Monique Benjamin
709 Cedar Place
Fort Pierce, FL 34950

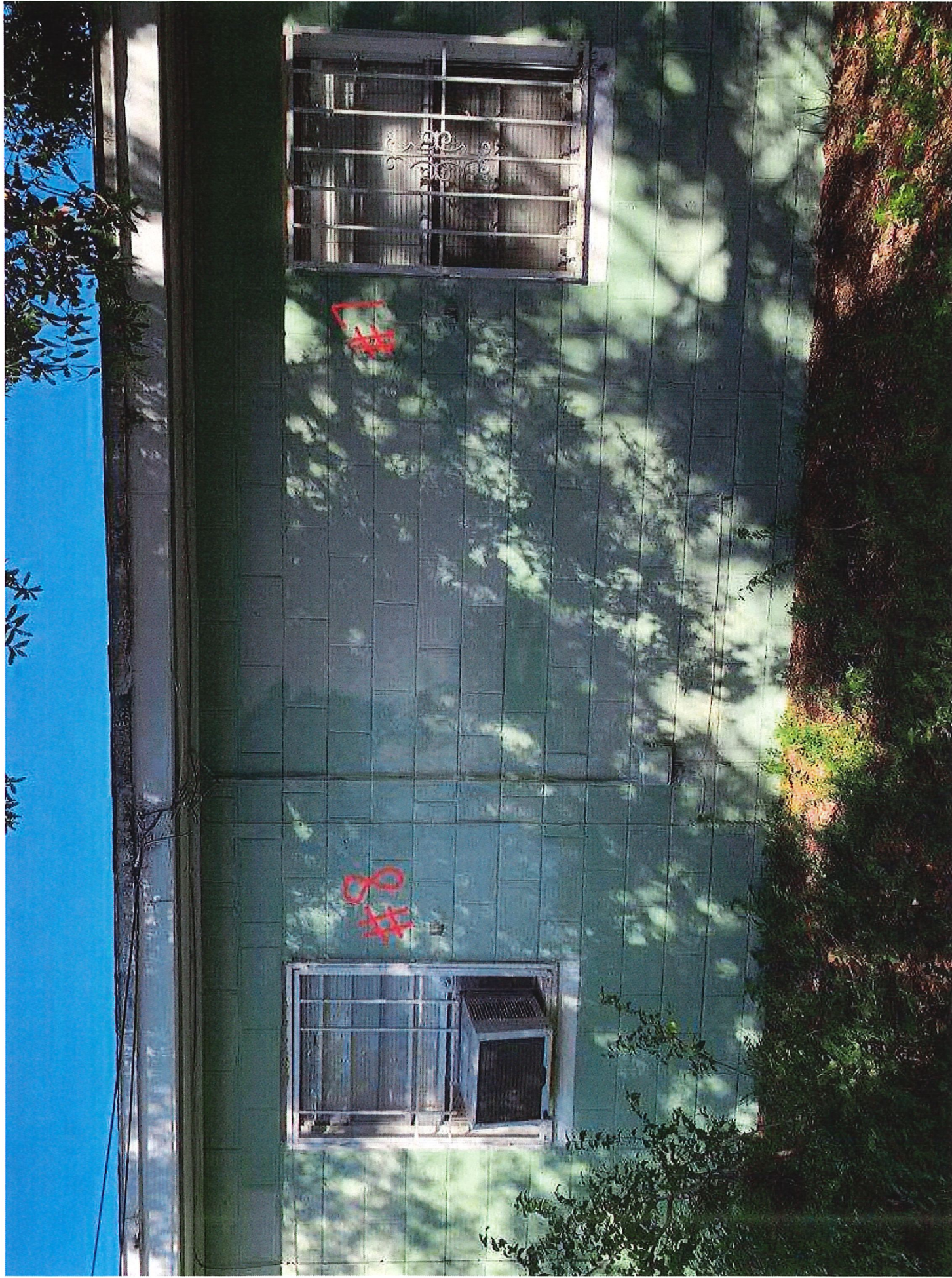














CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-51 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 449 N 6th Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

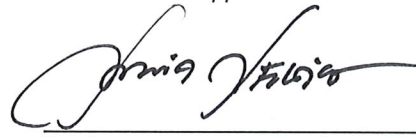
Request	Conditions	Applicable Standards
Roof replacement. Tear off existing shingle roof and install 5V metal roof. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chairman Date
 Historic Preservation Board



 Maria Lewicka, AICP
 Historic Preservation Planner

09/29/23
 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	Jon Neprud PO BOX 3862 Fort Pierce, FL 34948	E-Mail
Applicant	Rod Waller Sunrise City CHDO 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

Building & Site Information

Address of the Site: 449 N 6th ST FORT PIERCE FL

Parcel ID #: 2410-603-0026-000-4

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): Jon Neprud

Mailing Address: PO Box 3862 Fort Pierce, FL 34948

Phone Number(s): _____ Email: _____

Applicant
Name(s): Rod Waller Sunrise City CHDO 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

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

9/22/23
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) Re-Roof (Install 5v metal roof)

Other (describe) _____

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

Re-Roof (Install 5v metal roof)

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

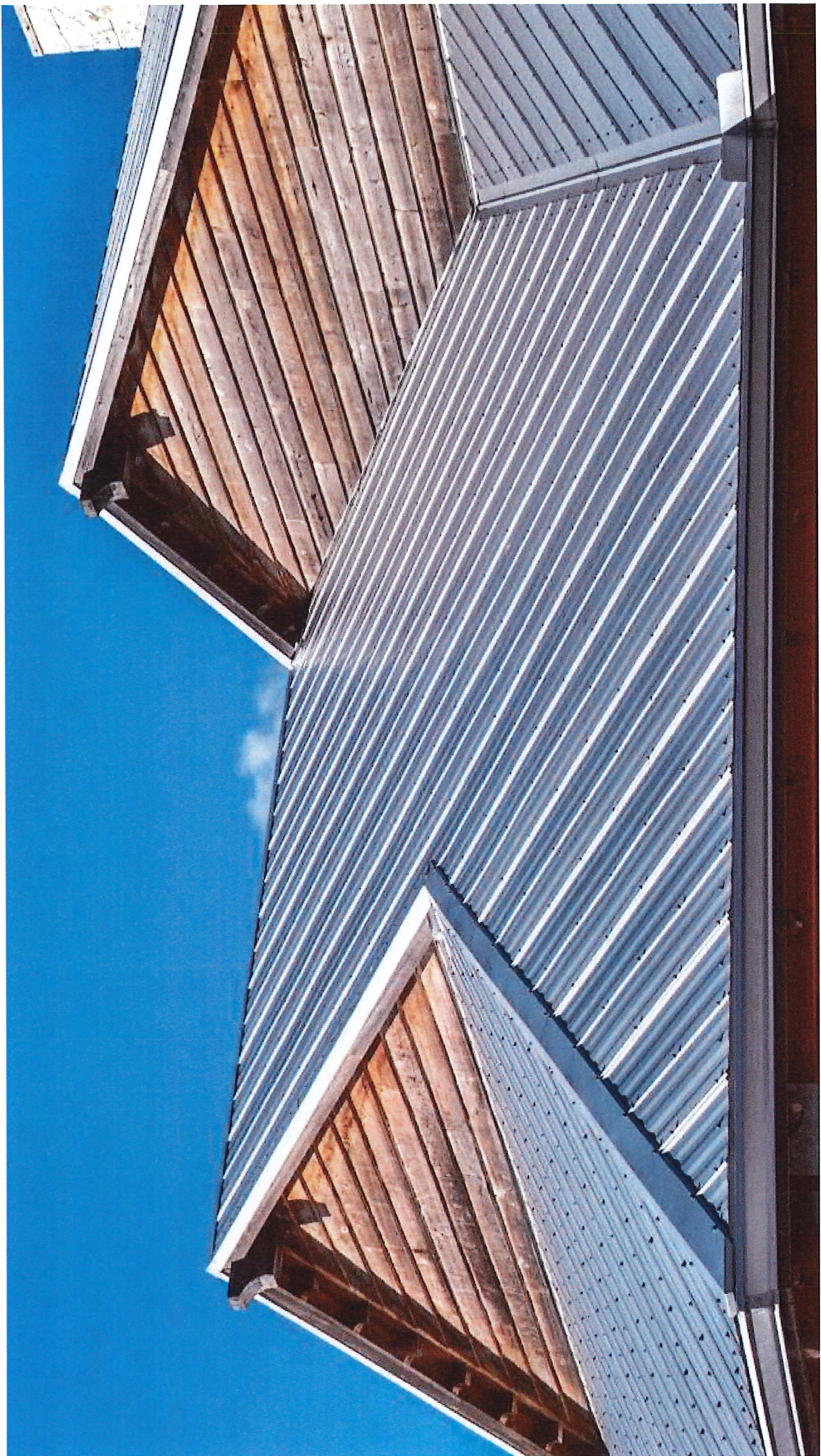
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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#23-52 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 1122 Avenue E

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Roof replacement. Tear off existing roof and install GAF Timberline HDZ Shingles in Birchwood color. 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

09/29/23

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.

Applicant

5008 El Nueva Avenue
 Fort Pierce, FL 34946
 1 Oak Home Improvement, Inc
 3200 S Congress Ave, Ste B
 Boynton Beach, FL 33426

E-Mail

info@bellapermits.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: 1122 Avenue E, Fort Pierce, Florida 34950
Parcel ID #: 2404-825-0004-000-7
Type of Designation: Contributing Non-contributing Site within the Edgar Town Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Booker Eckles
Mailing Address: 1122 Avenue E, Fort Pierce, Florida 34950
Phone Number(s): (772) 332-1118 Email: _____

Applicant
Name(s): 1 OAK Home Improvement Inc
Mailing Address: 3600 S Congress Ave Ste B Boynton Beach, FL 33426
Phone Number(s): 561-513-6211 Email: roofing@1oakfl.com

Representative
Name(s): Alison Muñoz
Mailing Address: 3600 S Congress Ave Ste B Boynton Beach, FL 33426
Phone Number(s): 561-513-6211 Email: roofing@1oakfl.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, Booker Eckles as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

9/27/2023
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: _____

Re-roofing using GAF Timberline HDZ shingles in the color Birchwood

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 Availability



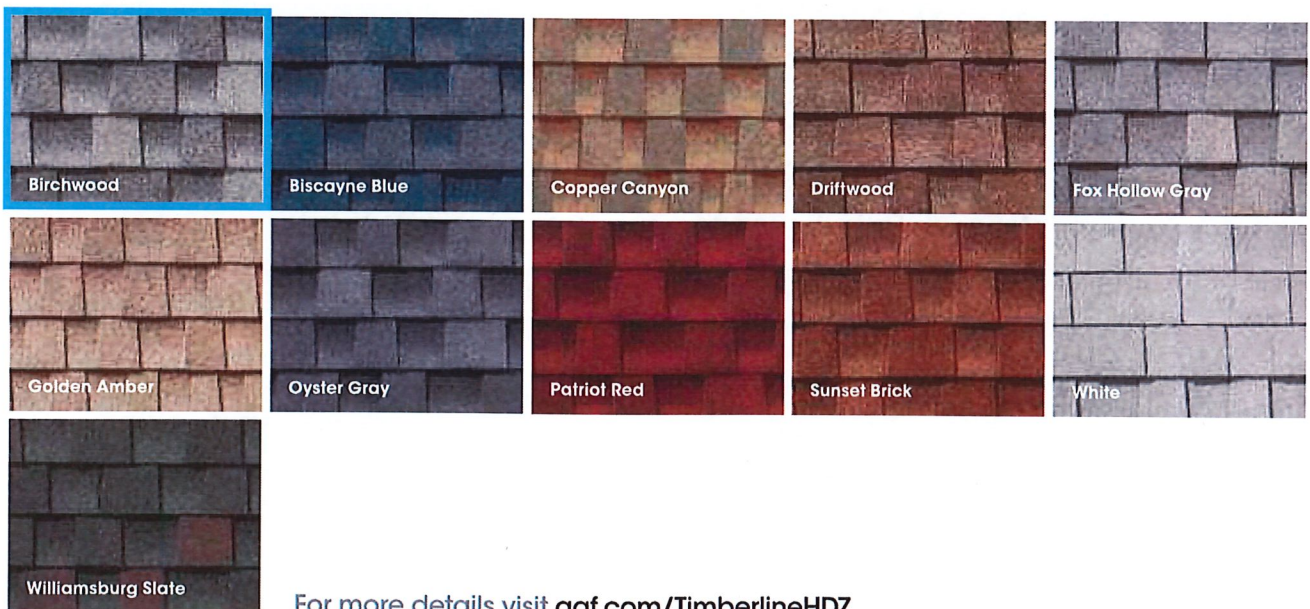
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.