

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 22, 2024 - 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 18, 2023 meeting
5. **PUBLIC HEARINGS**
  - a. Historic Site Designation - 601 North Causeway Drive
  - b. Certificate of Appropriateness #24-03 - Monument Sign - 616 Orange Avenue
6. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - December 2023
7. **COMMENTS FROM THE PUBLIC**
8. **CONSIDERATION OF ABSENCES**
  - a. Absence from the December 18, 2023 meeting

## 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: 01/22/2024

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Information

REQUESTED ACTION

Minutes from the December 18, 2023 meeting

SUMMARY

To approve the minutes from December 18, 2023

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

Approve the minutes

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Attachments

Historic Preservation Board Minutes 12/18/23

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 12/19/2023 03:00 PM

Final Approval Date: 12/19/2023

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, DECEMBER 18, 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**

Ms. Davis entered the meeting at 2:11 PM.

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

Absent: Anthony Westbury

Staff Present: Kev Freeman, Planning Director  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

a. Minutes from the October 23, 2023 meeting

Motion was made by Andrea Anicito, and seconded by Holly Theuns to approve the minutes from the October 23, 2023 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness #23-60 - Demolition - 432 Douglas Court**

The clerk introduced Certificate of Appropriateness 23-60 for the demolition located at 432 Douglas Court.

The clerk explained the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the clerk 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 a 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 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 the advertisement 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  
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 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, said the 1938 structure is a one-story frame building with a fiberglass shingle gable roof. The applicant is requesting approval for the demolition of the fire-damaged, deteriorated structure that is in very poor condition that was left to deteriorate for an extended period of time. While reconstruction of the building is possible, it would be at considerable expense. Given the application meets the A, B, C, D, and E criteria for demolition of a structure within a designated historic district, staff recommends the Historic Preservation Board approve the demolition request with the recommendation that a new residence should be constructed as soon as possible and in a style and manner compatible with the surrounding Historic District.

Board questions for staff: Chairman Hayek asked if the applicant has to submit plans for a new house.

Applicant Presentation: Terence Small, Applicant Representative, sworn, introduced himself.

Board questions for Applicant: Ms. Theuns asked Mr. Small if he had plans for a new house.

Mr. Small stated he was waiting for the demolition approval before spending the money to draw up plans for a new house.

Public comment: none

Staff final comments: none

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

Comments by the Board: Chairman Hayek said the current house is a life safety issue.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve Certificate of Appropriateness 23-60 for the demolition of the fire damaged, deteriorated structure located at 432 Douglas Court.

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

Passed

b. **Certificate of Appropriateness #23-54 and Variance - Fences - 210-212 Avenue D**

The clerk introduced Certificate of Appropriateness 23-54 for fence installations and a Variance located at 210-212 Avenue D.

Chairman Hayek called the proceeding to order.

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

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

Ms. Theuns - yes

Ms. Anicito - yes

Ms. Spivey- no

Ms. Starke - 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 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, explained the application was tabled at the October 23, 2023, Historic Preservation Board meeting because a variance was needed due to the fence being constructed on the property line. Ms. Lewicka said since the October meeting, the picket fence has been painted white. Ms. Lewicka reviewed the background and request. She stated the subject site is a vacant, residential parcel located in the Edgar Town Historic District where the subject fence has already been installed without the required Certificate of Appropriateness (COA) or building permit. The applicant is requesting approval for the installation of a new 6-foot-high board-on-board wooden fence on the north and west sides of the property, and the installation of a new 4 foot-high white wooden picket fence on

the south and east sides of the property. The first 25 feet of the fence from the front property line on the west and north are also 4 feet high. The requested fence requires a variance to deviate from City Code Section 125-197. (f)(5), which requires a minimum of two foot front yard fence setback whereas the proposed fence is located on the property line. The subject proposal seeks to install fences that have already been introduced to the location and area. Ms. Lewicka highlighted the fence matches other fences in the neighborhood that are also installed on the property line.

Board questions for Staff: Chairman Hayek asked if there is anything in the code that states the picket fence has to be painted white. Ms. Lewicka said the fence guide approved by the Historic Preservation Board recommends the fence be painted white. It is a preference, not a requirement.

Applicant Presentation: Curtis Boyd, Applicant Representative, sworn, introduced himself.

Board questions for Applicant: Ms. Theuns asked Mr. Boyd if he had any plans to install a white picket fence around the house. Mr. Boyd stated that ultimately it is on the list.

Public comment: none

Staff final comments: none

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

Comments by the Board: After the vote, Ms. Anicito asked if it is possible to change the code to allow fences on the property line in Edgar Town. Mr. Freeman said the code could be changed for administrative approval. He said staff will look into the code and bring something back to the Board for review and approval.

Motion was made by KeAndrea Davis, and seconded by Holly Theuns to approve Certificate of Appropriateness 23-54 for the installation of a new 6-foot-high board on board wooden fence on the north and west side of the property; installation of a new 4-foot-high white wooden picket fence on the south and east side of the property; first 25 feet of the fence from the front property line on the west and north side will also be 4 feet high; and to approve a Variance for the front yard fence to be installed on the property line at 210-212 Avenue D.

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

Passed

**c. Certificate of Appropriateness #23-62 and Variance - Fence - 1009 Delaware Avenue**

The clerk introduced Certificate of Appropriateness 23-62 for a fence located at 1009 Delaware Avenue.

Chairman Hayek called the proceeding to order.

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

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

Ms. Anicito - yes

Ms. Spivey- no

Ms. Starke - no  
Ms. Davis - no  
Ms. Theuns - 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 St. Lucie County Property Appraiser's Record Card indicates the subject structure was built as a private residence in 1921, while the Florida Master Site File shows the structure being built in 1924. In 2005, the City of Fort Pierce designated the home as a historic property and a locally significant site.

Although the siding and roof are not the original, the subject structure has retained much of its original architectural integrity. The two-story wood frame embodies the characteristics of a Frame Vernacular styling, expressed by a cross gable roof, exposed rafter ends, a symmetrical facade, offset entrance, and a veranda. The veranda has a hip roof supported by wooden posts and is partially enclosed with double-hung sash windows.

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the installation of a new 6-foot white PVC fence 21 feet from the north property line within the front yard, installation of a new 6-foot white PVC fence three (3) feet from the west property line within the side street yard, installation of a new 6-foot white PVC fence on the east and south property lines, installation of a 5-foot wide entry gate on the north side and two (2) 10 feet wide vehicle entry gates on the west and east side of the property. The applicant also requested a variance to deviate from City Code Section 125-322.(c)(1), which allows for the maximum height of the fence located within the required front yard to be four (4) feet. The height of the proposed fences that are located within the required front yard are six (6) feet.

The individually designated subject property is located just outside the Oakland Park historic district, across the street from the historic Creative Arts Academy of St. Lucie (CAST) school, and along Delaware Avenue, known for the historical structures that front the scenic roadway. Ms. Lewicka said the two (2) lots will be combined in the future and the proposed fences are screened by several trees. The scale and character of the fence should be compatible with the neighboring fences. The subject proposal seeks to install a 6-foot-high, white PVC fence not found in the front yards within neighboring areas. The height and mass of the fence and the white PVC material does not blend well with the street scape and moderately sized and multiple-colored neighboring residences that almost don't have front yard fences at all. Ms. Lewicka noted the fence on the north property line is not visible on Delaware Avenue because of the landscaping.

Board questions for Staff: Ms. Theuns asked where a 6-foot fence is allowed on the property. Ms. Lewicka stated on the back and side of the property with the proper setbacks. Chairman Hayek asked if the 6-foot fence at the corner presents any problems as far as the sight line for people making a turn at 11th Street. Ms. Lewicka stated 21 feet from the property line is sufficient.

Applicant Presentation: Gifford Gumbinner, Applicant Representative, sworn, introduced himself.

Board questions for Applicant: Ms. Theuns asked why a solid 6-foot fence is needed.

Chairman Hayek asked the applicant if he would be opposed to a 4-foot picket fence on the front yard property line. Ms. Anicito asked if a 4-foot tall fence would help and how much teaching space would be lost if a 6-foot fence was put up front.

Public comment: Joseph Dieusener, resident, stated a 6-foot fence is necessary for what is being done at the building.

Applicant final comments: Mr. Gumbinner said he understands the historical value of the property, but he said kids can jump over and see through a 4-foot fence. The fence is for the kids' safety, to keep kids that are not in the program from coming on to the property. It is a necessity over the appearance of the fence. He said the 4-foot fence would deter kids from walking on the property, but the real issue is visually seeing the kids in the program.

Staff final comments: none

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

Comments by the Board: Lengthy board discussion ensued on making an exception for the height based on the use of the property. The Board discussed the safety of the kids in the program and how a 6-foot solid fence would be a deterrent to keep other kids from coming onto the property and minimizing visual distraction to the kids in the program. Ms. Theuns said the fence will not solve the problem.

Ms. Davis made a motion that the fence around the home would stay 6 feet high and the fence in the front yard would be 4 feet high on the property line. Ms. Davis rescinded her motion after Ms. Lewicka explained what the applicant was requesting.

Motion was made by KeAndrea Davis, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 23-62 at 1009 Delaware Avenue for the installation of a new 6-foot-high white PVC fence, 21 feet from the north property line within the front yard; installation of a new 6-foot-high white PVC fence three (3) feet from the west property line within the side street yard; installation of a new 6-foot-high white PVC fence on the east and south property lines; installation of a five (5) foot wide entry gate on the north side and two(2) 10 feet wide vehicle entry gates on the west and east side of the property and approval of a variance to allow for a maximum height of the fence located within the required front yard to be six (6) feet.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, KeAndrea Davis, Chairman Charlie Hayek

NAY: Holly Theuns

Passed

d. **Certificate of Appropriateness #23-53 - Fence and Variance - 520 S. 10th Street**

The clerk introduced Certificate of Appropriateness 23-62 for a fence and Variance located at 520 S. 10th Street.

Chairman Hayek called the proceeding to order.

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

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

Ms. Spivey- no  
Ms. Starke - no  
Ms. Davis - no  
Ms. Theuns - yes  
Ms. Anicito - 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 non-contributing property located within the Oakland Park Historic District. There is an existing 4-foot high chain link fence to the north, east and south of the property. The north and east fences are located on the property lines. The south side fence is located outside the property line, on the city right-of-way. In addition, the recently installed (with no permits) brick pavers also encroach on the south property line and are partly located within the city right-of-way.

The applicant is requesting approval of a Certificate of Appropriateness (COA) to allow for the installation of a new 6-foot white PVC fence on the north, south and east sides of the property lines, installation of a 3-foot wide entry gate on the west side and a 20-foot wide vehicle entry gate on the south side of the property. The applicant also requested a variance to deviate from City Code Section 125-322. (c)(1), which allows for the maximum height of the fence located within the required front yard to be four (4) feet. The height of the proposed fence that is located on the property line (within the required front yard) is six (6) feet.

The scale and character of a fence should be compatible with the neighboring fences. The subject proposal seeks to install a six (6) foot high, white PVC fence not found on the front yards in the neighboring area. The solid six (6) foot high white fence appears intrusive and not compatible with the surroundings. The height and mass of the fence and the white PVC material does not blend well with the street scape and moderately sized and multiple-colored neighboring residences that almost don't have front yard fences at all.

Board questions for Staff: Ms. Starke asked how the brick pavers issue would be resolved and what is supposed to be in place of the brick pavers. Ms. Lewicka stated there should be grass and the brick pavers issue will be resolved when the city street is improved or sidewalks are installed.

Applicant Presentation: Joseph Dieusener, Applicant Representative, sworn, stated he has been living in the home for three (3) years, and he installed the pavers where the original fence was installed. He said he was told by staff if the fence was still there, it would have been grandfathered in. Mr. Dieusener said he will remove the pavers to where the new fence will be installed. He stated he wants to put the fence on the property line in his backyard because his house was broken into by someone jumping the chain link fence in his backyard. He noted any child can jump over a 4-foot fence. He mentioned five (5) other instances of houses being broken into in his neighborhood and there are a few houses in the neighborhood that have 6-foot high PVC fences. Mr. Dieusener provided the Board with the reporting officer's narrative of the burglary at his home.

Board questions for Applicant: Chairman Hayek asked the applicant his thoughts on not being able to see through a fence and not knowing what is going on behind closed doors. Ms Davis

asked about the height of the gates. Ms. Theuns asked if there would be an existing chain link fence on the front and sides of the house.

Public comment: none

Staff final comments: Mr. Freeman stated staff met with the applicant and the existing chain link fence is in the right-of-way (ROW), and it will be moved out of the ROW and the new fence will be on the property line. Mr. Freeman noted no action will be taken on the brick pavers until the ROW is improved in the future. The applicant will remove the pavers or the city will remove the pavers at the time of street reconstruction.

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 KeAndrea Davis to approve Certificate of Appropriateness 23-53 at 520 S. 10th Street for the installation of a new 6-foot white PVC fence on the north, south and east side property lines; installation of a three (3) foot wide entry gate on the west side; a 20 foot wide vehicle entry gate on the south side of the property; and a variance to allow for a maximum height of a six (6) foot fence located within the required front yard on the property line.

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

Passed

## **6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - October 2023
- b. Administratively Approved Certificates of Appropriateness - November 2023

## **7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

Chairman Hayek updated the Board on the decision made by the City Commission at the December 11, 2023, Conference Agenda regarding moving forward with the Historic Designation for Little Jim Bait and Tackle. Chairman Hayek noted that part of the property was given to the city by the state for public use only and if the city sells the property, the city would be responsible for the difference between the cost of the property at the time it was given and the value of the property at the time it is being sold.

Mr. Freeman stated he has tasked staff with moving forward with the application, and it will be moving to the Historic Preservation Board in the near future.

## **8. CONSIDERATION OF ABSENCES**

Motion was made by Holly Theuns, and seconded by KeAndrea Davis to table the absence of Mr. Westbury until the next meeting he attends.

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

Passed

a. Absences from the October 23, 2023, meeting

Motion was made by Holly Theuns, and seconded by Andrea Anicito to approve the absence of Ms. Davis from the October 23, 2023 meeting.

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

Passed

**9. ADJOURNMENT**

**REPORTING OFFICER NARRATIVE**

*Fort Pierce Police Department*

		OCA 23-04-00789
Victim HARDING, LEROY	Offense THEFT OF BICYCLE	Date / Time Reported Mon 04/24/2023 09:39

On 04/24/2023 at approximately 0939 hours, I was dispatched to 520 S 10th St in reference to theft of a bicycle. While in route, dispatched advised that there was a Deputy Sheriff unit out with the suspect in the area of Kentucky Ave/ Texas Court.

Upon arrival, I made contact with Deputy Sheriff Joseph, Dieusener. He advised that he was working at Dan McCarty Middle school when his father in law called him and advised that someone just took his bicycle from the back porch of his house. He stated that he left work and started looking for the suspect. The suspect was located in the area of Texas Ct and Kentucky Ave. He said that he detained him and called Fort Pierce police. Dieusener advised that he wanted to press charges for the bike.

I made contact with the suspect who was identified as Alfred, Lee Clark. I ran Alfred's information through records, FCIC/NCIC indicated that Alfred had no outstanding warrant. I read Alfred his Miranda Rights and he agreed to speak to me. He admitted that he went in the back yard took the bicycle from the back porch of an occupied dwelling and fled the scene. He stated that he was trying to go to a Doctor's appointment with the bicycle.

I proceeded to 520 S 10th St to speak with the Father in law, Leroy Harding. He advised that he was in his room at 520 S. 10th St. when he heard sounds in the back porch. He advised that he saw a black male enter the porch, take a bicycle and exit the through the northside of the fence. He advised that he started following the suspect and lost eye contact with him. He then told his wife to call his son in law who is a Deputy Sheriff, and the son in law eventually caught up with the suspect in the area of Texas Ct/ Kentucky Ave. Leroy was able to write a sworn written statement.

I observed the backyard was fenced all around, and the back porch had a door with roof and was conected to the main house. The bicycle was a blue Huffy Rock creek, Serial Number SNHTM20G10993. I took pictures of the bicycle and the back porch. The pictures will be submitted to evidence.com. The bicycle was returned to the owner.

Based on the aforementioned, Alfred violated Florida State Statute 810.02(3A) by committing burglary in an occupied dwelling. Therefore, Alfred was taken to the St Lucie County Jail with no further incident.

BWC footage is available.

**Historic Preservation Board**

**5. a.**

Meeting Date: 01/22/2024

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Information

REQUESTED ACTION

Historic Site Designation - 601 North Causeway Drive

SUMMARY

Little Jim Bait & Tackle. Historic Site Designation. An application submitted by Donna Qvarnstrom, authorized the Property Owner, City of Fort Pierce for designation of the property located at 601 North Causeway as a Fort Pierce Individual Historic Landmark.

LOCATION

601 North Causeway Drive (Parcel ID: 1434-100-0000-020-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Board forward a recommendation to approve the request.

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Attachments

Staff Report  
Application  
Property Card  
Public Notification

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/16/2024

Started On: 01/16/2024 10:11 AM



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

**TO:** Historic Preservation Board  
**THROUGH:** Kev Freeman, Planning Director  
**FROM:** Maria Lewicka, AICP, Historic Preservation Planner  
**RE:** Historic Designation, Little Jim Bait & Tackle, 601 N Causeway Drive  
**DATE:** January 22, 2024

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**LOCATION MAP**

Property Owner: City of Fort Pierce  
Parcel ID: 1434-100-0000-020-9  
Legal Description: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S 00 DEG 10 MIN 59 SEC W 1908.70 FT TO POB, TH N 58 DEG 59 MIN 38 SEC E 166.32 FT, TH S 75 DEG 40 MIN 00 SEC E 200 FT, TH S 54 DEG 07 MIN 50 SEC W 159.37 FT TO HIGH WATER/VEG MARK, TH MEANDERING SD HW MARK SWLY 218.96 FT M/L, TH N 35 DEG 54 MIN 18 SEC W 72.65 FT, TH N 32 DEG 50 MIN 14 SEC E 76.58 FT TO POB (0.86 AC) (CONTAINING 0.89 AC PER LEASE)  
Zoning Designation: Conservation Open Space, OS-2

## REQUEST

The City Commission at its December 11<sup>th</sup>, 2024, City Conference meeting, requested staff to pursue an historic designation for the property at 601 N Causeway Drive. Staff is therefore, requesting the Historic Preservation Board to provide recommendation for approval of the property as a Historic Property and a Locally Significant Site known as Little Jim Bait & Tackle, based on the following designation criteria:

- Significant Event. Associated with events that have made significant contributions to the pattern of history in the community, the county, the state, or the nation; Section 111-123(a)(1) of the City Code.
- Architectural Significance. Embodies the distinctive characteristics of an architectural type, period, style, or method of construction. Section 111-123(a)(3) of the City Code.

## BACKGROUND

World-Class commercial and sport fishing has been a significant part of Fort Pierce economy since the early 20<sup>th</sup> century. Just inside the inlet, the 'Little Jim Bait and Tackle' site has served the local and transient fishing community for over 60 years after its former roll as the main gate guardhouse of the US Navy amphibious and underwater demolition training base. The site on the north shore of Jim Island along A1A is well known and popular with locals and visitors alike for its history, fishing and 'old Florida' appeal.



**A 1994 PHOTO OF THE LITTLE JIM**

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## SIGNIFICANT EVENTS

During World War II the US Navy established a unique base on Hutchinson Island to train over 140,000 allied military personnel in amphibious assault and underwater demolition skills in preparation for the Normandy invasion and countless Pacific operations. The original Navy “UDT Frogmen” were created in Fort Pierce, precursors of the current Navy SEALs, and the National Navy UDT-SEAL Museum stands in their honor near Pepper Park. When the Navy closed the base in late 1944 the land, including the main gatehouse building on Jim Island and wooden bridge, was given to the City of Fort Pierce.

For some 60+ years since, the gatehouse building has operated under leases from the city as ‘Little Jim Bait and Tackle’, providing fishing, marina, retail and refreshment services. It has been consistently popular with locals and thousands of visitors and veterans to the UDT-SEAL museum as one of the last remaining traces of wartime history as well as an ‘Old Florida’ environment.

## ARCHITECTURAL SIGNIFICANCE

The ‘Little Jim’ building represents the distinctive characteristics of Florida ‘Cracker Style’ architecture. Situated in a prominent location on A1A it is an easily identifiable visual feature on the waterfront and one of the few remaining structures that reflect the region’s unique architectural style.

Heavily damaged by hurricanes Frances and Jeanne in 2004, the building and surrounding decks and docks were repaired quickly and an open-air pavilion added in the same style, decorated with donated memorabilia of its fishing and military significance.



## STAFF RECOMMENDATIONS

Staff recognizes the site as significant in its long-time contribution to Fort Pierce commercial, military and community history and heritage.

Staff asks the Board to provide recommendation for approval of the historic designation of the property with the name of Little Jim Bait and Tackle under the “Significant Event” and “Architectural Significance” criteria.



**VIEW OF THE SITE**

**SOURCES**

UDT-SEAL Museum website

**ATTACHMENTS**

Preliminary Historic Designation Application  
St. Lucie County Property Appraiser's Property Record Card



**CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD  
 PRELIMINARY HISTORIC DESIGNATION APPLICATION**

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

- (1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
- (2) (Significant person) Are associated with the lives of persons significant in our past; or
- (3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
- (4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Is listed in the National Register of Historic Places; or
- (6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: Little Jim Bait & Tackle

ADDRESS OF LANDMARK: 601 N Causeway Fort Pierce 34949

LEGAL DESCRIPTION: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S

PARCEL IDENTIFICATION NO.: 1434-100-0000-020-9

TYPE OF PROPERTY:       Archaeological Site     Commercial Building     Public Building     Residential Building

Other (describe): \_\_\_\_\_

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1940

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES?:     No     Yes, Record #: \_\_\_\_\_

HISTORY OF THE SITE

Please give an explanation as to why this property is historically, culturally, architecturally, or archaeologically significant and how the property fulfills the criteria for designation (Section 23-36). Use additional paper if necessary.

This parcel was originally a Navy Guard shack during WWII and was the Point of entry on to the Navy "Frogman" training facility, We have researched the site and have prepared a packet with information for

In the late 1940s William "Bill" Turner started selling Bait out of the abandoned shack

The following information should be included, if known:

ORIGINAL OWNER(S): \_\_\_\_\_

SUBSEQUENT OWNER(S): City Of Fort Pierce

ARCHITECT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

DATE OF CONSTRUCTION: 1940

ORIGINAL USE: Navy Guardshack

SUBSEQUENT USE(S): Bait & Tackle shop

CURRENT CONDITION OF THE SITE:       Excellent       Good       Fair       Poor

HISTORICALLY SIGNIFICANT EVENT(S) ASSOCIATED WITH THIS SITE OR STRUCTURE:

Used as the official entry to the Frogman training facility during WW II

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:

US Navy Seals/ Museum

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (USE ADDITIONAL PAPER IF NECESSARY):

PLEASE ATTACH THE FOLLOWING:

- Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- Historic Photographs (if available)
- Other materials related to historical research of property (if available)

CURRENT PROPERTY OWNER(S) NAME:

City Of Fort Pierce

CURRENT PROPERTY OWNER(S) PHONE NO.:


772-467-3000

CURRENT PROPERTY OWNER(S) MAILING ADDRESS:

100 N US Hwy 1 Ft Pierce FL34949

An owner's signature below indicates consent to the proposed historic designation as described in this application.

*Ken*



Property Owner's Signature

1/4/24  
Date

State of Florida County of St. Lucie

I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document. The statements on this document are subscribed and sworn to before me by the individual on this 4 day of January, 2024.

Notary Public Signature: Sara Delgado

Notary ID Number: HH054871

Expiration Date: 10/19/24



Sara A. Delgado  
Notary Public  
State of Florida  
Comm# HH054871  
Expires 10/19/2024

### Property Identification

Site Address: 601 N CAUSEWAY DR  
 Sec/Town/Range: 34/34S/40E  
 Parcel ID: 1434-100-0000-020-9  
 Jurisdiction: Fort Pierce

Use Type: 2000  
 Account #: 135948  
 Map ID: 14/35N  
 Zoning: Conservati

### Ownership

City of Fort Pierce (Lessor)  
 Roberta Miner (Lessee)  
 100 N US Highway 1  
 Fort Pierce, FL 34950

### Legal Description

35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S 00 DEG 10 MIN 59 SEC W 1908.70 FT TO POB, TH N 58 DEG 59 MIN 38 SEC E 166.32 FT, TH S 75 DEG 40 MIN 00 SEC E 200 FT, TH S 54 DEG 07 MIN 50 SEC W 159.37 FT TO HIGH WATER/VEG MARK, TH MEANDERING SD HW MARK SWLY 218.96 FT M/L, TH N 35 DEG 54 MIN 18 SEC W 72.65 FT, TH N 32 DEG 50 MIN 14 SEC E 76.58 FT TO POB (0.86 AC) (CONTAINING 0.89 AC PER LEASE)



### Current Values

Just/Market Value: \$669,100  
 Assessed Value: \$669,100  
 Exemptions: \$669,100  
 Taxable Value: \$0

### Total Areas

Finished/Under Air (SF): 2,106  
 Gross Sketched Area (SF): 2,922  
 Land Size (acres): 0.34  
 Land Size (SF): 14,810.4

**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.

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 2,106 SF

Gross Sketched Area: 2,922 SF

#### Exterior Data

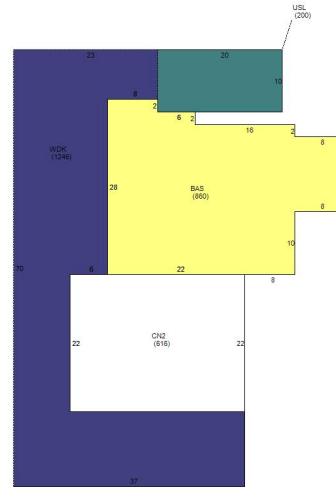
View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: STRL	Year Built: 1960	Frame:
Grade: Y_D	Effective Year: 1960	Primary Wall: Wood no Sh
Story Height: 1 Story	No. Units: 2	Secondary Wall:

#### Interior Data

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

Electric: AVERAGE  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	860	860	132
CN2	CANOPY	616	0	100
USL	Utility Shed Low	200	0	60
WDK	WOOD DECK	1246	1246	242

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
WOOD DOCK	1	1012	1950

**Current Year Values**

Current Values Breakdown

Building:	\$29,200
Land:	\$639,900
Just/Market:	\$669,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$669,100
Exemption(s):	\$669,100
Taxable:	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023		8000	City of Ft Pierce	\$669,100

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	4.8	Fort Pierce Stormwater Charge	\$331.20

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	\$669,100	\$669,100	\$669,100	\$0
2022	\$667,800	\$667,800	\$667,800	\$0
2021	\$986,400	\$975,623	\$975,623	\$0
2020	\$986,900	\$886,930	\$886,930	\$0

### Permits

Number	Issue Date	Description	Amount	Fee
DK20063	May 22, 2006	Dock	\$1,500	\$50
c1011-0075	Mar 9, 2011	Additions to existing construction	\$0	\$0
BP13-0559	Aug 22, 2013	Alterations/Remodeling	\$800	\$277
BP15-2858	Oct 30, 2015	Re Roof Permit	\$2,700	\$155
BP23-2874	Aug 8, 2023	Electric	\$42,240	\$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:** Historic Designation – 601 N Causeway Drive

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

**NOTICE BY NEWSPAPER:** January 12, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 01/12/2024

**Historic Preservation Board**

**5. b.**

Meeting Date: 01/22/2024

---

Information

**REQUESTED ACTION**

Certificate of Appropriateness #24-03 - Monument Sign - 616 Orange Avenue

**SUMMARY**

Application submitted by Kendal Signs, Inc., authorized by the property owner, First United Methodist Church of Fort Pierce, to install a new monument sign for a church. Sign is to have an electronically illuminated message center.

**LOCATION**

616 Orange Avenue, Parcel ID: 1434-100-0000-020-9.

**RESPONSIBLE STAFF**

Maria Lewicka, AICP, Historic Preservation Planner.

**RECOMMENDATION**

Based upon Secretary of Interior's Standard #9, and the Design Review Sec. 125-314 (g)(9), the Historic Preservation Board may:

- Approve the request for installation of the monument sign as proposed.
- Approve the request with conditions.
- Deny the request for installation of the proposed monument sign.

---

Attachments

Staff Report

Application

Property Card

Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/16/2024

Started On: 01/16/2024 10:57 AM



**JANUARY 22, 2024**

**COA 24-03**

**Owner/Applicant**

First United Methodist Church

**Location**

616 Orange Avenue

**Parcel**

2410-606-0007-000-4

**Historic Status**

Individual, Local Designation

**Requested Action**

The applicant is seeking approval for a new monument sign installation.

**Recommendation**

Approve/Approve with conditions/Deny the application.

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD: PUBLIC HEARING**



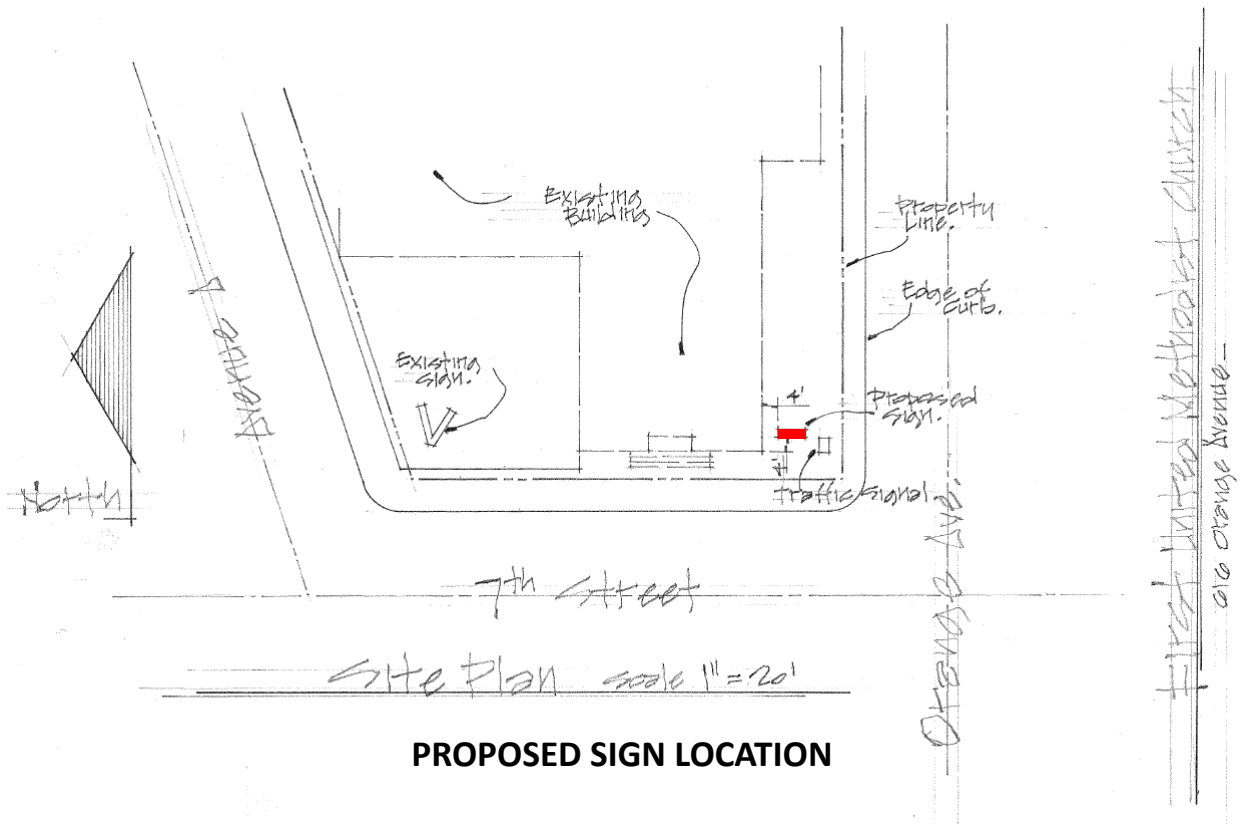
**HISTORY / ARCHITECTURAL SIGNIFICANCE**

The First United Methodist Church built in 1926, was designed in Mediterranean Style by William Hatcher and Lawrence Funke. The builder was Clarence Cahow, who was mayor of Fort Pierce at the time. The ornate detailing around the church entrance was characteristic of many Spanish missions built in the New World as early as the 1700's.

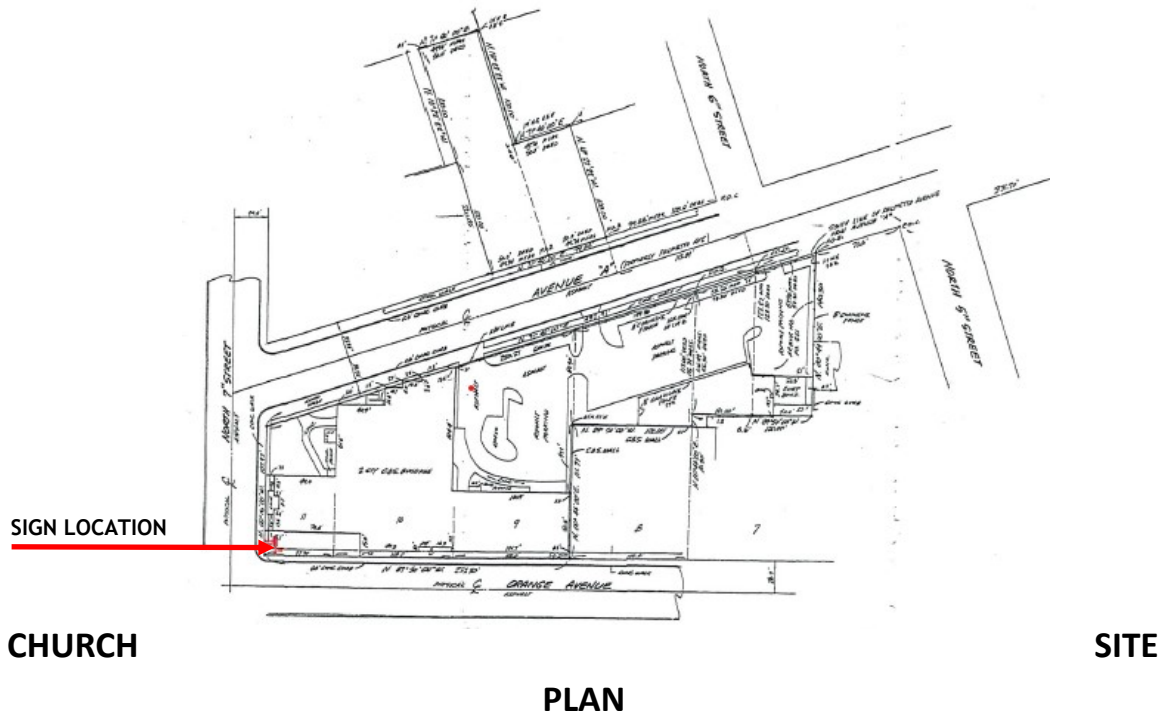


### APPLICANT REQUEST

The applicant is requesting approval of a COA for the installation of a new free standing, monument sign for a church. Sign is to have an electronically illuminated message center.



**PROPOSED SIGN LOCATION**



**SIGN LOCATION**

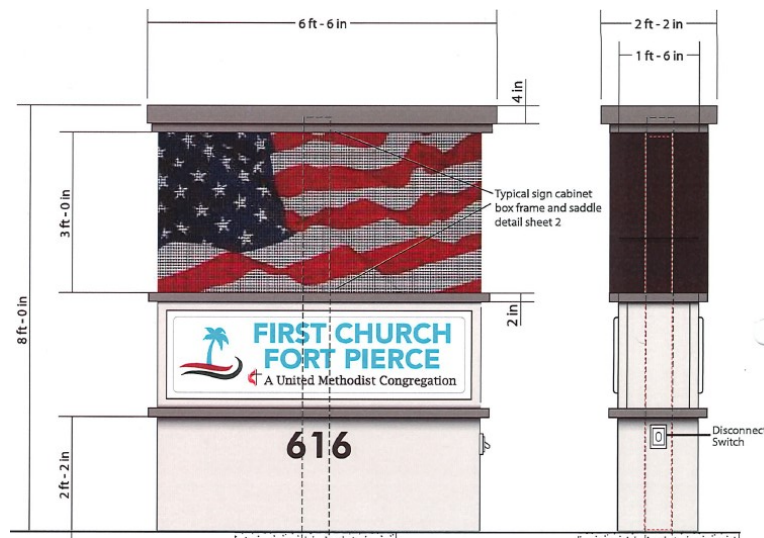
**CHURCH**

**SITE**

**PLAN**



**CHURCH FRONT FAÇADE**



**PROPOSED MONUMENT SIGN**

**APPLICABLE REGULATIONS :**

**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.

**The Design Review Sec. 125-314 (g)(9) Signs**

*Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.*



**PROPOSED SIGN LOCATION ON ORANGE AVENUE, LOOKING WEST**

## **STAFF ANALYSIS**

The proposed sign is to be placed on one of the most attractive streets of downtown and the Peacock Art District which has its own unique identity and culture.

The proposed sign is to be located on the church property, however the line between church and public sidewalk is invisible. Both properties are integrated by using consistent, continuous pattern pavers. Looking from the pedestrian perspective, the sign will be installed in the middle of the sidewalk which will create an obstacle to pedestrian traffic and a visual impediment to the street perspective view.

What is also important, the design scheme of the sign is lacking consistency and compatibility with the very distinctive architecture of the church.

## STAFF RECOMMENDATIONS

Based upon Secretary of Interior's Standard #9, and the Design Review Sec. 125-314 (g)(9), the Historic Preservation Board may:

- Approve the request for installation of the monument sign as proposed.
- Approve the request with conditions.
- Deny the request for installation of the proposed monument sign.



**FAÇADES OF THE SUBJECT CHURCH**



Bldg. Permit # \_\_\_\_\_

COA# 24-03

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 616 Orange Ave. Ft. Pierce, FL

Parcel ID #: 2410-606-0007-000-4

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): First United Methodist

Mailing Address: 616 Orange Ave. Ft. Pierce, FL

Phone Number(s): 772-464-0440 Email: rosslaw@comcast.net

Applicant  
Name(s): Kendal Signs Inc.

Mailing Address: 580 Gus Hipp Blvd. Rockledge, FL

Phone Number(s): 321-636-5116 Email: sandraw@kendalsigns.com 32955

Representative  
Name(s): Rob Worrels

Mailing Address: 580 Gus Hipp Blvd. Rockledge, FL

Phone Number(s): 321-636-5116 Email: Rob@Kendalsigns.com 32955

*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, Greg Rosslaw Trustees Chairman - First United Methodist Church  
as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

12/15/23  
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 type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input checked="" type="checkbox"/> Signage          | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) New free standing Sign  
 Other (describe) \_\_\_\_\_

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

Manufacture and Install new Free Standing Sign for a church. Sign will have message Center

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

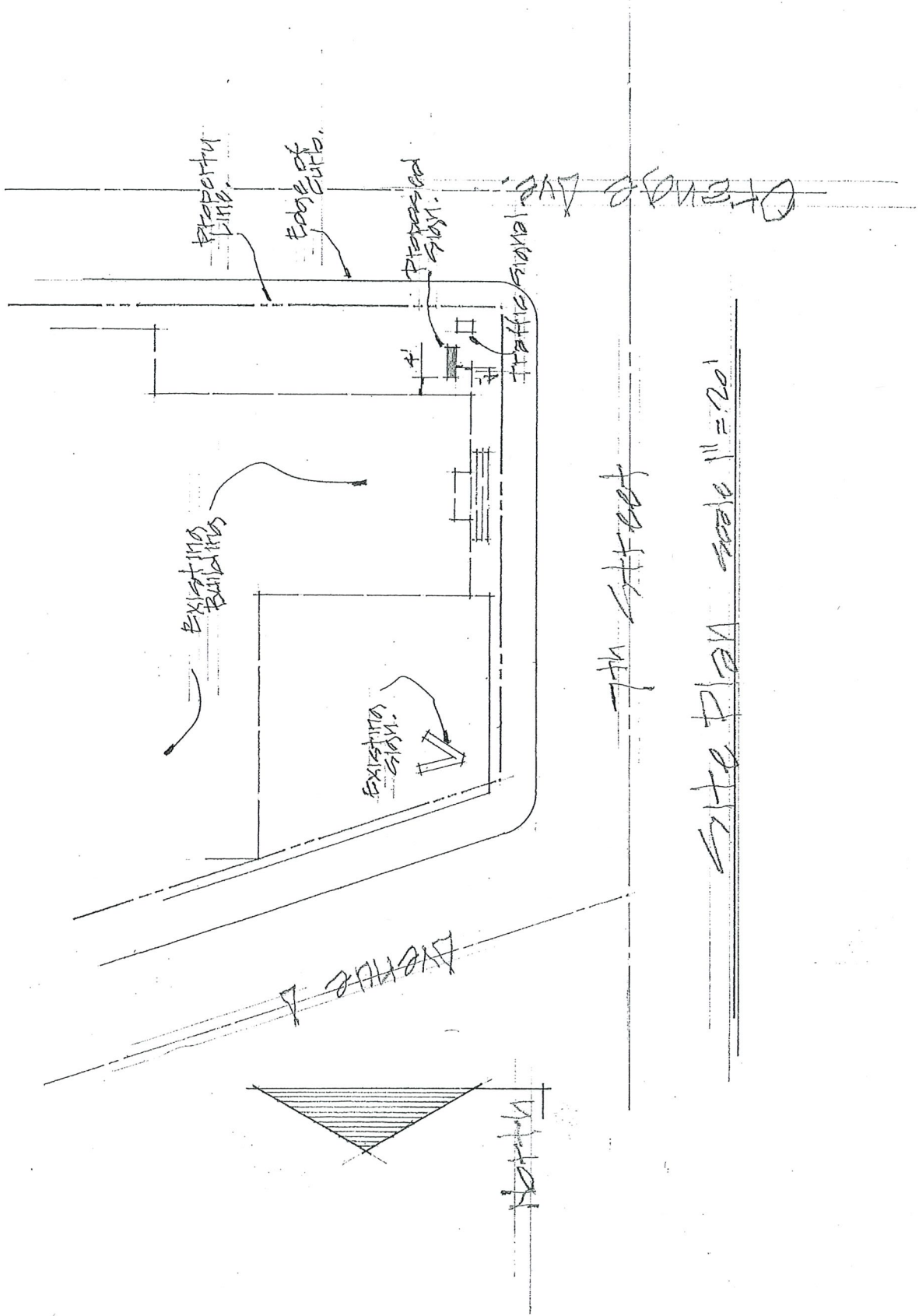
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**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.

First United Methodist Church

101 Orange Avenue





# MONUMENT SIGN

## JOB SPECIFICATIONS:

Manufacture & install One (1) New double sided internally illuminated monument sign mounted on single support.

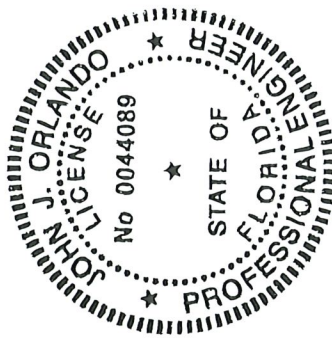
Cabinets to be fabricated aluminum.

Reveals & base to be fabricated aluminum prime coated & painted.

Main ID Faces to be pan formed acrylic with backsprayed decoration.

Two (2) single sided 10mm EMC displays.

1/4" FCO acrylic address numerals mounted flush to pole cover.



John J Orlando PE  
Orlando FL  
Date: 2023.12.04 22:18:11 -05'00'

This item has been electronically signed and sealed by John J. Orlando, PE using a Digital Signature and date.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Conforms to the requirements of the 7th Edition (2020) of the Florida Building Code sections 1609 and 3107, V(uit) = 160 mph, Exposure category = C, Risk category = II  
John J. Orlando PE LLC - 165 Old Ridge Road - Macon, GA 31211 - 478 731 5394 - jlorlando@cox.net - Florida registration # 0044089 job 25223KS sheet 1 of 3

580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

Customer: First United Methodist Church, Ft Pierce

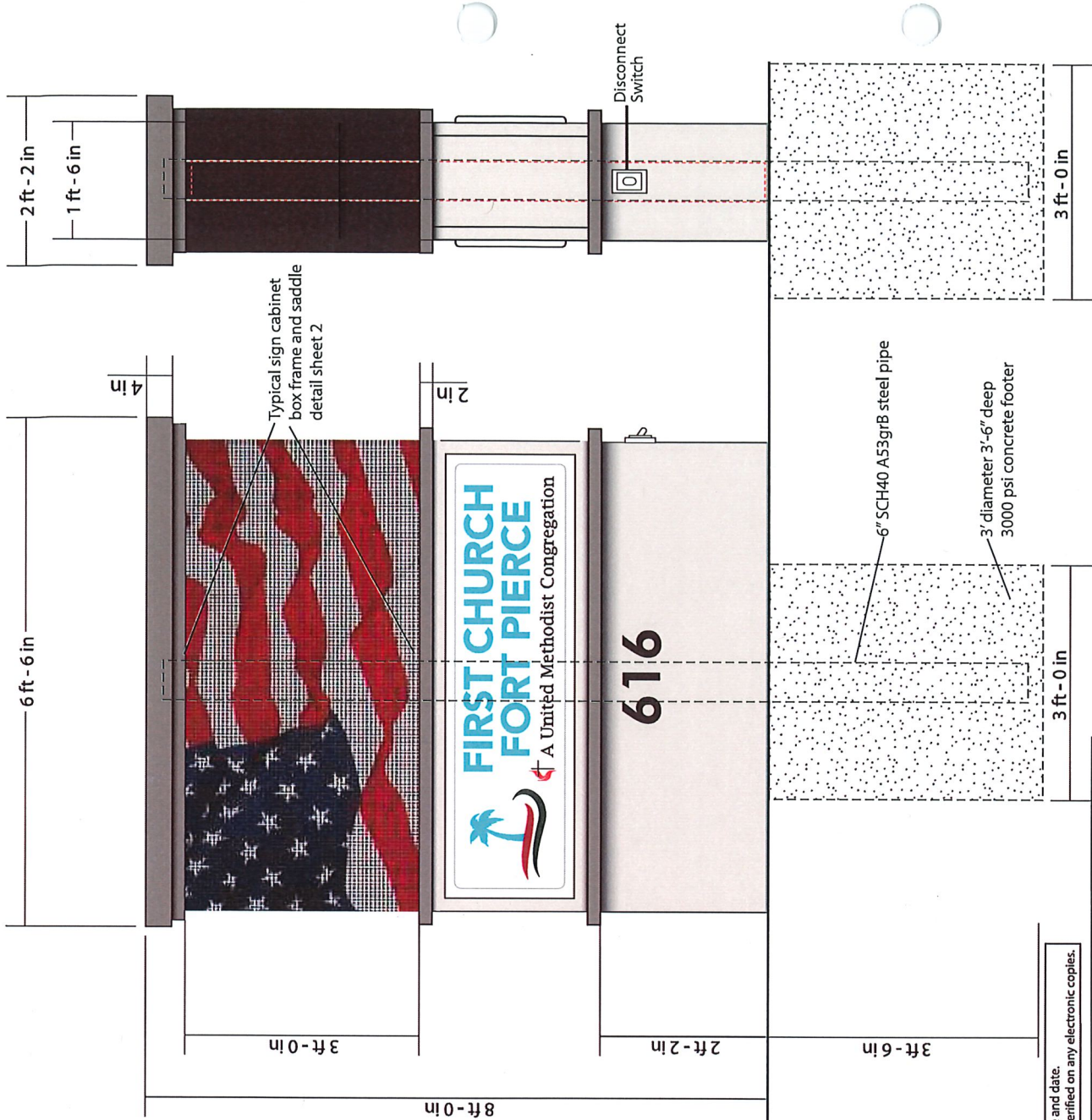
Address: 616 Orange Ave, Ft Pierce FL

Designer: *Tracie*/Amy Sales: Donna Date: 9-23-22

File Name: First United Methodist Church, Ft Pierce- NEW LOGO 11-14-22



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF KENDAL SIGNS, INC., ROCKLEDGE, FLORIDA. IT MAY NOT BE COPIED, REPRODUCED, MARKETED, SOLD OR MANUFACTURED, IN OR IN PART WITHOUT THE WRITTEN CONSENT OF KENDAL SIGNS, INC.



SCALE = 1/2" = 1'

### SIGNATURE FOR APPROVAL:

### COLOR SCHEDULE

### DATE:

REVISION:	DATE:
9-30-22	11-14-22
12-14-22	12-15-22 AZ
12-15-22 AZ	9-5-23-15
9-5-23-15	9-23-23-15

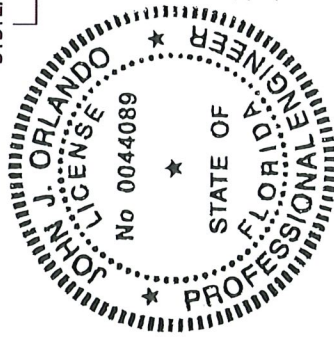
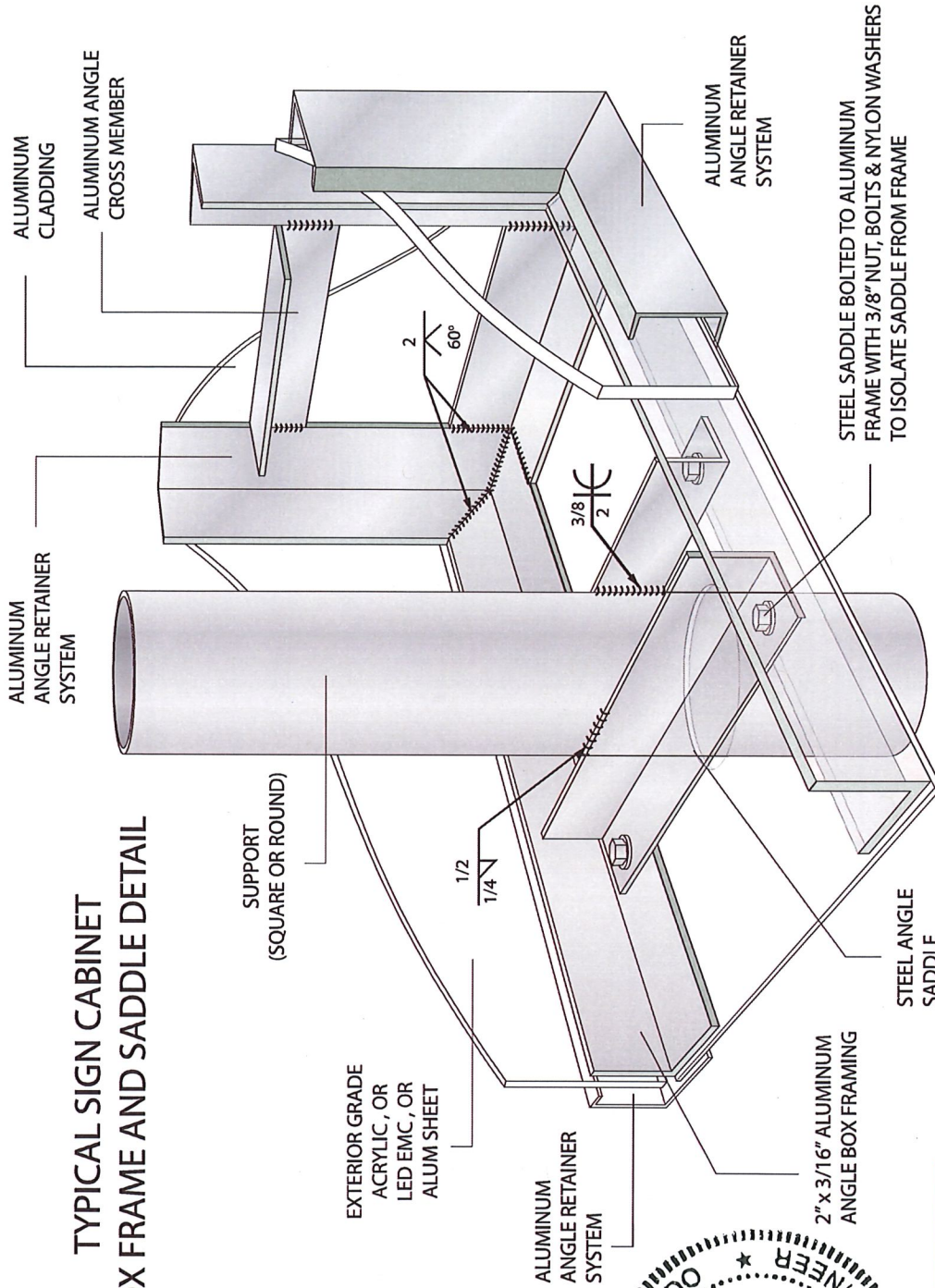
### CUSTOMER NOTICE

Kendal Signs will endeavor to match colors specified, We cannot guarantee exact matches due to varying Compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing Will be provided upon your request.

### VINYL

017 CHERRY RED	RICHARDS PAINT "RICE GRAIN"
053 LITE BLUE	RICHARDS PAINT "WOOD SHADOW"
BLACK	RICHARDS PAINT "CLOUD BURST"

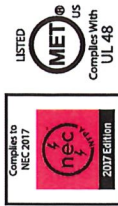
# TYPICAL SIGN CABINET BOX FRAME AND SADDLE DETAIL



John J Orlando PE  
 Digitally signed by John J Orlando PE  
 Date: 2023.12.04 22:18:24 -05'00'

This item has been electronically signed and sealed by John J. Orlando, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Conforms to the requirements of the 7th Edition (2020) of the Florida Building Code sections 1609 and 3107, V(c)(1) = 160 mph, Exposure category = C, Risk category = II  
 John J. Orlando PE LLC - 165 Old Ridge Road - Macon, GA 31211 - 478 731 5394 - jorlando@cox.net - Florida registration # 0044089 job 23223KS sheet 2 of 3



**580 GUS HIPPI BLVD. ROCKLEDGE, FL 32965 TEL: 321-636-5116 FAX: 321-636-0402**

**Customer:** First United Methodist Church, Ft Pierce  
**Address:** 616 Orange Ave, Ft Pierce FL  
**Designer:** *Tracie* **Sales:** Donna **Date:** 9-23-22  
**File Name:** First United Methodist Church, Ft Pierce- NEW LOGO 11-14-22

**Signature for Approval:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**REVISD:**

9-30-22	11-14-22	12-14-22	12-15-22 AZ	3-23-23 AZ
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**CUSTOMER NOTICE**  
 Kendal Signs will endeavor to match colors specified. We cannot guarantee exact matches due to varying compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing will be provided upon your request.

**COLOR SCHEDULE**

VINYL 017 CHERRY RED	RICHARDS PAINT "RICE GRAIN"
VINYL 053 LITE BLUE	RICHARDS PAINT "WOOD SHADOW"
VINYL BLACK	

## Maria Lewicka

---

**From:** Greg Rosslow <rosslow@comcast.net>  
**Sent:** Monday, January 8, 2024 3:48 PM  
**To:** Maria Lewicka  
**Cc:** sandraw@kendalsigns.com; rob@kendalsigns.com  
**Subject:** RE: 616 Orange Ave DPCR# 23-20000479 (Site Plan)

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

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

Maria,

The traffic control box is 14' 9" from the wall of the church. We are proposing the 6' wide sign be placed 4' from the wall which will leave 4' 9" from the corner of our sign to the corner of the traffic control box.

As a matter of interest, according to our survey the traffic control box is actually located on our property.

Regards,  
Greg Rosslow

---

**From:** Rob Worrels [mailto:rob@kendalsigns.com]  
**Sent:** Monday, January 8, 2024 11:06 AM  
**To:** Greg Rosslow  
**Subject:** FW: 616 Orange Ave DPCR# 23-20000479 (Site Plan)  
**Importance:** High

Greg,

Please see Marias question below.

Respectfully,

Rob Worrels  
580 Gus Hipp Blvd.  
Rockledge, Fl. 32955  
(321) - 636 - 5116

**kendalSIGNS**  
DESIGN • FABRICATION • INSTALLATION  
[www.kendalsigns.com](http://www.kendalsigns.com)

---

**From:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
**Sent:** Monday, January 8, 2024 10:53 AM  
**To:** Sandra Rance <[sandraw@kendalsigns.com](mailto:sandraw@kendalsigns.com)>  
**Cc:** Rob Worrels <[rob@kendalsigns.com](mailto:rob@kendalsigns.com)>  
**Subject:** RE: 616 Orange Ave DPCR# 23-20000479 (Site Plan)

### Property Identification

Site Address: 616 ORANGE AVE  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2410-606-0007-000-4  
 Jurisdiction: Fort Pierce

Use Type: 7100  
 Account #: 23449  
 Map ID: 24/10N  
 Zoning: General Co

### Ownership

First United Methodist Church of Fort  
 Pierce Inc  
 616 Orange AVE  
 Fort Pierce, FL 34950

### Legal Description

RECEIVER'S S/D LOTS 10 AND 11 (MAP24/10D)

### Current Values

Just/Market Value: \$915,100  
 Assessed Value: \$915,100  
 Exemptions: \$915,100  
 Taxable Value: \$0



**Property taxes are subject to change upon change of ownership.**

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

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

### Total Areas

Finished/Under Air (SF): 23,742  
 Gross Sketched Area (SF): 23,844  
 Land Size (acres): 0.51  
 Land Size (SF): 22,115

### 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
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 23,742 SF

Gross Sketched Area: 23,844 SF

#### Exterior Data

View:  
 Building Type: CH7  
 Grade: Y\_D  
 Story Height: 1 Story

Roof Cover: Mod Bitimun  
 Year Built: 1936  
 Effective Year: 1985  
 No. Units: 1

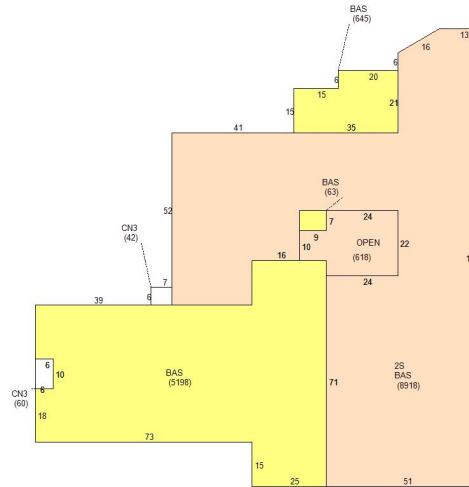
Roof Structure: BarJst/Rigid  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

#### Interior Data

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

Electric: AVERAGE  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8918	8918	620
BAS	BASE AREA	14824	14824	1124
CN3	CANOPY	102	0	58

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	5017	2006

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$762,500	2023	Year	3600	Church	\$915,100
Land:	\$152,600					
Just/Market:	\$915,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$915,100					
Exemption(s):	\$915,100					
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
2023	\$915,100	\$915,100	\$915,100	\$0
2022	\$1,144,200	\$1,144,200	\$1,144,200	\$0
2021	\$1,113,900	\$1,113,900	\$1,113,900	\$0
2020	\$1,127,800	\$1,127,800	\$1,127,800	\$0

## Permits

Number	Issue Date	Description	Amount	Fee
BP2006-278	Apr 10, 2006	Roof	\$19,700	\$197
BP2006-405	May 24, 2006	Roof	\$12,500	\$125
F00-000051	Feb 3, 2000	Carport	\$2,000	\$0
F00-000888	Aug 10, 2000	Alterations/Remodeling	\$8,300	\$0
F91-001291	Oct 4, 1991	Roof	\$2,000	\$2,000
F92-000218	Mar 16, 1992	Alterations/Remodeling	\$185,000	\$185,000
F92-00218A	May 27, 1992	Heat and Air Conditioning	\$27,800	\$27,800
F92-00218B	Oct 13, 1992	Alterations/Remodeling	\$3,200	\$3,200
F97-000572	Jun 9, 1997	Demolition	\$600	\$600
F97-000564	Jun 30, 1997	Alterations/Remodeling	\$43,000	\$43,000
F97-001033	Sep 26, 1997	Heat and Air Conditioning	\$6,900	\$6,900
F97-001247	Dec 12, 1997	Roof	\$200,000	\$200,000
F98-001247	Jan 6, 1998	Roof	\$5,990	\$5,990
F97-01247A	Feb 23, 1998	Roof	\$61,900	\$61,900
F02-0821	Jun 5, 2002	Alterations/Remodeling	\$794	\$75
F0200000987	Jul 17, 2002	Roof	\$2,380	\$75
F0200001092	Jul 15, 2002	Air Conditioning Only	\$0	\$192
FE200631	Mar 22, 2006	Chainlink Fence	\$2,000	\$0
CR200616	Mar 31, 2006	Alterations/Remodeling	\$193,000	\$2,280
CPY20061	May 31, 2006	Awning/Shutters	\$40,000	\$475
RF20041943	Dec 17, 2004	Roof	\$72,900	\$854
FSP20071	Feb 28, 2007	Sprinkler System	\$2,500	\$50
BP12-0104	Jan 23, 2012	Air Conditioning Only	\$65,702	\$295
BP13-0111	Feb 5, 2013	Alterations/Remodeling	\$2,400	\$83
BP12-1394	Apr 16, 2013	Wall	\$25,000	\$260
BP13-1535	May 16, 2013	Fence	\$350	\$79
BP14-1098	Apr 30, 2014	Air Conditioning Only	\$22,750	\$170
BP15-1835	Aug 31, 2015	Carport	\$3,600	\$173
BP15-1009	May 21, 2015	Air Conditioning Only	\$17,650	\$273
BP16-1163	Apr 27, 2016	Re Roof Permit	\$10,400	\$0
BP17-1468	Jun 2, 2017	Roof	\$8,800	\$0
BP19-0250	Jan 24, 2019	Plumbing	\$2,000	\$0
BP19-4202	Feb 13, 2020	Electric	\$30,000	\$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 24-03 – New Sign – 616 Orange Avenue

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

**NOTICE BY NEWSPAPER:** January 12, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 01/12/2024

**Historic Preservation Board**

**6. a.**

Meeting Date: 01/22/2024

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Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - December 2023

SUMMARY

Certificates of Appropriateness issued administratively in December 2023.  
COA #23-64, 1122 Avenue E - New Roof

LOCATION

1122 Avenue E, Parcel ID#: 2404-825-0004-000-7

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Administrative COA Approvals, December 2023

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/12/2024

Started On: 01/11/2024 02:55 PM

## **Administrative Certificates of Appropriateness**

Attached is Certificates of Appropriateness issued administratively in December 2023.

- COA #23-64, 1122 Avenue E – Roof



**CERTIFICATE OF APPROPRIATENESS**  
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-64  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 the existing shingle roof and install a new shingle roof system.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Charles Hayek, Chairman  
Historic Preservation Board

Date

\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

12/20/23  
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](mailto: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	Booker Eckles 5008 El Nueva Avenue Fort Pierce, FL 32946	E-Mail
Applicant/Representative	Andros Roofing & Construction, LLC 2706 Atlantic Avenue Fort Pierce, FL 34947	E-Mail <a href="mailto:androsconstruction@gmail.com">androsconstruction@gmail.com</a>

# Certificate of Appropriateness Application

## Building & Site Information

Address of the Site: 1122 Ave E  
 Parcel ID #: 2004 825 0004 000-7  
 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): Brooker Eckles  
 Mailing Address: 5008 El Nueva, Fort Pierce, FL 34946  
 Phone Number(s): 772 332 1118 Email: \_\_\_\_\_

Applicant  
 Name(s): Andros Roofing \*Construction, LLC  
 Mailing Address: 2706 Atlantic Ave, Ft. Pierce, FL 34947  
 Phone Number(s): 772 475 4915 Email: androsconstruction@gmail.com

Representative  
 Name(s): N/A  
 Mailing Address: \_\_\_\_\_  
 Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

I / We, Brooker T. Eckles as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.  
Brooker T. Eckles  
 Signature of Owner  
12-6-23  
 Date

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

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) Remove the old roof and replace with new roof

Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: Remove the old shingles: ~~REMOVE AND~~ replace the entire roofing system with a new shingle roof SYSTEM.

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

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

### Application Requirements

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



