



Bldg. Permit # BDEMO 2024-00005

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

**Address of the Site:** 409 Cedar Place Fort Pierce Fl 34950

**Parcel ID #:** 2403-705-0135-000-2

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

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

### Property Owner / Applicant Information

**Property Owner(s)**  
Name(s): Cedar Place LLC

Mailing Address: 1860 SW Fountainview Blvd #100 Port St. Lucie Fl 34986

Phone Number(s): 201-281-9638 Email: acdanielesq@gmail.com

**Applicant**  
Name(s): Cedar Place LLC

Mailing Address: 1860 Fountainview Blvd #100 Port St. Lucie Fl 34986

Phone Number(s): 201-281-9638 Email: acdanielesq@gmail.com

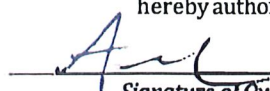
**Representative**  
Name(s): Marcos Jimenez

Mailing Address: 20351 SW 198 Ave Miami Fl 33187

Phone Number(s): 305-506-5358 Email: Marcos@dgcgcorp.net

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

  
Signature of Owner

8-28-24  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

- Site Improvements (describe) None
- Other (describe) \_\_\_\_\_

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

The two standing structures located on the subject parcel will be demolished.

There are no plans at the current moment to replace these structures.

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.



PZCOA 2024-0005

Bldg. Permit # RDEM02024-00006

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

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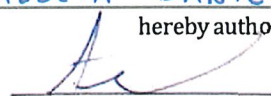
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Signature of Owner

8-28-24  
\_\_\_\_\_  
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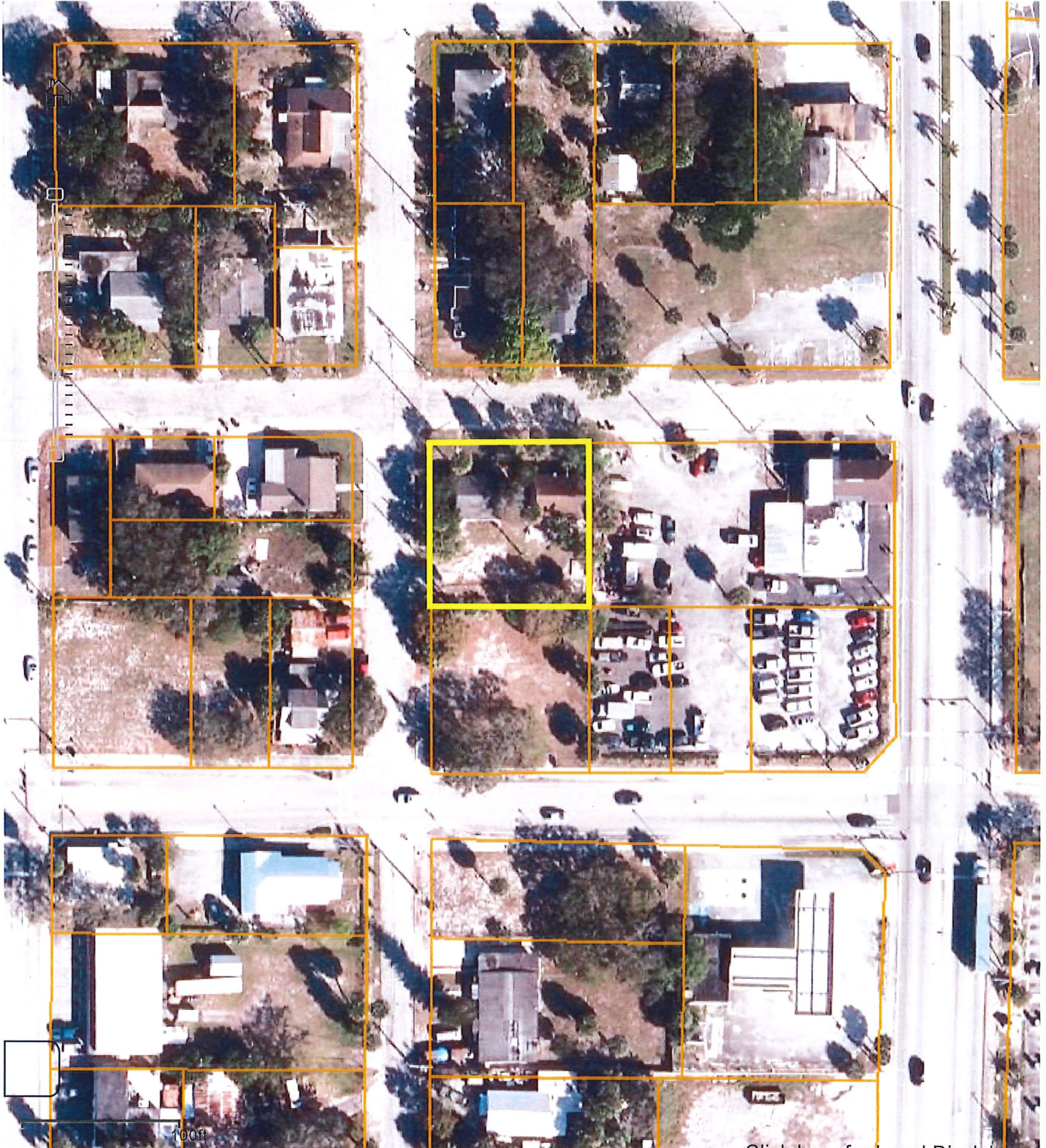
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(<https://paslc.gov/>)

**Saint Lucie County Property Appraiser**  
**Michelle Franklin CFA**



2024-07-31

[Click here for Legal Disclaimer](#)

**409 & 411 Cedar Place Fort Pierce FL 34950 | Sec. 111-157. - Demolition.**

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1)

The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to 18 months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

(2)

In connection with any certificate of appropriateness for demolition of buildings or improvements, the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for re-use in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.

(3)

In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district:

a.

Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure? **No**

b.

Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship? **No**

c.

Is the structure one of the last remaining examples of its kind in the city, county or region? **No**

d.

Does the structure contribute significantly to the historic character of a designated district? **No**

e.

Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage? **No**

f.

Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area? **No, however It would have a positive impact on the property value of the surrounding homes. This property is deem an eye sore and epicenter for drug and crime activity.**

(4)

Affirmative maintenance. A property owner shall not permit a structure or a structure within an historic district to fall into a state of disrepair which may result in the deterioration of exterior appurtenance or architectural features so as to produce or tend to produce, in the judgment of the historic preservation board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question. If the historic preservation board finds a designated historic structure has been deliberately neglected, the board may refer the property to the department of building and code enforcement for immediate attention and may be subject to code violation fines in addition to the penalties in accordance with section 23-67.



