

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, December 16, 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 October 28, 2024 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness PZCOA 2024-00011 - Fence - 427 North 10th Street
 - b. Certificate of Appropriateness PZCOA2024-00014 - Single Family Residence - 708 South 9th Street
 - c. Certificate of Appropriateness PZCOA2024-00013 - Demolition - 708 South 9th Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - November 2024
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: 12/16/2024

Information

REQUESTED ACTION

Minutes from the October 28, 2024 meeting

SUMMARY

N/A

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

To approve the minutes

Attachments

Historic Preservation Board Minutes 10/28/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/28/2024 05:29 PM

Final Approval Date: 11/07/2024

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, OCTOBER 28, 2024, 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: Betty Jo Starke; Anthony Westbury; Charlie Hayek; Andrea Anicito; KeAndrea Davis, Chair

Absent: Minnie Spivey; Patrece Frisbee

Staff Present: Andrea Duenas, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the September 23, 2024 meeting

Motion was made by Andrea Anicito, and seconded by Charlie Hayek to approve the minutes from the September 23, 2024, meeting.

AYE: Anthony Westbury, Charlie Hayek, Andrea Anicito, Betty Jo Starke, Chair KeAndrea Davis

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 2024-00010 - Demolition - 423 N. 6th Street**

The clerk introduced Certificate of Appropriateness 2024-00010 for demolition of a building at 423 N. 6th Street.

The chair called the proceeding to order.

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

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

Mr. Hayek - no

Ms. Anicito- no

Ms. Starke - no

Mr. Westbury - no

Chair Davis - no

The chair 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 780 square foot building with a sheet metal gable roof was built in 1924, which the applicant is requesting approval to demolish. Ms. Lewicka showed interior and exterior pictures of the building. She said the building proposed for demolition is in very poor condition and was left to deteriorate for an extended period of time. Ms. Lewicka stated the application meets the criteria for demolition. She noted the lot will be sodded because there are no plans to build at this time. Ms. Lewicka stated that staff recommends the Historic Preservation Board approve the demolition request with the recommendation that a new development will take place as soon as possible and in a style and manner compatible with the surrounding historical district.

Board questions for staff: none

Applicant Presentation: Danielle Beckford from L.E.B. demolition, applicant, sworn, stated they were contacted by the owner to demolish the property.

Board questions for Applicant: Mr. Hayek asked the applicant if they knew the cost to relocate the building to the Historical Museum. Ms. Starke asked if there was a Historic Preservation trust fund that could be used for this purpose.

Staff final comments: Ms. Lewicka said the cost to move the building is substantial, and she does not know who would pay to move the building. She said there is grant money available for certain types of historical structures, but not a general fund to do something like move a building.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve Certificate of Appropriateness 2024-00010 for the building demolition located at 423 N. 6th Street with a recommendation that a new development will take place as soon as possible and in a style and manner compatible with the surrounding Historic District

AYE: Charlie Hayek, Andrea Anicito, Betty Jo Starke, Anthony Westbury, Chair KeAndrea Davis

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - September 2024

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by Andrea Anicito, and seconded by Betty Jo Starke to approve the absences of Ms. Spivey and Dr. Frisbee.

AYE: Andrea Anicito, Betty Jo Starke, Anthony Westbury, Charlie Hayek, Chair KeAndrea Davis

Passed

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 12/16/2024

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA 2024-00011 - Fence - 427 North 10th Street

SUMMARY

Approval of a Certificate of Appropriateness for installation of 63 feet of 4 feet high vinyl fence with a 12-foot wide double gate.

LOCATION

427 North 10th Street, Parcel ID #2409-501-0189-000-7

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Approval with recommendation

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 12/09/2024 01:30 PM

Final Approval Date: 12/11/2024



DECEMBER 16, 2024

PZCOA2024-00011

Owner

Iraida Montijo

Location

427 N 10th Street

Parcel ID

2409-501-0189-000-7

Historic Status

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

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT RESIDENCE - FRONT FACADE

BACKGROUND

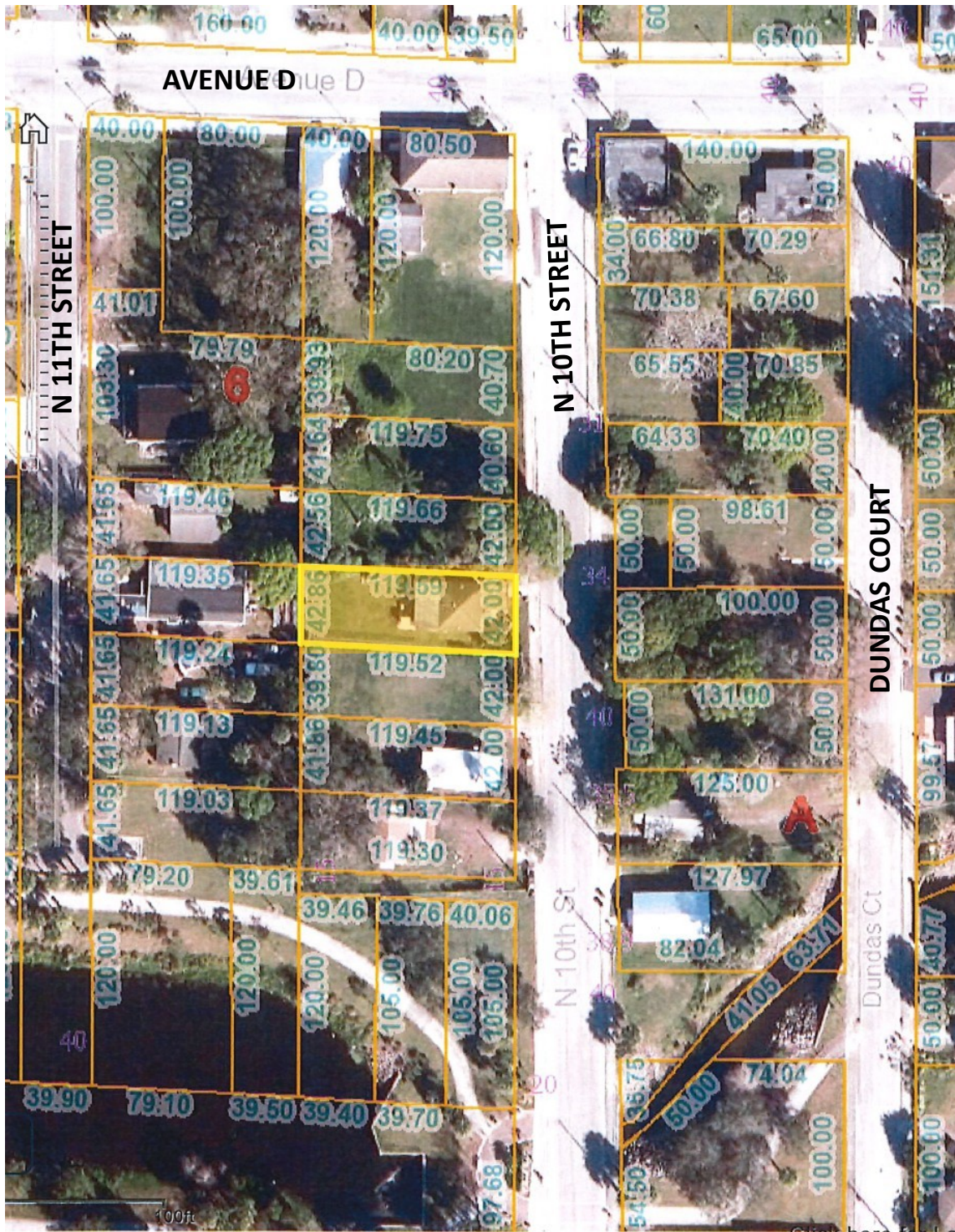
The subject structure is a one-story single family residential building with a hip roof, and small porch. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1981.

REQUEST

The applicant is requesting approval of a COA for installation of 63 feet of 4 feet high vinyl fence with one 12 feet wide double gate.

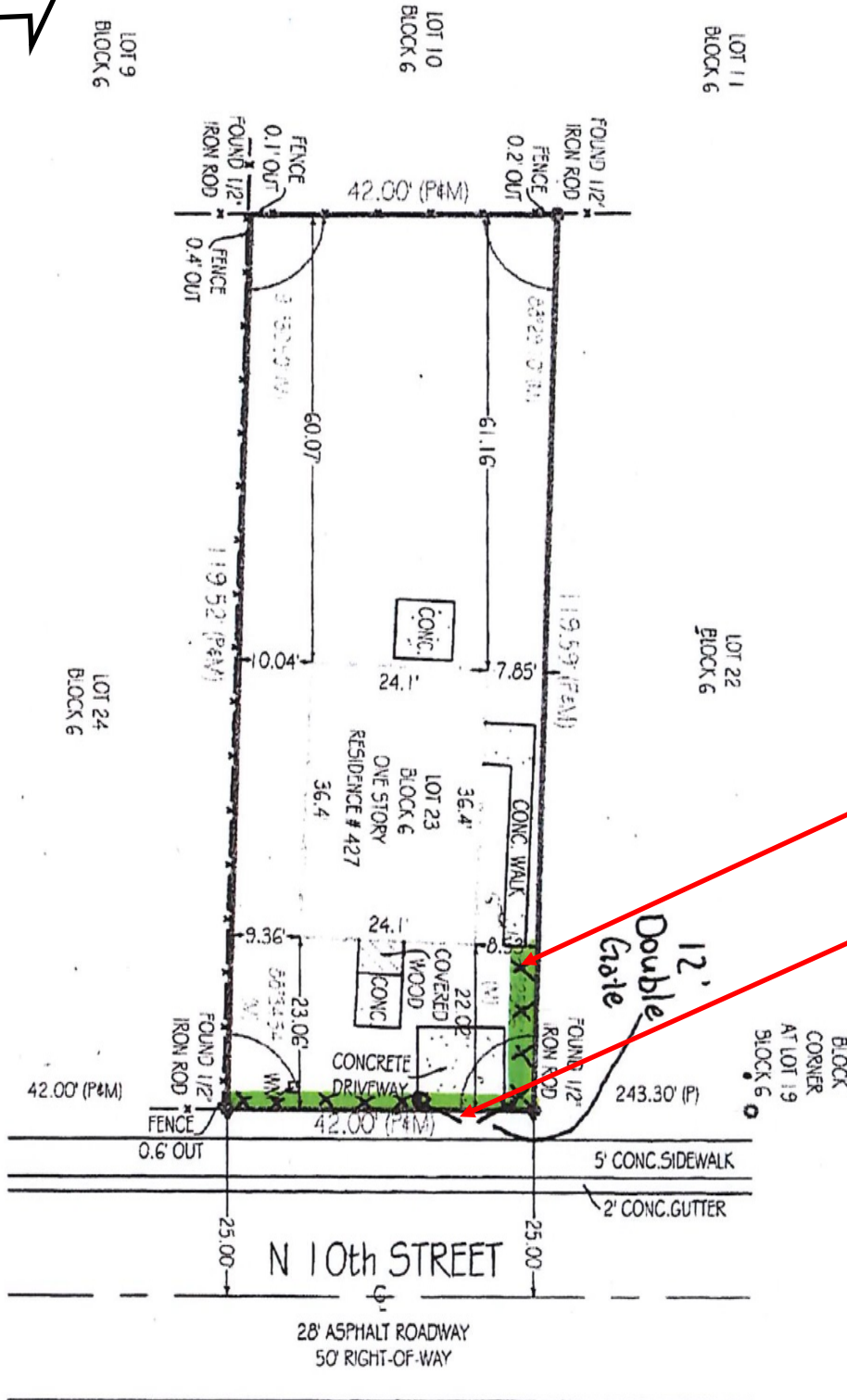
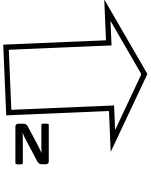
SECRETARY OF INTERIOR'S STANDARDS

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.



LOCATION OF THE SUBJECT SITE

XXX = 4' tall, vinyl fence



PROPOSED 4' HIGH FENCE

PROPOSED GATE

SITE PLAN

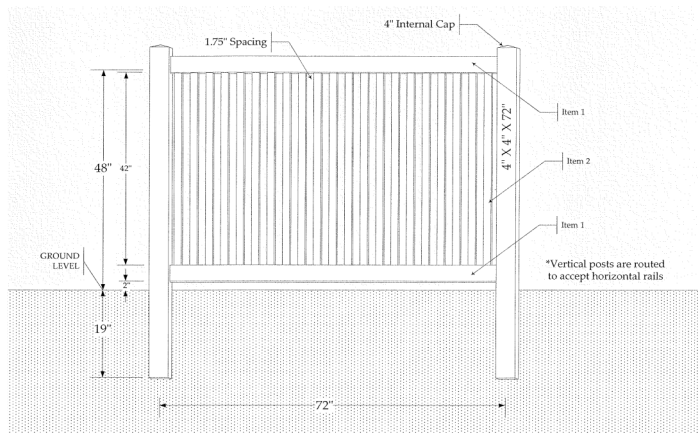
STAFF RECOMMENDATION

The new fence will enhance the property’s overall appearance and its contribution to the historic character of the Lincoln Park Historic District.

Based upon Secretary of Interior’s Standard #9, staff recommends that the Board approve the request for the installation of a new 4 foot high fence with 12 foot wide gate, with recommendation that fence material will be changed to wood as referenced by Fort Pierce Historic Districts Fence Guide.



PROPOSED FENCE & GATE LOCATION



PROPOSED FENCE



* PZCOA 2024-00011

Bldg. Permit # _____

-GOA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 427 N 10th St, Fort Pierce, FL 34950

Parcel ID #: 2409-501-0189-000-7

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): Irada Montijo

Mailing Address: 427 N 10th St, Fort Pierce, FL 34950

Phone Number(s): 786-385-4227 Email: montiaromusic@gmail.com

Applicant

Name(s): Professional Grade Fence

Mailing Address: 470 Martin Rd SE, Palm Bay, FL 32909

Phone Number(s): 321-749-9884 Email: professionalgrade.fence@yahoo.com

Representative

Name(s): Tashara Lively

Mailing Address: 470 Martin Rd SE, Palm Bay, FL 32909

Phone Number(s): 321-749-9884 Email: professionalgrade.fence@yahoo.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, Irada Montijo as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Irada Montijo
Signature of Owner

10-30-24
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: 63' of 4' tall vinyl fence.
1/2 12' wide double gate

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

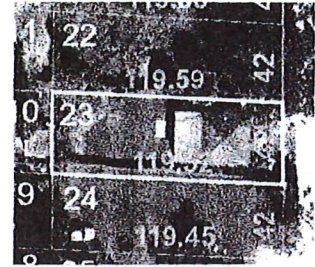




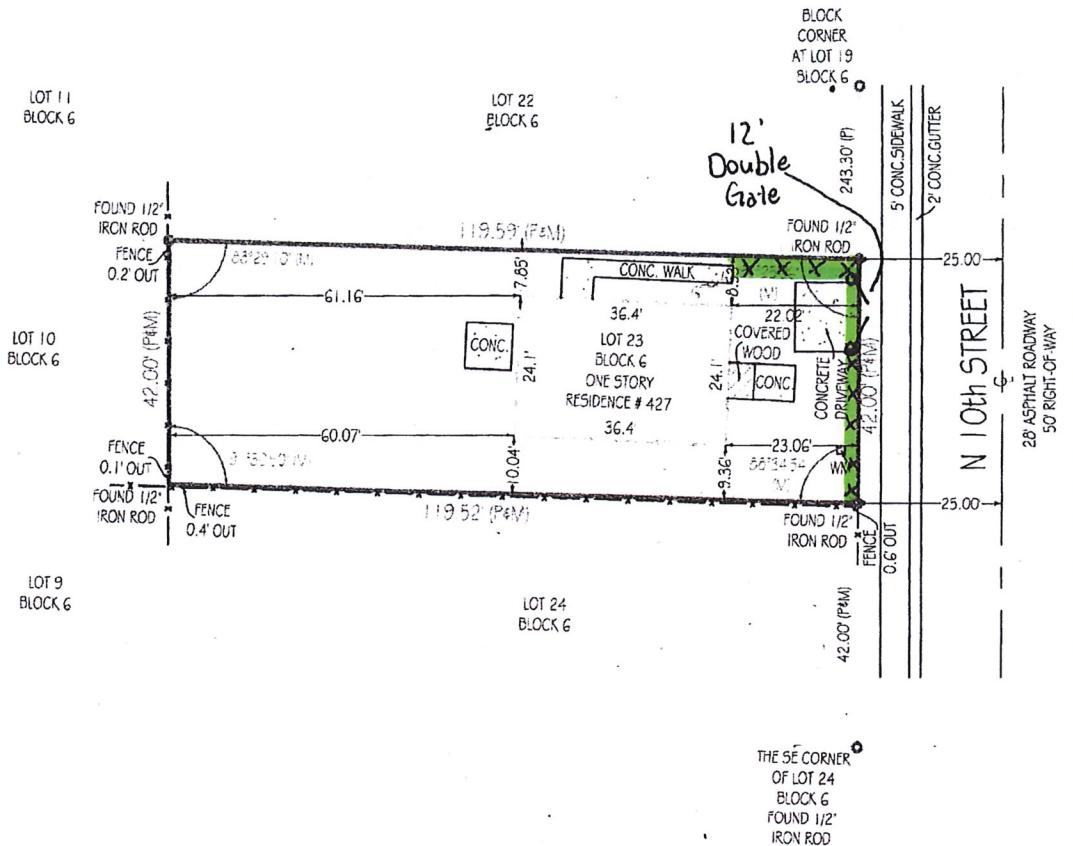
SCALE: 1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

XXX = 4' tall, vinyl fence



AERIAL PHOTOGRAPH
MAY NOT SHOW LATEST IMPROVEMENTS
NOT TO SCALE



Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
-NOT FOUND.

This survey has been issued by the following Landtec Surveying office:
600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number : 98880-SE Rev.:
Drawn By : T.A. Rev.:
Date of Field Work : 09/04/2019 Rev.:

LANDTEC
SURVEYING

LICENSED BUSINESS # 8007

measurably better!

LEGAL DESCRIPTION:

Lot 23, Block 6, Lincoln Park, according to the plat thereof as recorded in Plat Book 4, Page(s) 77, of the Public Records of St. Lucie County, Florida.

PROPERTY ADDRESS:
427 NORTH 10TH STREET
FORT PIERCE, FL 34950

INVOICE NUMBER: 98880-SE
DATE OF FIELD WORK: 08/30/2019

CERTIFIED TO
GIANNELL TITLE, LLC.
WESTCOR LAND TITLE INSURANCE COMPANY
VERONICA CRESPO

FLOOD ZONE: AE
FLOOD MAP: 12111C
PANEL: 0179
SUFFIX: J
PANEL DATE: 02/16/2012

BASE FLOOD ELEVATION OR DEPTH: 10 NAVD 1988
COMMUNITY NUMBER: 120286
BENCHMARK: STL191
ELEVATION: 5.50









FINISHED FLOOR ELEVATION: 9.75 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED
 2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.
- I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 472.025, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LEGEND:

- | | | |
|-------------------------------------|-------------------------------|--|
| A - DENOTES ARC LENGTH | P - DENOTES PLAT |  BOUNDARY LINE |
| CA - DENOTES CENTRAL ANGLE | PH - DENOTES POOL HEATER |  BUILDING LINE |
| CATV - DENOTES CABLE T.V. BOX | PP - DENOTES POOL PUMP |  CENTERLINE |
| CF - DENOTES CALCULATED FROM FEILD | R - DENOTES RADIUS |  EASEMENT LINE |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE |  METAL FENCE |
| CH - DENOTES CHORD DISTANCE | TR - DENOTES TELEPHONE RISER |  WOODEN FENCE |
| DE - DENOTES DRAINAGE EASEMENT | UE - DENOTES UTILITY EASEMENT |  PVC FENCE |
| EM - DENOTES ELECTRIC METER | UP - DENOTES UTILITY POLE |  OVERHEAD CABLE |
| FN - DENOTES FOUND NAIL | WM - DENOTES WATER METER | |
| L - DENOTES LEGAL | WV - DENOTES WATER VALVE | |
| M - DENOTES MEASURED | | |
| OHC - DENOTES OVERHEAD CABLE | | |



Digitally signed
by Andrew
Snyder
Date: 2019.09.04
17:11:20 -04'00'

SIGNATURE
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DATE: 09/04/2019



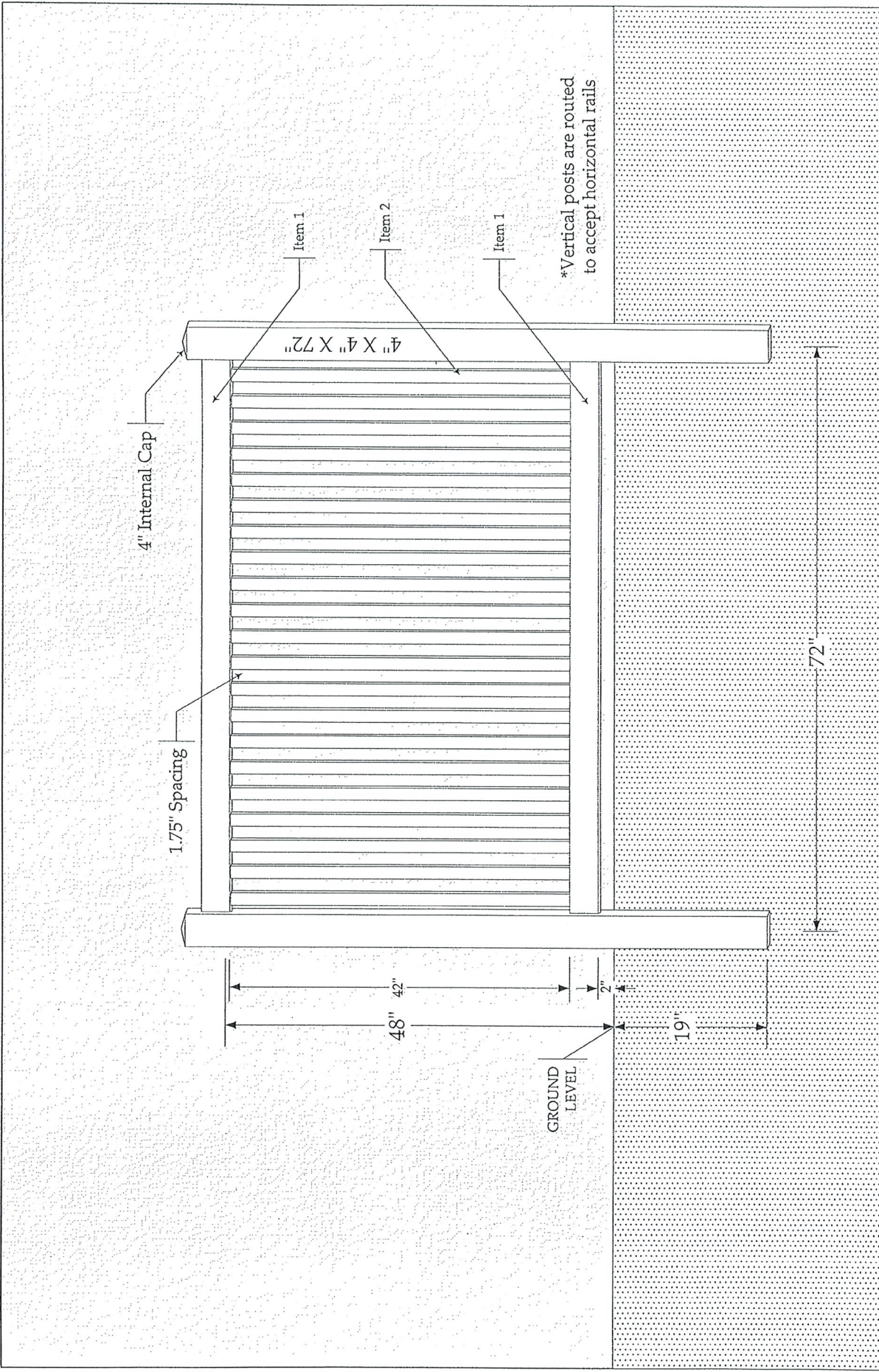
Providing Florida's Land Title & Real Estate Industries
... measurability better!



30'

12' Double Gate





REVISIONS	
NO.	DATE / DESCRIPTION

TITLE	48" Hampton
DATE	07/22/05
LATEST REVISION	
JOB NAME	6' x 48" Open Picket Fence
SCALE	3/4" = 1'
BY	DJP
APPROVED	
DETAIL	
HAM648175AS-W	

ITEM	QTY.	PART NO.	DESCRIPTION
1	2	RA235072R-TP-W	2"X3.5"X70.75" TOP RAIL WHITE (INTO ROUTED POSTS)
2	21	P17815047-W	7/8"X1.5"X47" PICKET WHITE



*Vertical posts are routed to accept horizontal rails

Property Identification

Site Address: 427 N 10TH ST
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-501-0189-000-7
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 21192
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

Veronica Crespo
 Iraida Montijo
 427 N 10th ST
 Fort Pierce, FL 34950-2905

Legal Description

LINCOLN PARK NO 2 BLK 6 LOT 23

Current Values

Just/Market Value: \$104,800
 Assessed Value: \$40,930
 Exemptions: \$25,000
 Taxable Value: \$15,930



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.

Total Areas

Finished/Under Air (SF): 864
 Gross Sketched Area (SF): 894
 Land Size (acres): 0.12
 Land Size (SF): 5,040

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
Aug 28, 2019	4318 / 2675	0001	WD	Empire Dawn LLC	\$44,000
Jul 8, 2019	4292 / 2054	0001	WD	RE Property Holdings LLC	\$44,900
Jul 8, 2019	4292 / 2052	0001	WD	Asseo Ben S	\$36,000
Jan 18, 2018	4088 / 2217	0001	WD	RLSUSNRM 1 Holding LLC	\$33,000
Dec 23, 2010	3258 / 0693	0330	WD	Slay Robert L	\$100
Dec 23, 2010	3258 / 0680	0330	WD	Sunrise Prop of Ft Pierce Inc,	\$100
Feb 9, 1998	1126 / 0836	XX02	WD	Betty J Slay	\$89,700
Oct 5, 1994	0923 / 2462	XX02	WD	R E Slay	\$100

Building Information (1 of 1)

Finished Area: 864 SF

Gross Sketched Area: 894 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip
 Building Type: SFF Year Built: 1981 Frame:

Grade: SFF-High
 Story Height: 1 Story

Effective Year: 1981
 No. Units: 1

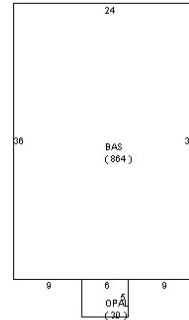
Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 2
 Full Baths: 1
 Half Baths: 0
 A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	864	864	120
OPAL	Open Porch Attached Low	30	0	22

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building and SFYI:	\$75,700
Land:	\$29,100
Just/Market:	\$104,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$63,870
Assessed:	\$40,930
Exemption(s):	\$25,000
Taxable:	\$15,930

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024	2023	0500	Homestead Exemption	\$25,000
2024	2023	0550	Homestead Exemption over \$ 50,000	\$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assesments 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
2024	\$104,800	\$40,930	\$25,000	\$15,930
2023	\$93,900	\$39,738	\$25,000	\$14,738
2022	\$63,800	\$18,657	\$18,657	\$0
2021	\$50,800	\$18,114	\$18,114	\$0

Permits

Number	Issue Date	Description	Amount	Fee
RF20052272	Jul 7, 2005	Roof	\$2,500	\$50
RF20051050	Mar 4, 2005	Roof	\$4,402	\$169
BP10-2019	Oct 1, 2010	Demolition	\$0	\$200

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: PZCOA2024-00011– New Fence – 427 N 10th Street

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

NOTICE BY NEWSPAPER: December 6, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 12/06/2024

Historic Preservation Board

5. b.

Meeting Date: 12/16/2024

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2024-00014 - Single Family Residence - 708 South 9th Street

SUMMARY

The applicant is requesting approval of a COA for a construction of a single family residence with associated driveway and landscaping.

LOCATION

708 South 9th Street, Parcel ID # 2410-709-0126-000-0

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval/Approval with recommendations/Denial

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 12/09/2024 02:35 PM

Final Approval Date: 12/11/2024



DECEMBER 16, 2024

PZCOA 2024-00014

Owner

Erin O'Brien

Applicant

Jeffrey Huber

Location

708 S 9th Street

Parcel

2410-709-0126-000-0

Historic Status

Noncontributing site located within Oakland Park Historic District.

Recommendation

Approval / Approval with recommendations, Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING RESIDENCE



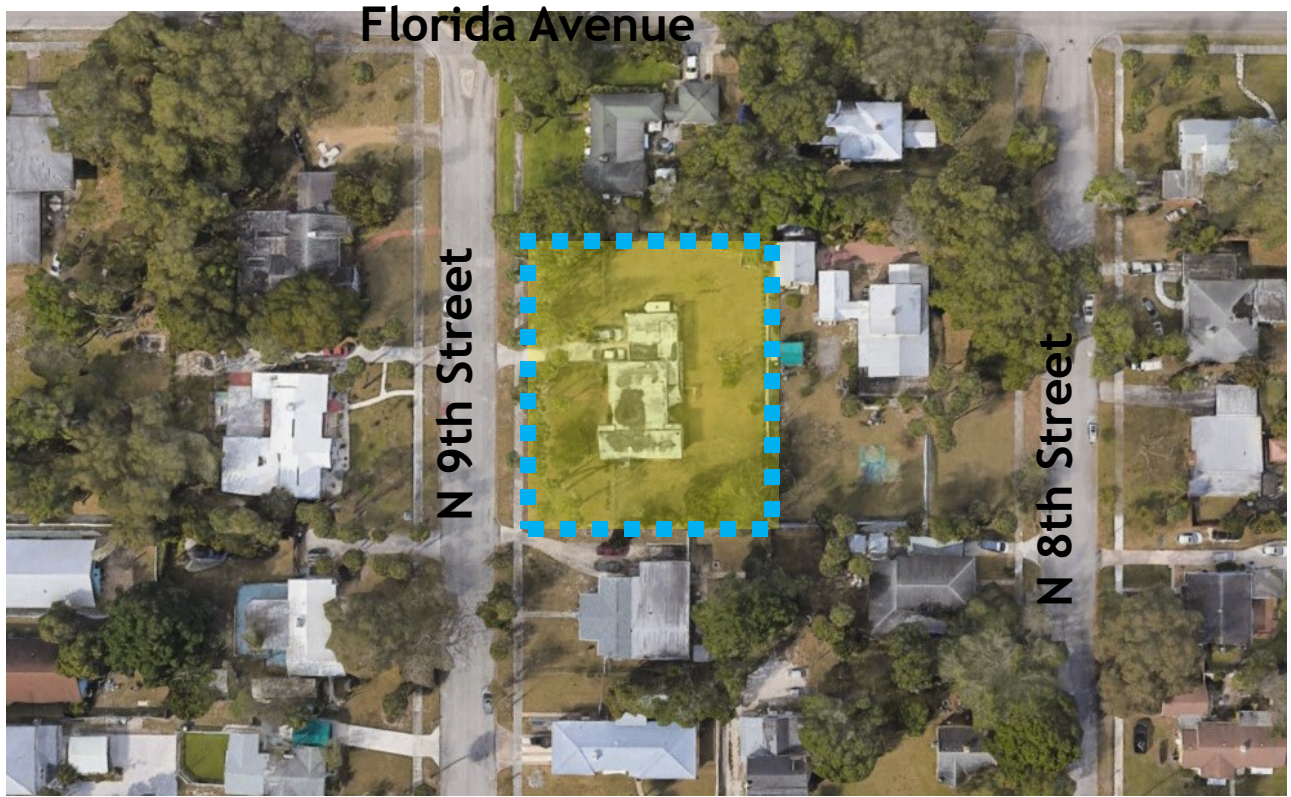
PROPOSED RESIDENCE

B A C K G R O U N D

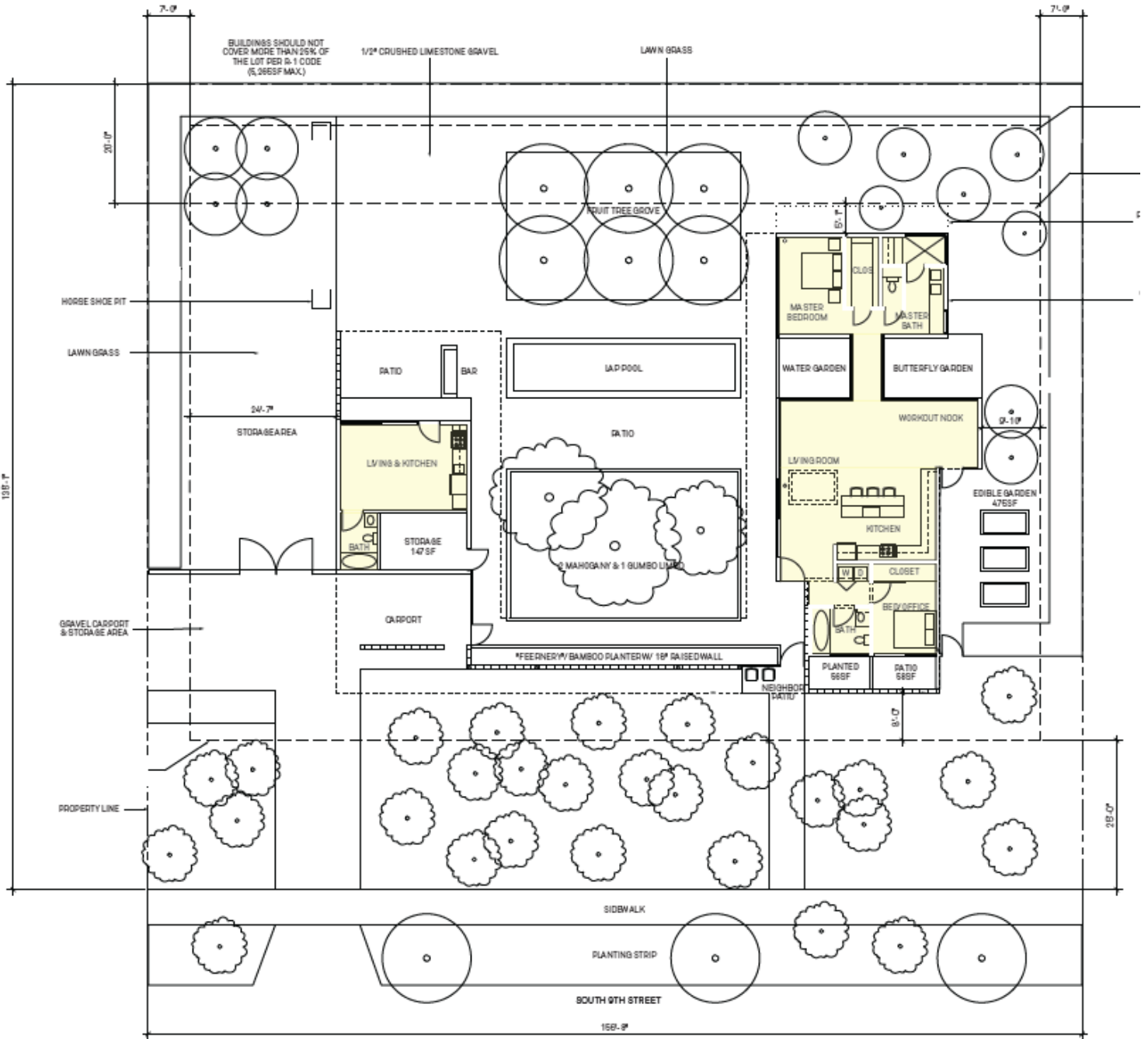
The subject site is located in the Oakland Park Historic District. The zoning designation is Single-Family Low Density (R-1).

R E Q U E S T

The applicant is requesting approval of a COA for a construction of a single family residence with associated driveway and landscaping.



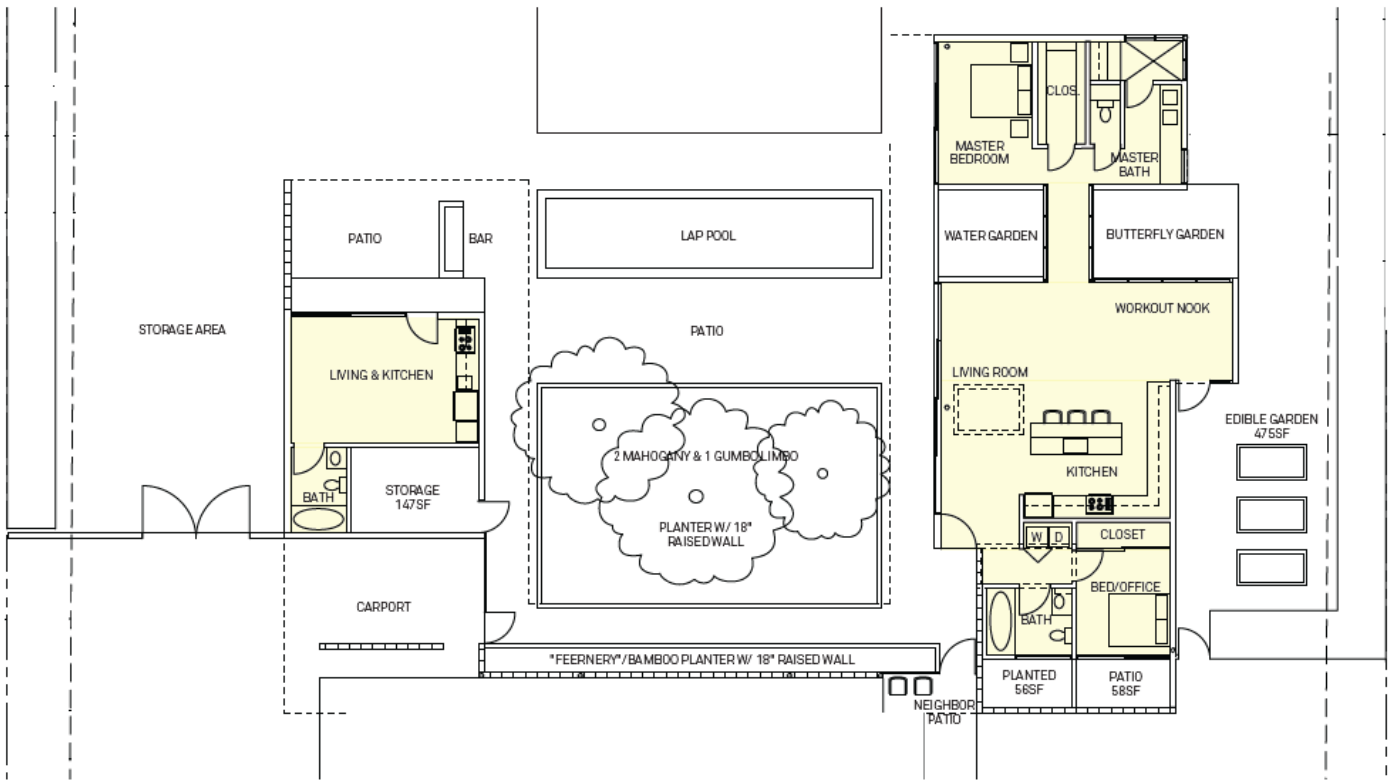
SUBJECT EISTING PROPERTY - AERIAL MAPS



EXISTING RESIDENCE	1006SF
NEW RESIDENCE	1776SF
ROOF	4697SF



PROPOSED SITE PLAN

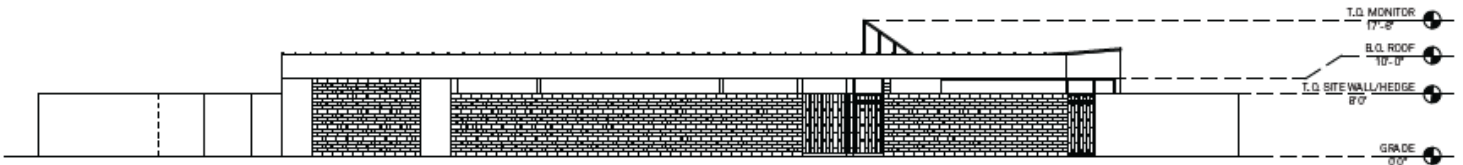


PROPOSED FLOOR PLAN



NORTH ELEVATION

NOTE: HEDGES WRAP AROUND SIDES OF BUILDING BUT HAVE BEEN REMOVED IN IMAGES, AS THEY BLOCK THE BUILDING VISIBILITY.



WEST ELEVATION



1 STANDING SEAM METAL ROOF



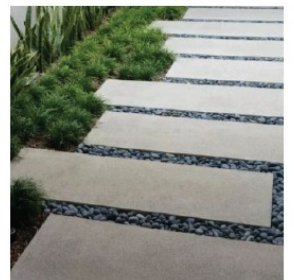
2 FAKAHATCHEE GRASS



3 "GENE LEEDY" METAL GATE



4 ALUMINUM WINDOW MULLION



5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS



8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

MATERIAL PALETTE



SOUTH ELEVATION



EAST ELEVATION

NOTE: HEDGES WRAP AROUND SIDES OF BUILDING BUT HAVE BEEN REMOVED IN IMAGES, AS THEY BLOCK THE BUILDING VISIBILITY.



NEIGHBORING RESIDENTIAL STRUCTURES

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

STAFF RECOMMENDATION

The subject residence design meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing and is similar to the existing structure proposed for demolition.

The new construction shows an understanding of the characteristics of historic buildings and site features, not necessarily duplicated them but establishing a complementary relationship.

The proposed architectural modern style is clearly represented in approach to the design of the function and form of the residence including open floor plan, simplicity of the building form, flat roof, asymmetrical composition, natural light, and large windows connecting to the nature.

The Historic Preservation Board may:

- **Approve the design of the residence as proposed**
- **Approve the proposed design with recommendations**
- **Deny the proposed design of the residence**

BROOKS + SCARPA ARCHITECTS

1147 NE 7th Ave.
Fort Lauderdale, FL 33304
(954) 683-1236
huber@brooksscarpa.com
www.brooksscarpa.com



JOB# 24005.0

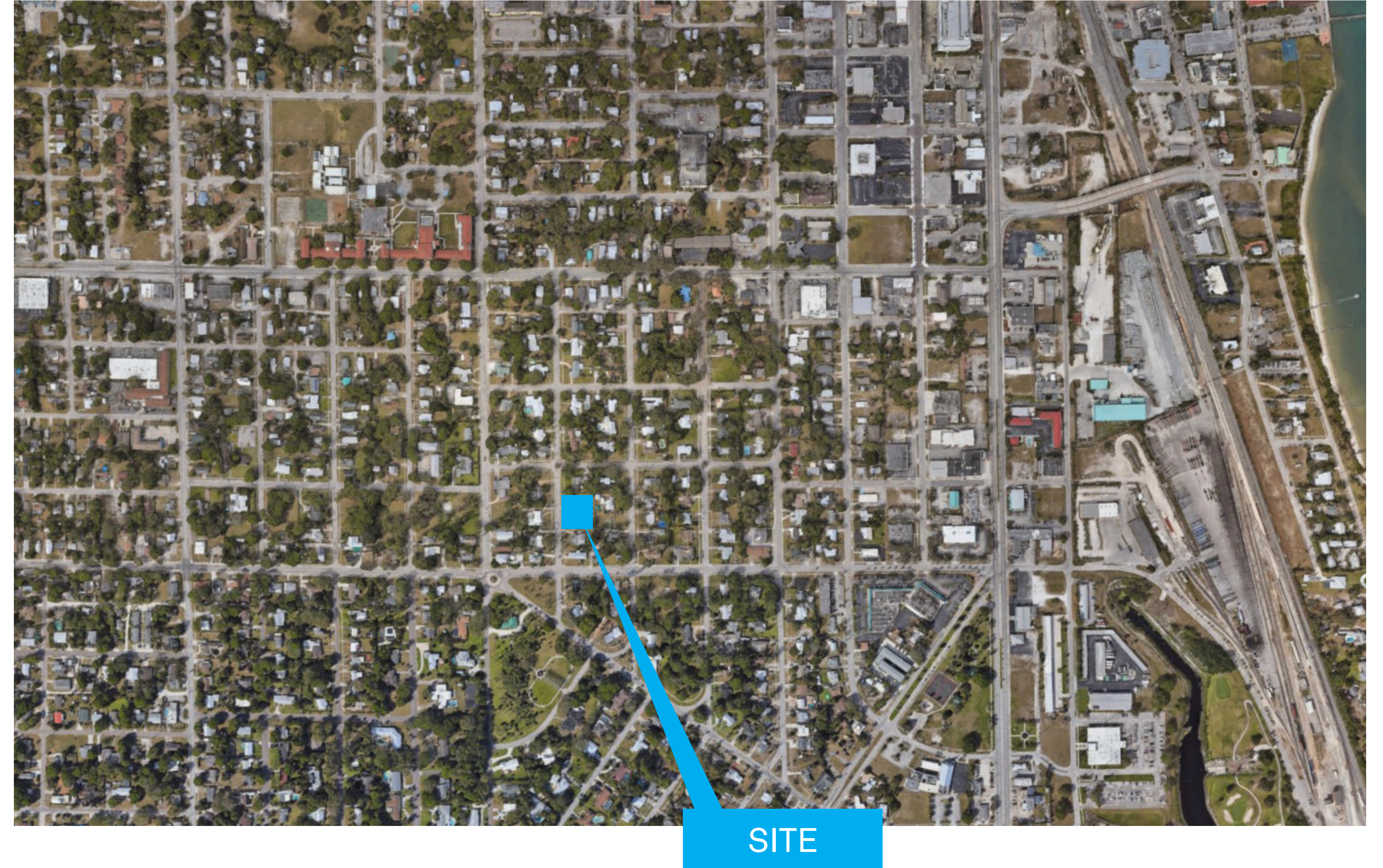
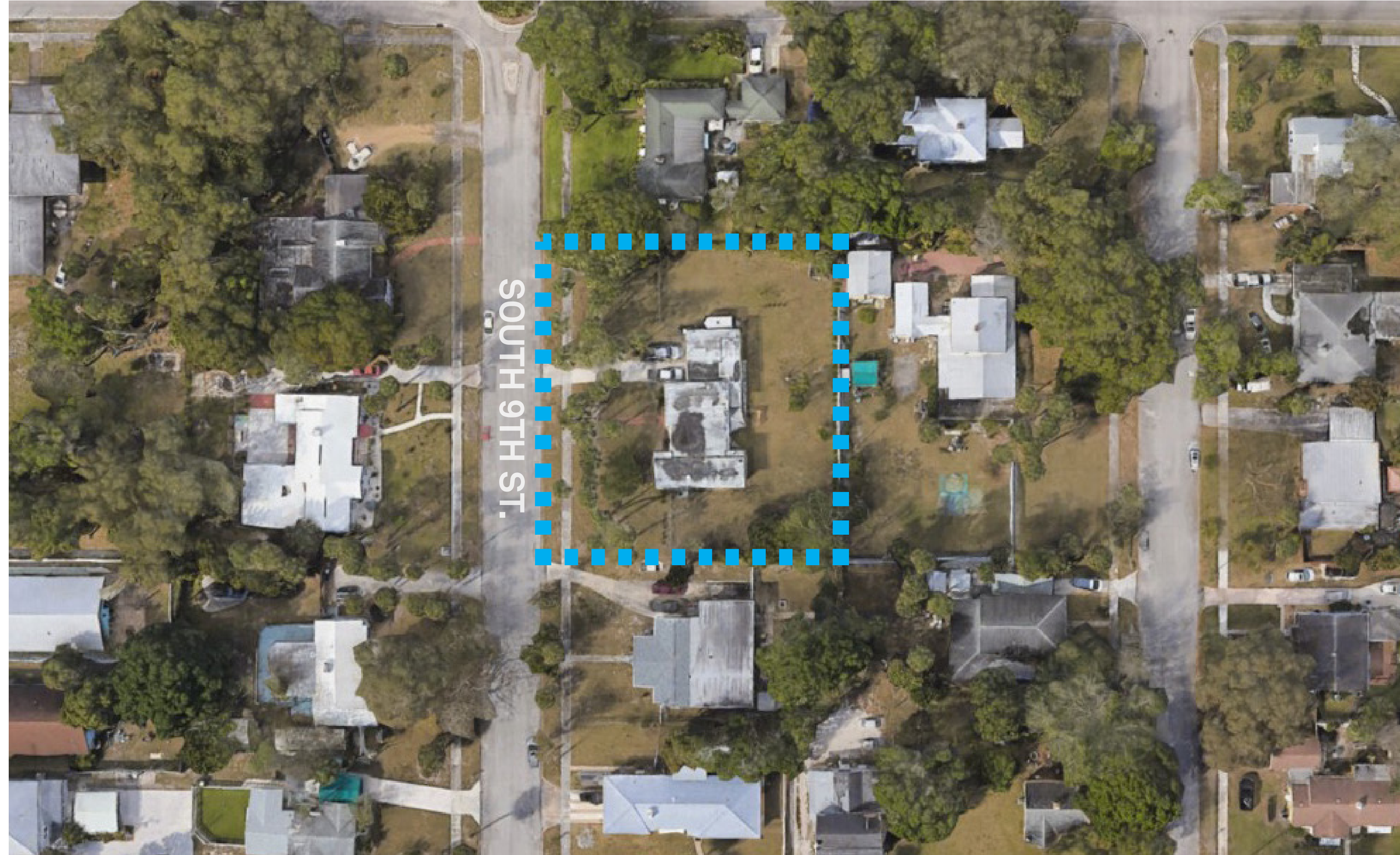
O'BRIEN-HARBINSON RESIDENCE

708 SOUTH 9TH STREET
FORT PIERCE, FL 34950

16 DECEMBER 2024

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC PRESERVATION BOARD

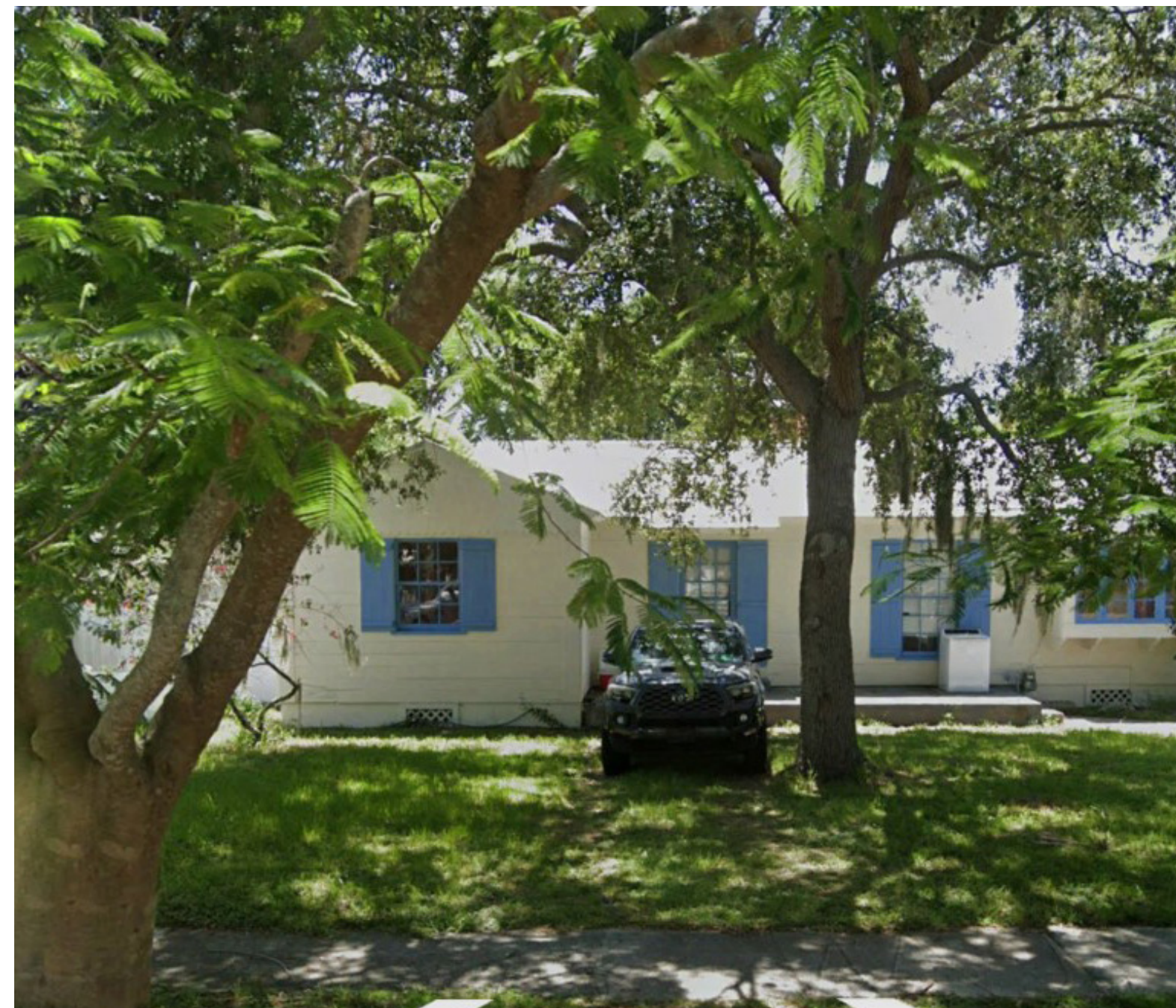
SITE LOCATION



SITE LOCATION

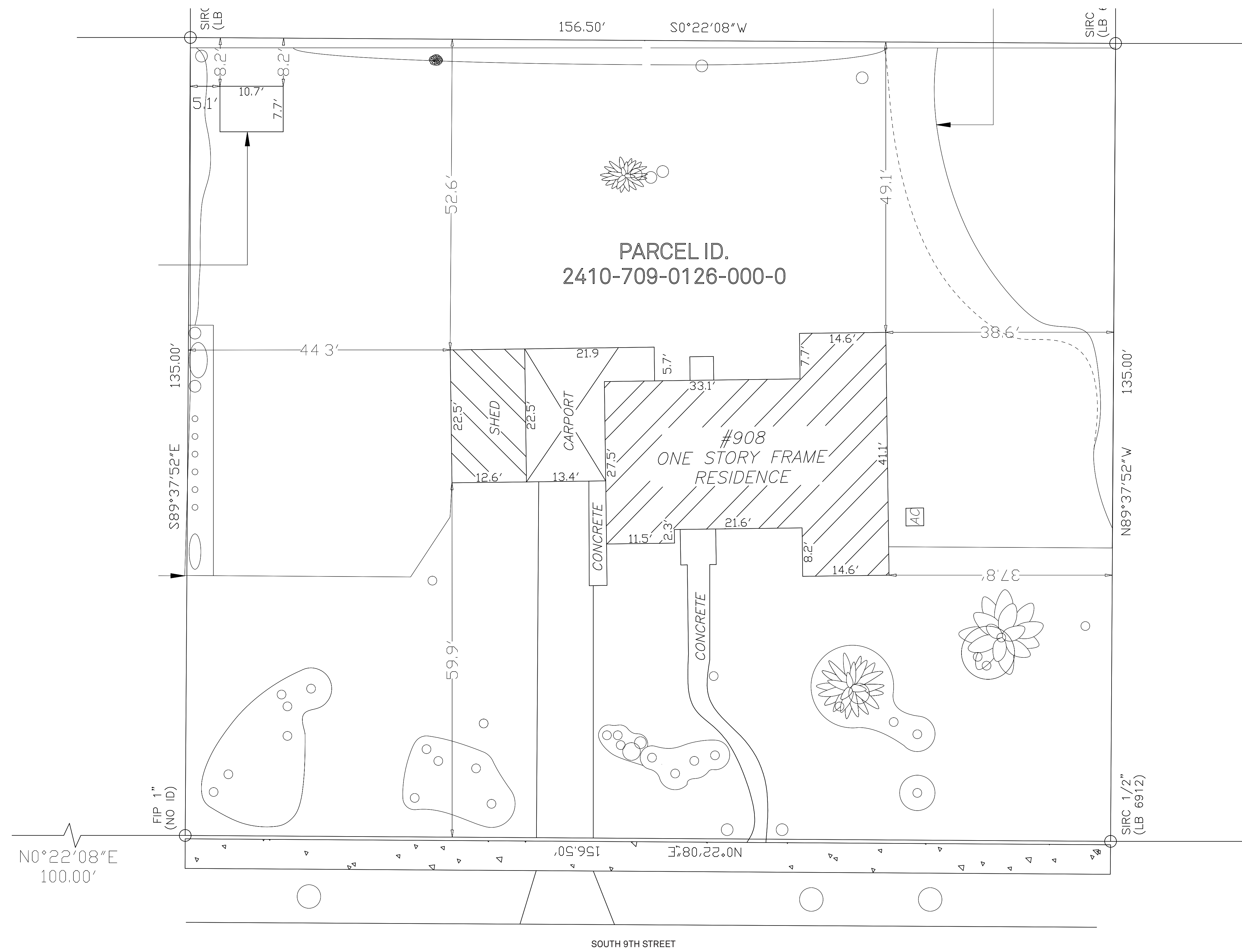


NEIGHBORING RESIDENTIAL STRUCTURES

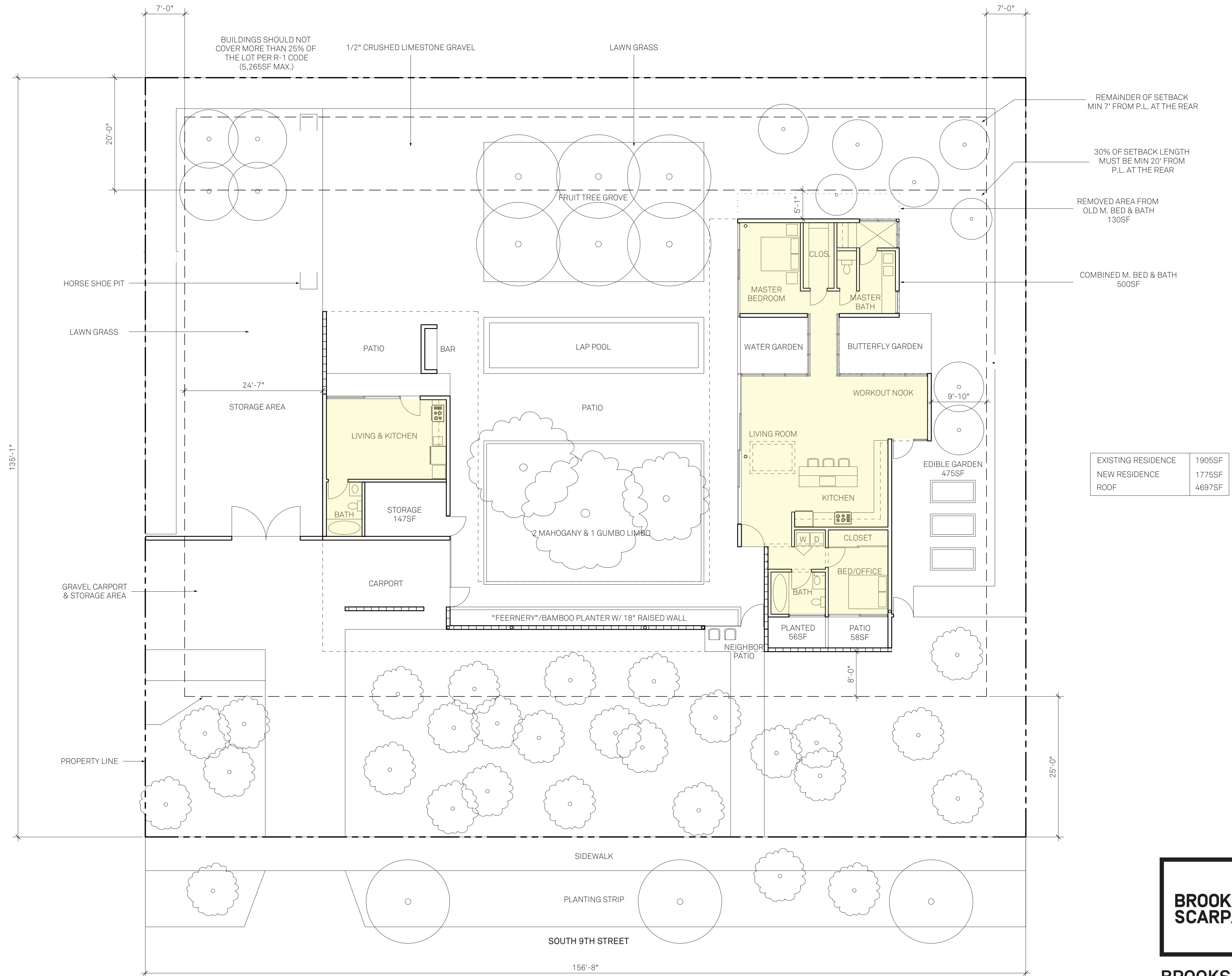


EXISTING CONDITIONS

NOTE: ENTIRE EXISTING STRUCTURE IS TO BE DEMOLISHED.



SITE PLAN



708 SOUTH 9TH ST.
FORT PIERCE, FL 34950

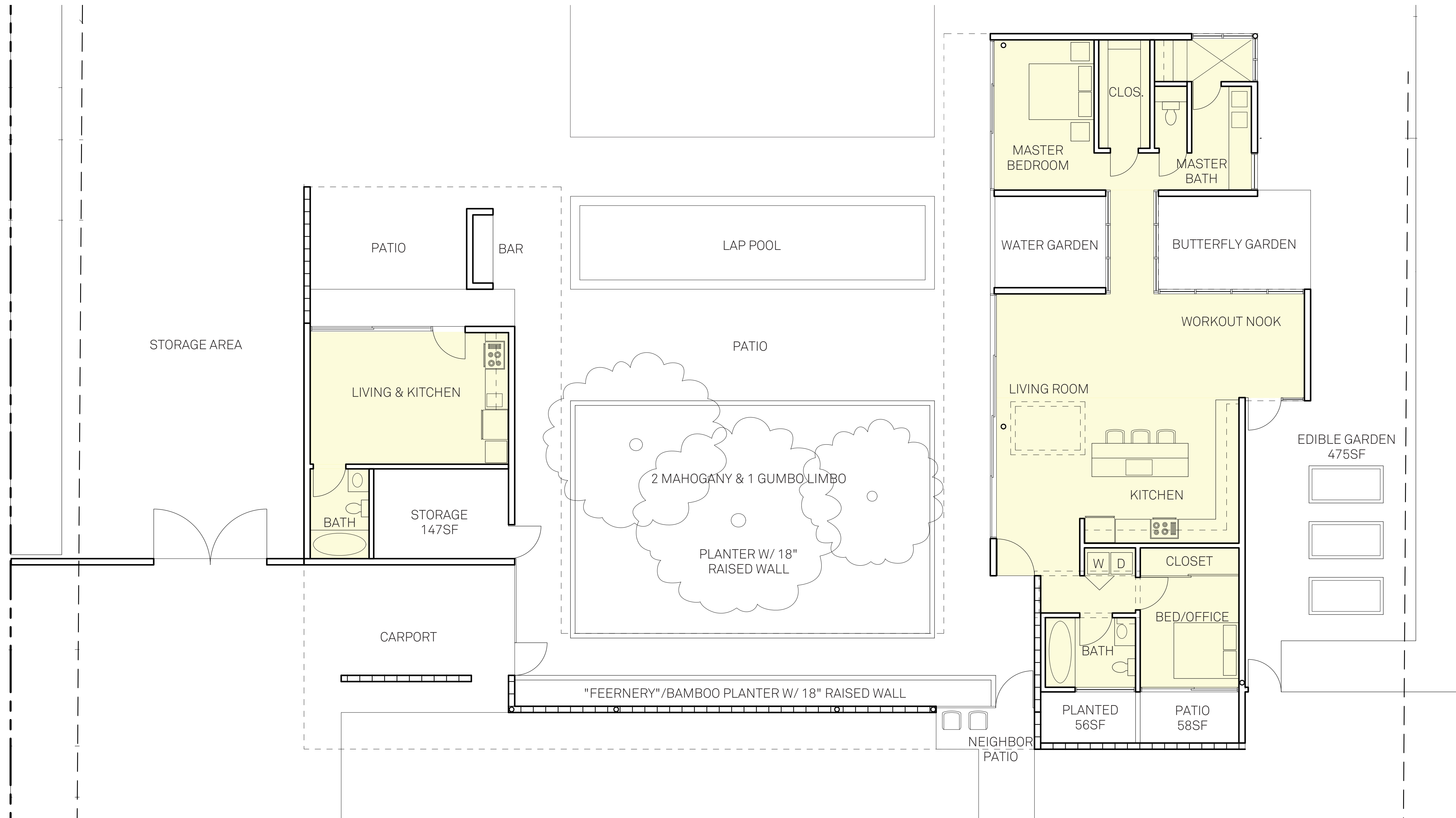


TITLE: SITE PLAN
SCALE: NTS

BROOKS + SCARPA ARCHITECTS
1147 NE 7th Ave.
Fort Lauderdale, FL 33304
(954) 683-1236



FLOOR PLAN



708 SOUTH 9TH ST.
FORT PIERCE, FL 34950



TITLE: FLOOR PLAN
SCALE: NTS

BROOKS + SCARPA ARCHITECTS
1147 NE 7th Ave.
Fort Lauderdale, FL 33304
(954) 683-1236



MATERIAL PALETTE



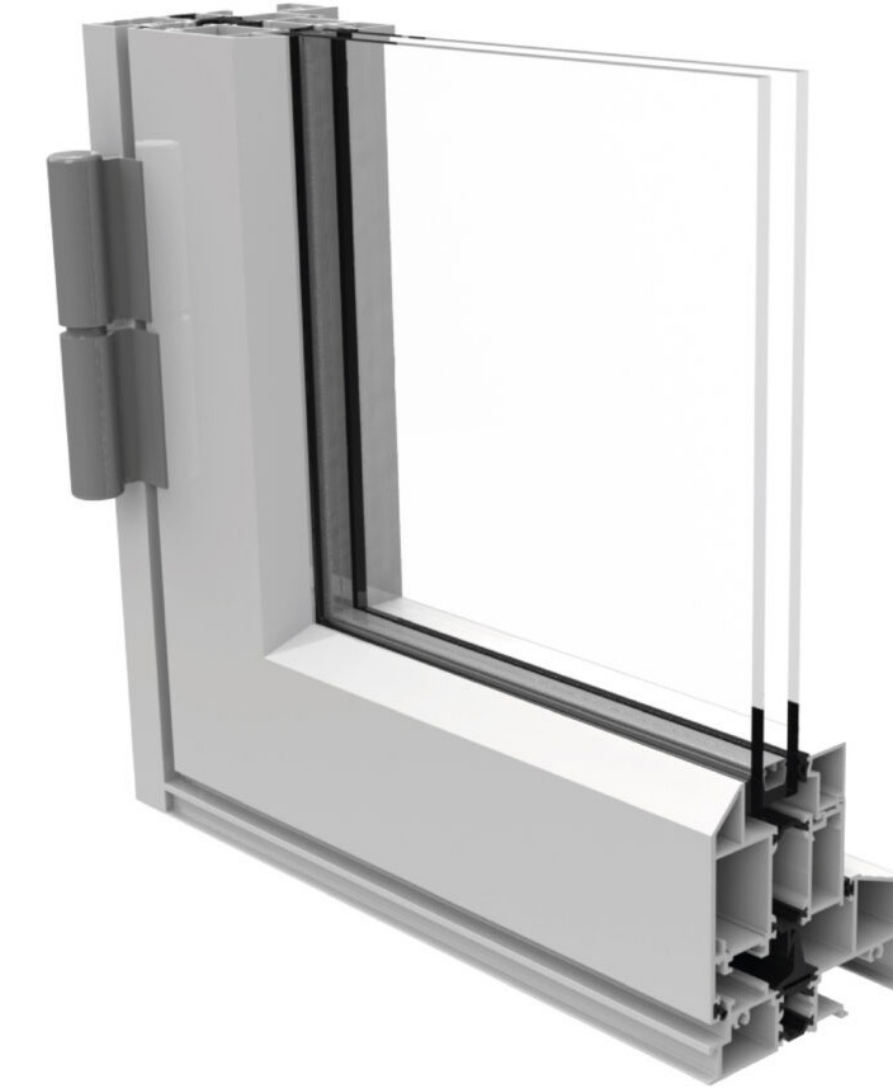
1 STANDING SEAM METAL ROOF



2 FAKAHATCHEE GRASS



3 "GENE LEEDY" METAL GATE



4 ALUMINUM WINDOW MULLION



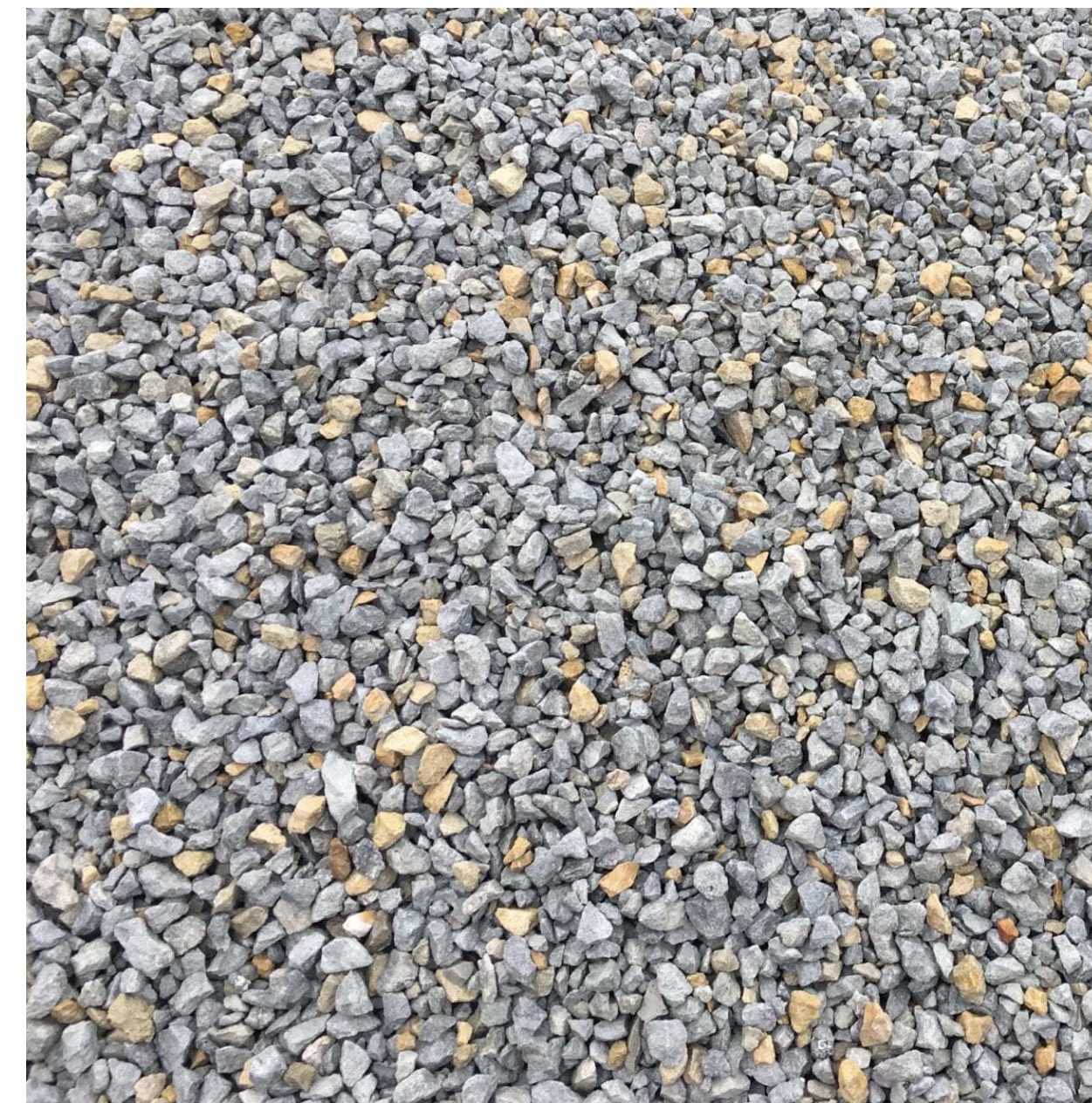
5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS

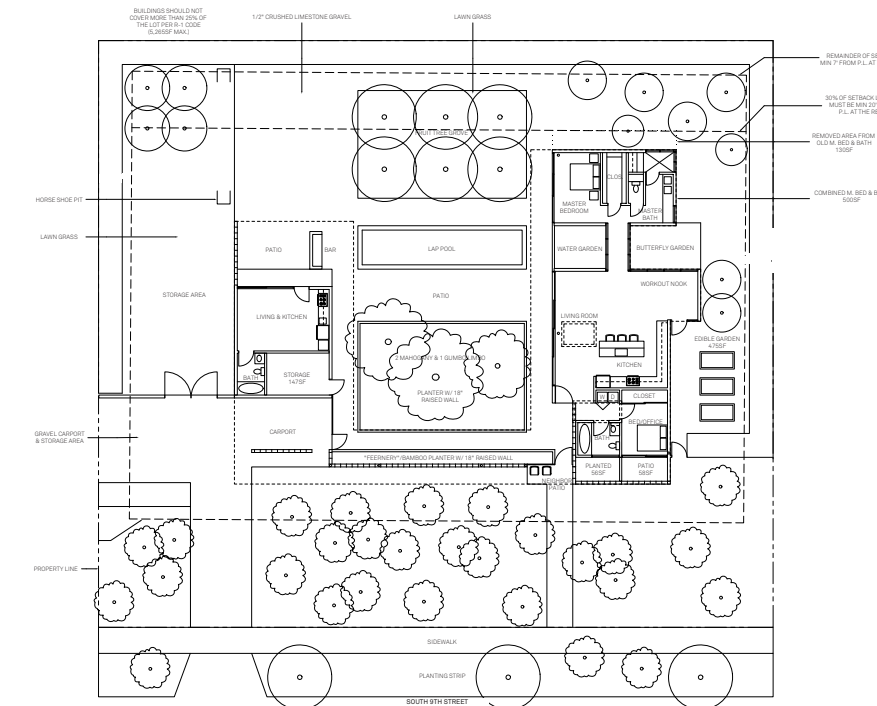
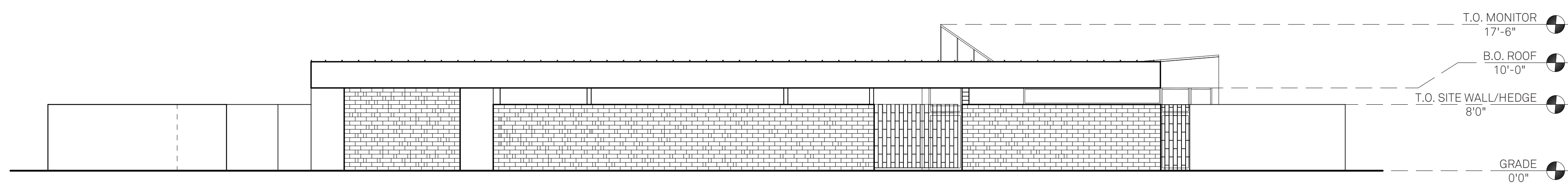


8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

WEST ELEVATION



MATERIAL PALETTE



1 STANDING SEAM METAL ROOF



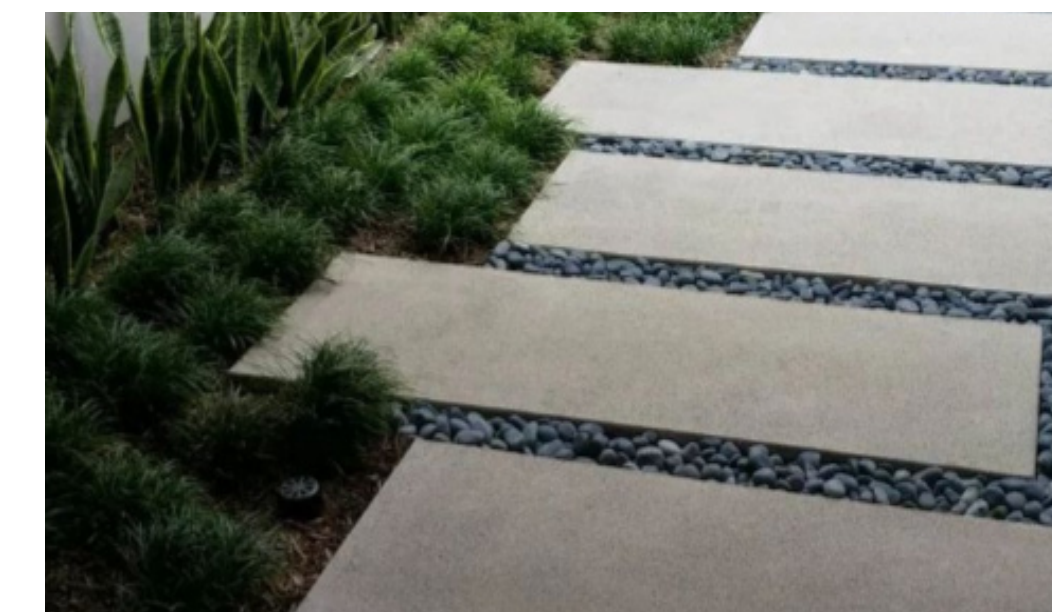
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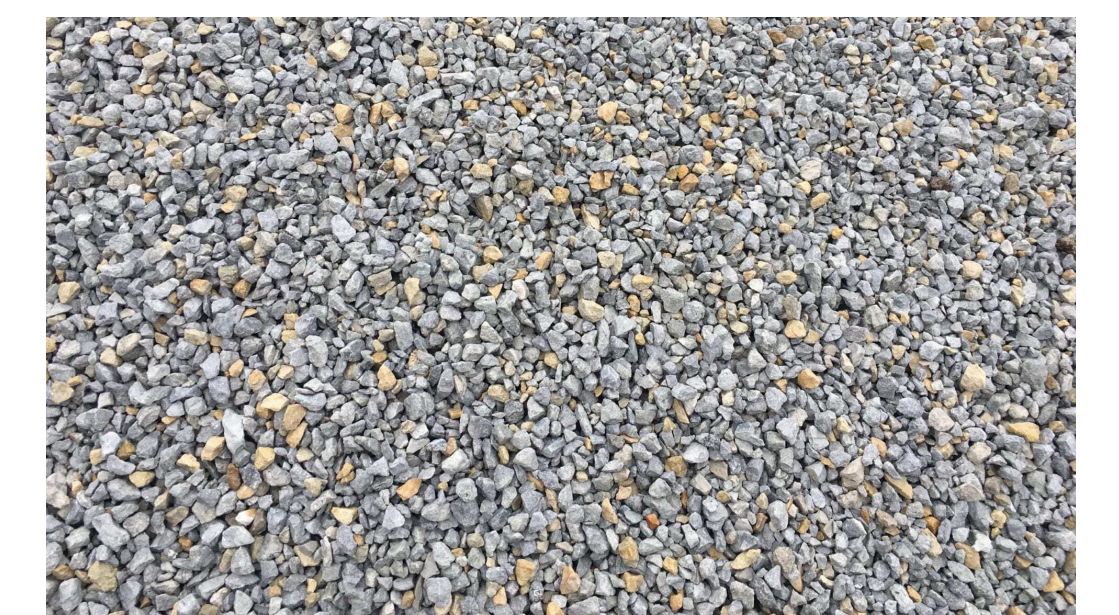
5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS



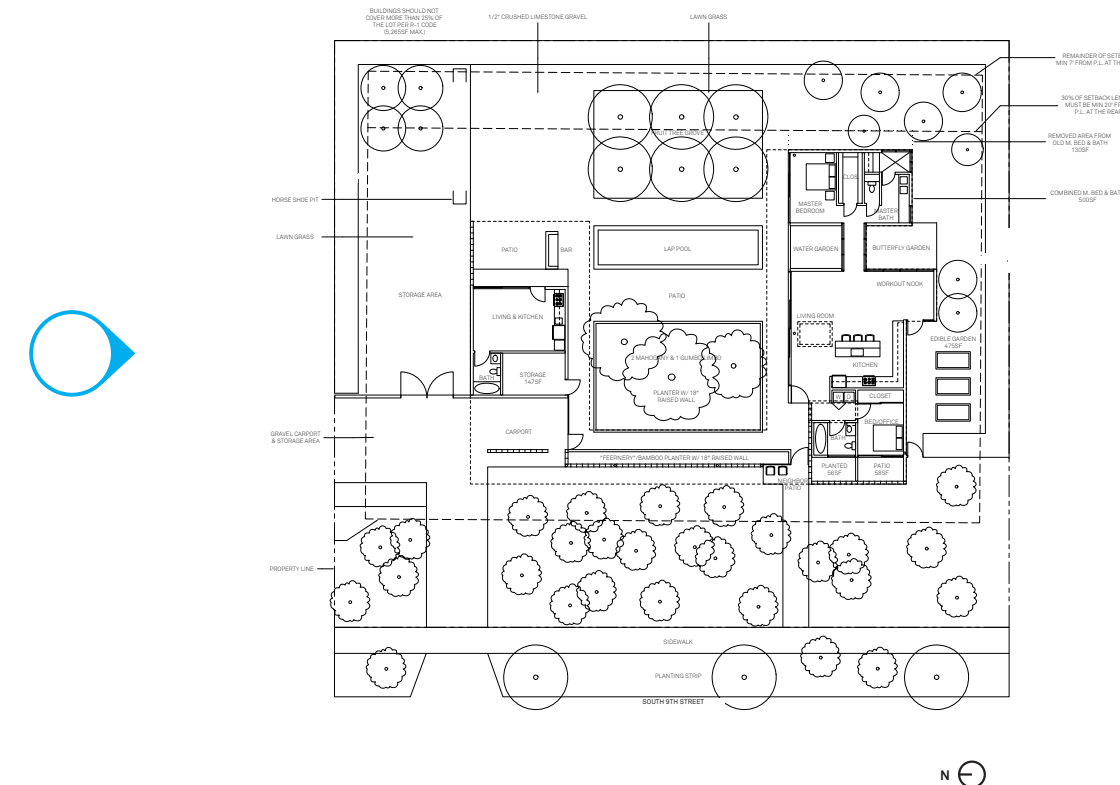
8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

NORTH ELEVATION

NOTE: HEDGES WRAP AROUND SIDES OF BUILDING BUT HAVE BEEN REMOVED IN IMAGE, AS THEY BLOCK THE BUILDING VISIBILITY.



MATERIAL PALETTE



1 STANDING SEAM METAL ROOF



2 FAKAHATCHEE GRASS



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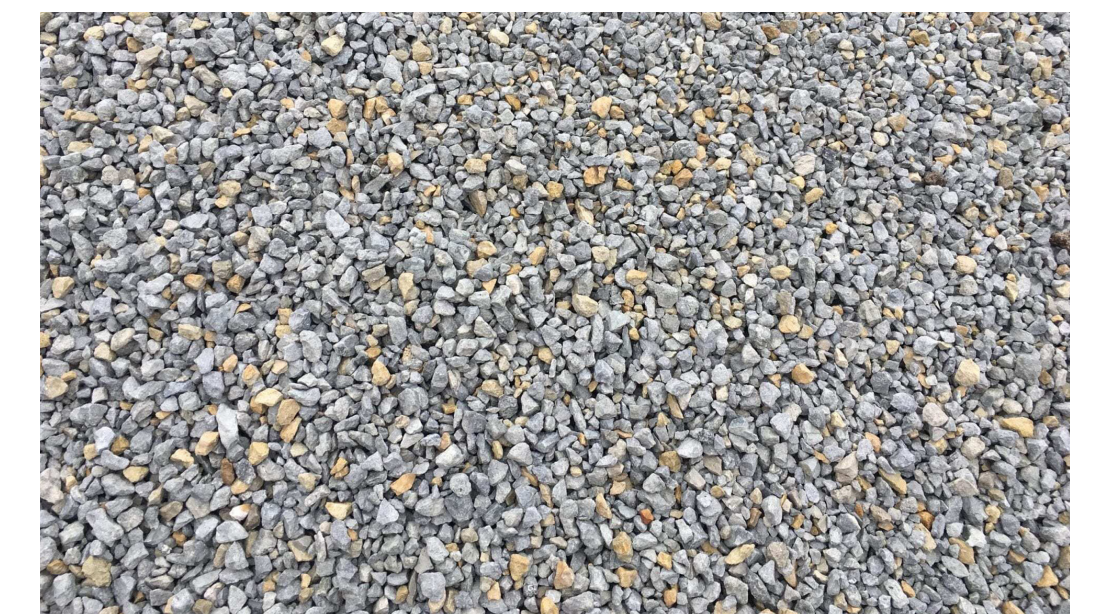
5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS



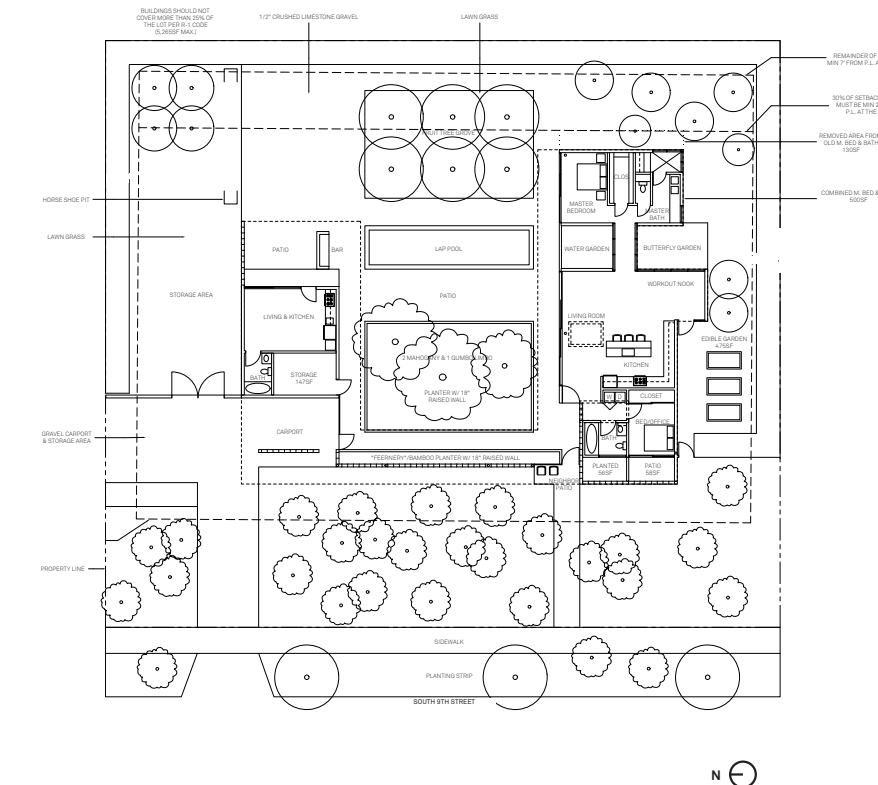
8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

SOUTH ELEVATION

NOTE: HEDGES WRAP AROUND SIDES OF BUILDING BUT HAVE BEEN REMOVED IN IMAGE, AS THEY BLOCK THE BUILDING VISIBILITY.



MATERIAL PALETTE



1 STANDING SEAM METAL ROOF



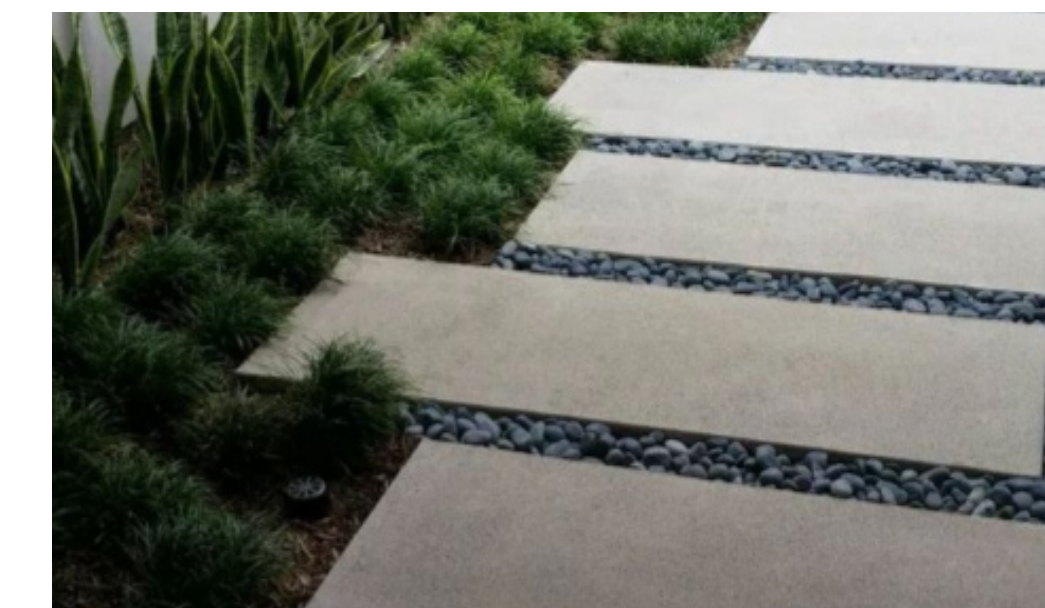
2 FAKAHATCHEE GRASS



3 "GENE LEEDY" METAL GATE



4 ALUMINUM WINDOW MULLION



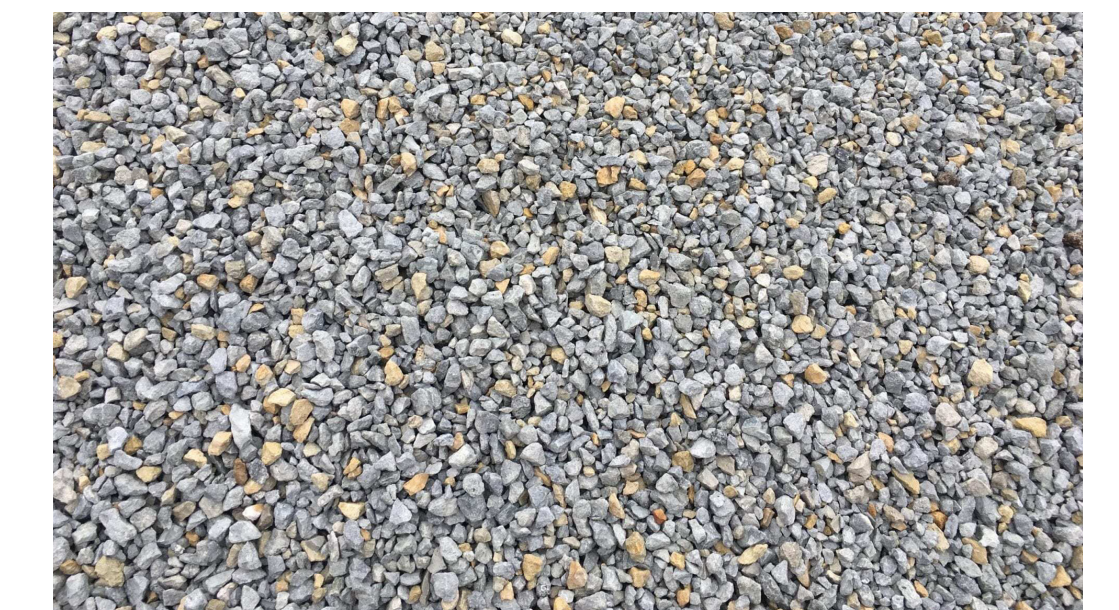
5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS



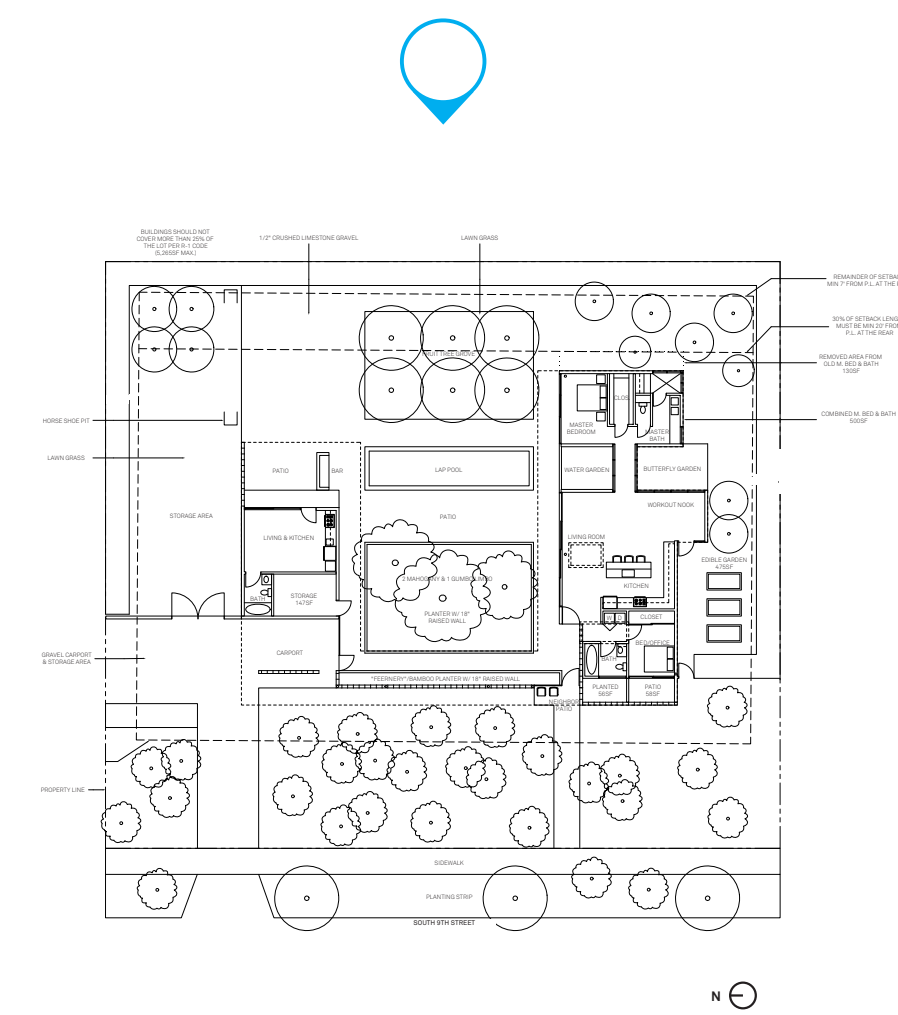
8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

EAST ELEVATION

NOTE: HEDGES WRAP AROUND SIDES OF BUILDING BUT HAVE BEEN REMOVED IN IMAGE, AS THEY BLOCK THE BUILDING VISIBILITY.



MATERIAL PALETTE



1 STANDING SEAM METAL ROOF



2 FAKAHATCHEE GRASS



3 "GENE LEEDY" METAL GATE



4 ALUMINUM WINDOW MULLION



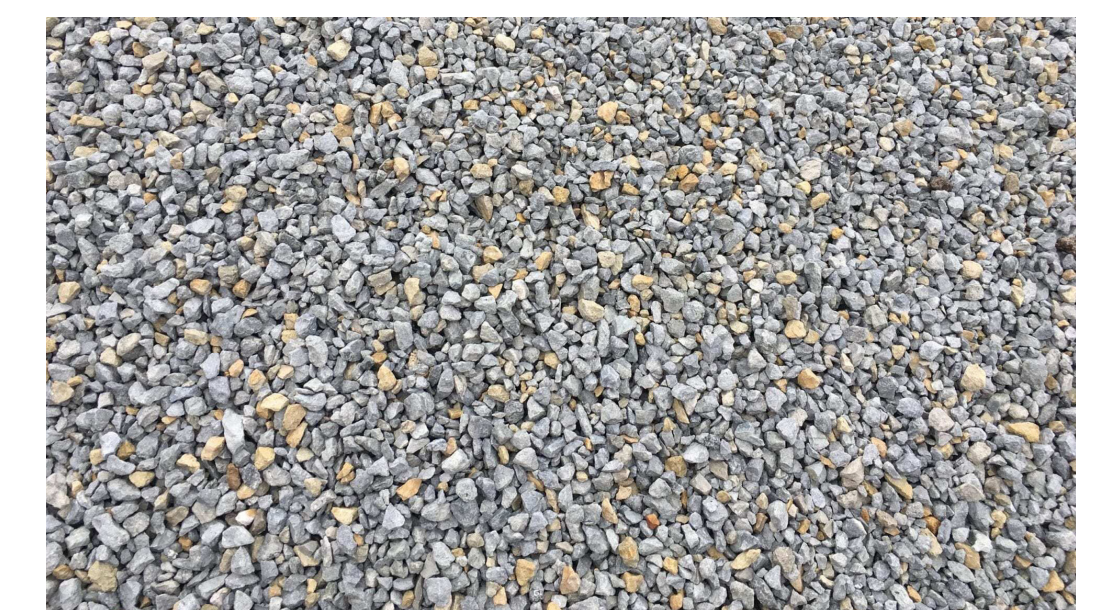
5 CONCRETE STEPPERS



6 WHITE SPLIT-FACE BLOCK



7 CABBAGE PALMS



8 COMPACTED LIMESTONE



9 CLUSIA HEDGE

**BROOKS
SCARPA**



Property Identification

Site Address: 708 S 9TH ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-709-0126-000-0
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23717
 Map ID: 24/10S
 Zoning: SF Low Den

Ownership

Henry W Harbinson Jr
 Erin Patricia O'Brien
 708 S 9th ST
 Fort Pierce, FL 34950-8534

Legal Description

OAKLAND PARK BLK 14 LOTS 6, 7 AND 10 AND W 5 FT OF VAC ALLEY ADJ ON E (MAP 24/10F)

Current Values

Just/Market Value: \$269,700
 Assessed Value: \$212,862
 Exemptions: \$50,000
 Taxable Value: \$162,862



Total Areas

Finished/Under Air (SF): 1,473
 Gross Sketched Area (SF): 2,111
 Land Size (acres): 0.49
 Land Size (SF): 21,128

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
Jul 22, 2022	4864 / 2890	0001	WD	Van Cotthem & Arrubla LLC	\$330,000
May 16, 2013	3518 / 1862	0311	WD	VanCotthem Luis C	\$100
Jan 17, 2012	3356 / 0652	0001	WD	Wallace Patricia	\$29,000
Jul 27, 2007	2866 / 1300	XX01	QC	Wallace Patricia	\$45,000
Jan 18, 2005	2149 / 2066	XX01	ORDADM	Hartley (EST) James Alfred	\$0
Jan 1, 1976	0247 / 1332	XX00	CV		\$34,900

Building Information (1 of 1)

Finished Area: 1,473 SF

Gross Sketched Area: 2,111 SF

Exterior Data

View: Roof Cover: Roll Comp Roof Structure: Flat/Shed
 Building Type: SFAV Year Built: 1950 Frame:
 Grade: SFAV-Avg Effective Year: 1950 Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

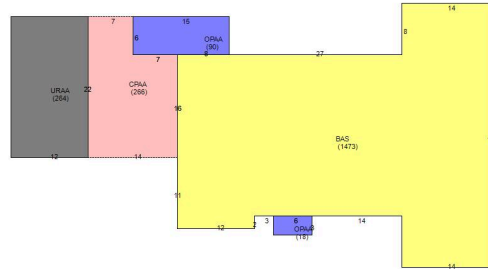
Secondary Wall:

Interior Data

Bedrooms: 3
Full Baths: 3
Half Baths: 0
A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1473	1473	184
CPAA	Carport Attached Average	266	0	72
OPAA	Open Porch Attached Average	108	0	60
URAA	Utility Room Attached Average	264	0	68

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY FAIR	1	64	1950
CHAINLINK 4'	1	397	1950

Current Year Values

Current Values Breakdown


Building and SFYI:	\$120,100
Land:	\$149,600
Just/Market:	\$269,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$56,838
Assessed:	\$212,862
Exemption(s):	\$50,000
Taxable:	\$162,862

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024	2023	0500	Homestead Exemption	\$25,000
2024	2023	0550	Homestead Exemption over \$50,000	\$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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
2024	\$269,700	\$212,862	\$50,000	\$162,862
2023	\$233,000	\$206,663	\$50,000	\$156,663
2022	\$192,700	\$94,244	\$0	\$94,244
2021	\$178,100	\$85,677	\$0	\$85,677

Permits

Number	Issue Date	Description	Amount	Fee
P97-001367	Dec 17, 1997	Roof	\$800	\$800
F02-0837	Jun 3, 2002	Heat and Air Conditioning	\$2,375	\$75
RF2006-529	Jul 27, 2006	Roof	\$10,000	\$100
BP12-2414	Dec 26, 2012	Plumbing	\$800	\$155
BP13-0295	Jan 28, 2013	Electric	\$300	\$104
BP14-3006	Dec 1, 2014	Electric	\$700	\$104
BP21-4883	Oct 15, 2021		\$20,525	\$0
BP22-0133	Jan 21, 2022	Plumbing	\$6,499	\$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: PZCOA2024-00014 – New Residence – 708 South 9th Street

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

NOTICE BY NEWSPAPER: December 6, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 12/06/2024

Historic Preservation Board

5. c.

Meeting Date: 12/16/2024

Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2024-00013 - Demolition - 708 South 9th Street

SUMMARY

The applicant is requesting COA approval for the demolition of an existing home to build a new residential structure.

LOCATION

708 South 9th Street, Parcel ID # 2410-709-0126-000-0

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 12/11/2024

Started On: 12/09/2024 03:12 PM



DECEMBER 16, 2024

PZCOA2024-00013

Owner

Erin O'Brien

Applicant

Jeffrey Huber

Location

708 S 9th Street

Parcel

2410-709-0126-000-0

Historic Status

Noncontributing structure located within Oakland Park Historic District.

Requested Action

Demolition

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING BUILDING PROPOSED FOR DEMOLISHING

B A C K G R O U N D

The subject is a one story building with flat roof. It was built in 1950

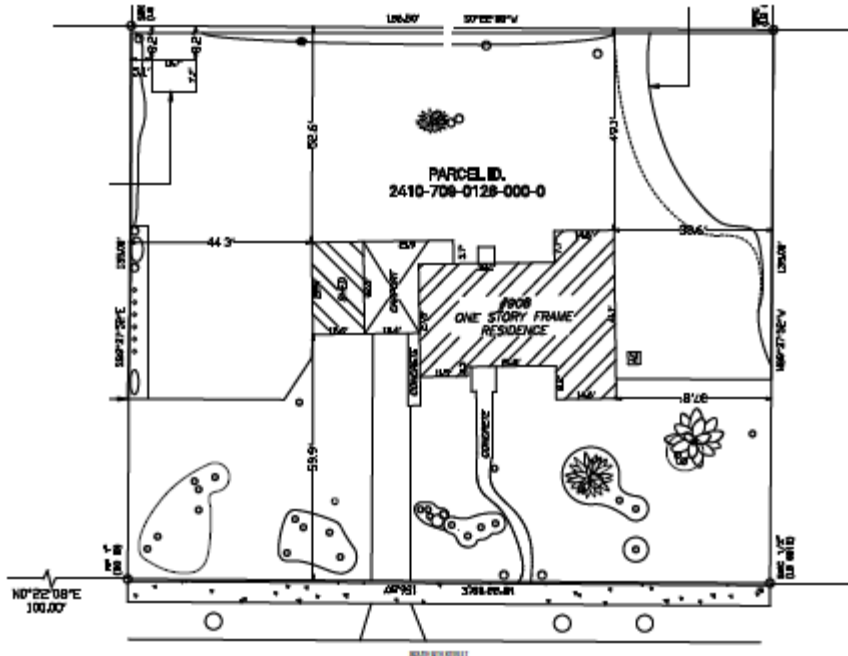
R E Q U E S T

The applicant is requesting COA approval for the demolition of an existing home to build a new residential structure.



 Buildings proposed for the demolition

SUBJECT PROPERTY - AERIAL MAP



EXISTING SITE PLAN

Criteria for Demolition (Sec. 111-157): 708 South 9th Street	Applicant Responses
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 or expense?	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 historic 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?	If the proposed demolition is carried out, a new single-family residence will be constructed on the property. The plans for the proposed construction are designed to respond to and improve the character of the surrounding area. See the accompanying COA application for the new construction for further details.



EXISTING STRUCTURE TO BE DEMOLISHED

STAFF RECOMMENDATION

The building proposed for demolition does not meet the owners' functional and aesthetic design needs. Renovation and changes to the architecture and function of the house would be difficult and the cost would be substantial.

Given that the applicant presented new interesting, innovative and beautiful design staff recommends the Historic Preservation Board approve the demolition request with recommendation that a new development will take place as soon as possible.

Maria Lewicka

From: Isabella Pedrosa <pedrosa@brooksscarpa.com>
Sent: Tuesday, December 3, 2024 3:53 PM
To: Maria Lewicka
Cc: Jeffrey Huber; Calder Scarpa
Subject: Re: PZCOA2024-00013, 708 S 9TH ST

City of Fort Pierce

Warning: Sender pedrosa@brooksscarpa.com is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

[This is UNSAFE: Report](#) [This is SPAM: Block](#) [This is SAFE](#)

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SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello Maria,

Please see below for responses to the questions you have posed. Thank you, and let me know if anything additional is required.

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?

If the proposed demolition is carried out, a new single-family residence will be constructed on the property. The plans for the proposed construction are designed to respond to and improve the character of the surrounding area. See the accompanying COA application for the new construction for further details.

Property Identification

Site Address: 708 S 9TH ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-709-0126-000-0
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23717
 Map ID: 24/10S
 Zoning: SF Low Den

Ownership

Henry W Harbinson Jr
 Erin Patricia O'Brien
 708 S 9th ST
 Fort Pierce, FL 34950-8534

Legal Description

OAKLAND PARK BLK 14 LOTS 6, 7 AND 10 AND W 5 FT OF VAC ALLEY ADJ ON E (MAP 24/10F)

Current Values

Just/Market Value: \$269,700
 Assessed Value: \$212,862
 Exemptions: \$50,000
 Taxable Value: \$162,862



Total Areas

Finished/Under Air (SF): 1,473
 Gross Sketched Area (SF): 2,111
 Land Size (acres): 0.49
 Land Size (SF): 21,128

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
Jul 22, 2022	4864 / 2890	0001	WD	Van Cotthem & Arrubla LLC	\$330,000
May 16, 2013	3518 / 1862	0311	WD	VanCotthem Luis C	\$100
Jan 17, 2012	3356 / 0652	0001	WD	Wallace Patricia	\$29,000
Jul 27, 2007	2866 / 1300	XX01	QC	Wallace Patricia	\$45,000
Jan 18, 2005	2149 / 2066	XX01	ORDADM	Hartley (EST) James Alfred	\$0
Jan 1, 1976	0247 / 1332	XX00	CV		\$34,900

Building Information (1 of 1)

Finished Area: 1,473 SF

Gross Sketched Area: 2,111 SF

Exterior Data

View: Roof Cover: Roll Comp Roof Structure: Flat/Shed
 Building Type: SFAV Year Built: 1950 Frame:
 Grade: SFAV-Avg Effective Year: 1950 Primary Wall: CB Stucco

Story Height: 1 Story

No. Units: 1

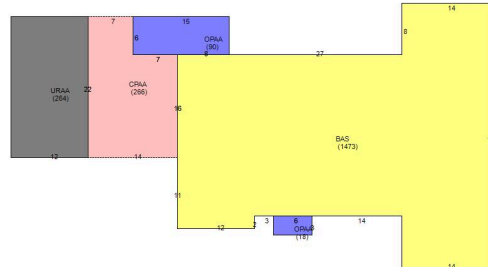
Secondary Wall:

Interior Data

Bedrooms: 3
Full Baths: 3
Half Baths: 0
A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1473	1473	184
CPAA	Carport Attached Average	266	0	72
OPAA	Open Porch Attached Average	108	0	60
URAA	Utility Room Attached Average	264	0	68

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY FAIR	1	64	1950
CHAINLINK 4'	1	397	1950

Current Year Values

Current Values Breakdown


Building and SFYI:	\$120,100
Land:	\$149,600
Just/Market:	\$269,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$56,838
Assessed:	\$212,862
Exemption(s):	\$50,000
Taxable:	\$162,862

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024	2023	0500	Homestead Exemption	\$25,000
2024	2023	0550	Homestead Exemption over \$50,000	\$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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

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2023	\$233,000	\$206,663	\$50,000	\$156,663
2022	\$192,700	\$94,244	\$0	\$94,244
2021	\$178,100	\$85,677	\$0	\$85,677

Permits

Number	Issue Date	Description	Amount	Fee
P97-001367	Dec 17, 1997	Roof	\$800	\$800
F02-0837	Jun 3, 2002	Heat and Air Conditioning	\$2,375	\$75
RF2006-529	Jul 27, 2006	Roof	\$10,000	\$100
BP12-2414	Dec 26, 2012	Plumbing	\$800	\$155
BP13-0295	Jan 28, 2013	Electric	\$300	\$104
BP14-3006	Dec 1, 2014	Electric	\$700	\$104
BP21-4883	Oct 15, 2021		\$20,525	\$0
BP22-0133	Jan 21, 2022	Plumbing	\$6,499	\$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: PZCOA2024-00013 – Demolition – 708 South 9th Street

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

NOTICE BY NEWSPAPER: December 6, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 12/06/2024

Historic Preservation Board

6. a.

Meeting Date: 12/16/2024

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - November 2024

SUMMARY

Certificates of Appropriateness issued administratively in November 2024.

- #PZCOA2024-00012, 523 N 13th Street – Windows

LOCATION

523 N 13th Street

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, November 2024

Form Review

Form Started By: Maria Lewicka

Started On: 12/09/2024 01:03 PM

Final Approval Date: 12/09/2024

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in November 2024.

- #PZCOA2024-00012, 523 N 13th Street – Windows



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

PZCOA#2024-00012

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 523 N 13th Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing windows and replace them with impact windows. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.


APPROVED:

Board Approval

Administrative Approval

 KeAndrea Davis, Chair
 Historic Preservation Board

Date


 Maria Lewicka, AICP
 Historic Preservation Planner

11/21/2024
 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

Applicant/Owner

Lazatha Murphy
 3403 Avenue P
 Fort Pierce, FL 34947

E-Mail

murphylazatha@gmail.com



Bldg. Permit # _____

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 523 N. 13th Street Ft Pierce FL

Parcel ID #: 2409-502-0008-000-8

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): Dorothy Barron

Mailing Address: 5102 Avenida Ave.

Phone Number(s): 772-999-5527 Email: _____

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): Lazathe Murphy

Mailing Address: 3403 Ave P Ft Pierce FL 34947

Phone Number(s): 772-370-7990 Email: MurphyLazathe@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, Dorothy Barron as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Dorothy Barron
Signature of Owner

11-20-2024
Date

11-20-2024

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) Windows replacement

Other (describe) _____

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

Remove old windows and replace with New Impact windows and stucco complete building

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.

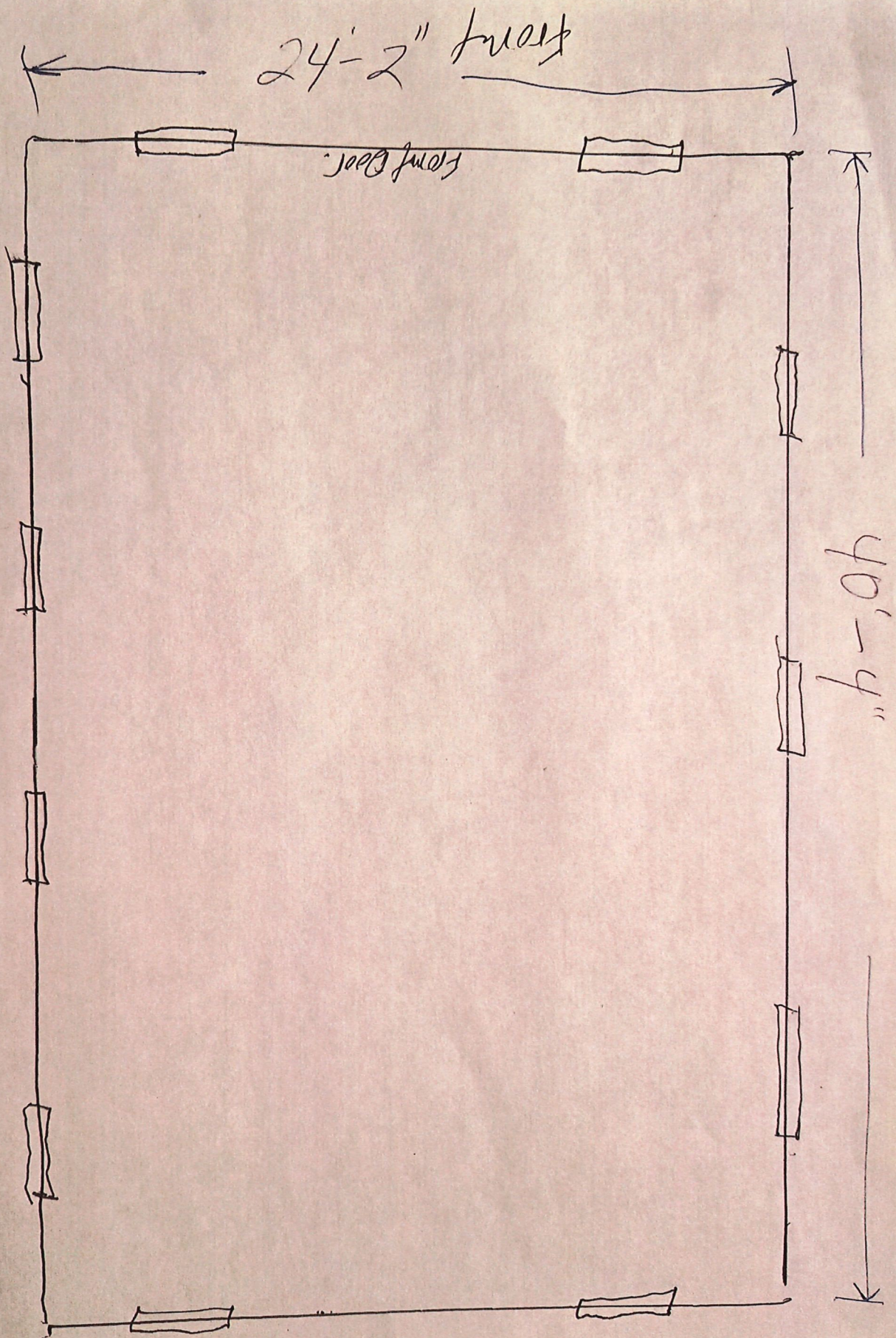
Architectural Drawings:
> Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
> Drawings should indicate materials to be used.

Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

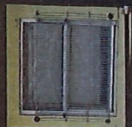
Material(s) specifications and/or sample(s)

Color samples.

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



1/We _____
Yorlthy Wreker
Yorlthy Wreker
hereby authorize the filing of this application on my/our behalf.
as Owner(s) of the subject property do
11-8-2011







BUILDING DROPS

398 E DANIA BEACH BLVD. SUITE 338, DANIA BEACH, FL 33004

Product Evaluation Report

of

**American Craftsman Windows
Ply Gem Windows
Silver Line Windows and Doors
Series 2723 (Part #230295)/2724/2728 (Part #230296)
Structural Beam Mullion
(HVHZ) (Impact)**

for

Florida Product Approval

FL# FL6067

Report No. 7268

Current Florida Building Code

Method: 1 – D (Engineering Evaluation)
Category: Windows
Sub – Category: Mullions
**Product: Series 2723 (Part #230295)/2724/2728
(Part #230296) Structural Beam Mullion**
Materials: 6063-T6 Aluminum
Product Dimensions: See Installation Instructions, SWD015

Prepared for:

Silver Line Windows and Doors
One Silverline Dr.
North Brunswick, NJ 08902

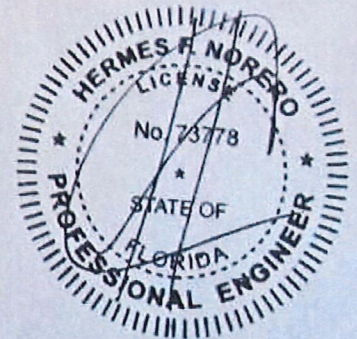
Prepared by:

Hermes F. Norero, P.E.
Florida Professional Engineer # 73778
Date: 7/24/2023

Contents:

Evaluation Report Pages 1 – 4

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2023.10.18 14:41:56 -04'00'



Hermes F. Norero, P.E.
Florida P.E. No. 73778



BUILDING DROPS

398 E DANIA BEACH BLVD. SUITE 338, DANIA BEACH, FL 33004

FL#: FL6067
Date: 7/24/2023
Report No: 7268

Manufacturer: Silver Line Windows and Doors
Product Category: Windows
Product Sub-Category: Mullions
Compliance Method: State Product Approval Method (1)(d)
Product Name: Series 2723 (Part #230295)/2724/2728 (Part #230296)
Structural Beam Mullion
(HVHZ) (Impact)

Scope: This is a Product Evaluation Report issued by Hermes F. Norero, P.E. (FL # 73778) for Silver Line Windows and Doors based on Method 1d of the State of Florida Product Approval, Department of Business and Professional Regulation - Florida Building Commission.

Hermes F. Norero, P.E. does not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

This product has been evaluated for use in locations adhering to the current Florida Building Code.

See Installation Instructions **SWD015**, signed and sealed by Hermes F. Norero, P.E. (FL # 73778) for specific use parameters.

Limits of Use:

1. This product has been evaluated and is in compliance with the current Florida Building Code, including the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment into substrate material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Chapter 16 of the current Florida Building Code and does not require an impact resistant covering.
4. Site conditions that deviate from the details of installation instructions **SWD015** require further engineering analysis by a licensed engineer or registered architect.
5. See Installation Instructions **SWD015** for size and design pressure limitations.



398 E DANIA BEACH BLVD, SUITE 338, DANIA BEACH, FL 33004

FL#: FL6067
Date: 7/24/2023
Report No: 7268

Quality Assurance: The manufacturer has demonstrated compliance of manufacture of products in accordance with the Florida Building Code for manufacturing under an approved quality assurance program audited by an approved quality assurance entity through Window and Door Manufacturers Association (FBC Organization #: QUA2515).

Performance Standards: The product described herein has been evaluated per:

- TAS 201-94
- TAS 202-94
- TAS 203-94
- ASTM E330-14

Referenced Data:

1. Product Testing performed by Architectural Testing, Inc.
(FBC Organization #: TST1795)
Report: Dated
TEL 05-1007-3 10/05/05
TEL 05-1007-4 10/05/05
TEL 05-1007-5 10/05/05
TEL 05-1014-1 01/16/06
Test report reviewed by Wendell W. Haney, P.E., FL P.E. No. 54158
2. Quality Assurance
Window and Door Manufacturers Association
(FBC Organization #: QUA2515)

Installation: Refer to Installation Instructions (SWD015) for anchor spacing and more details of the installation requirements.

Design Pressure: Refer to Installation Instructions (SWD015) for design pressures based on size, configuration, and glass types.



398 E DANIA BEACH BLVD. SUITE 338, DANIA BEACH, FL 33004

FL#: FL6067
Date: 7/24/2023
Report No: 7268

Equivalence of Test Standards:

Various test standards have been evaluated for differences in test methodology, if any, between tested editions of the test standards listed below and those editions referenced in the current Florida Building Code. Silver Line Windows and Doors has tested their products to the following test standard edition(s):

- 1) ASTM E330-02

Chapter 35 of the current Florida Building Code references the following editions of the above mentioned test standards:

- 1) ASTM E330-14

After review of the above mentioned referenced standards and editions, it has been found that the results and tests carried out meet the requirements for compliance. All referenced standards have been found to be equivalent.