

**ORDINANCE NO. L-214**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 23, HISTORIC PRESERVATION, SECTION 23-45, GUIDELINES FOR REVIEW AND ISSUANCE, BY ADDING SECTION 23-45(2), **GREEN ENERGY DESIGN GUIDELINES FOR HISTORIC STRUCTURES AND DISTRICTS**; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Commission of the City of Fort Pierce, has made the following determinations:

1. The City of Fort Pierce recognizes the utilization of sustainable practices a matter of public policy. This includes a commitment to providing a regulatory environment to reduce reliance and expenditures on non-renewable resources in the City.

Historic structures and districts are by nature sustainable. As historic structures were designed before the advent of artificial cooling, they were designed to maximize natural methods of cooling.

3. Historic districts in the City of Fort Pierce are organized into a walkable urban grid connected with sidewalks, placing residences within walking or biking distance of goods and services, a sustainable pattern whose character is worthy of protection.
4. The most sustainable building is one that already exists and there are numerous treatments, traditional as well as those that use modern technology, that may be applied to an historic structure to achieve greater efficiency.
5. Owners of historic properties are encouraged to assess and build on the sustainable features found in historic structures and districts. This proposed ordinance is intended to establish procedures to allow efficient review and approval of such proposals.
6. The proposed amendments to the City of Fort Pierce Code of Ordinances are consistent with the general purpose, goals, and objectives of the City of Fort Pierce Comprehensive Plan and are in the best interest of the health, safety and public welfare of the citizens of the City of Fort Pierce, Florida.

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida:

**SECTION 1.** Section 23-45, Guidelines for review and issuance, is hereby amended to include Section 23-45(1) so that the same shall read as follows:

Section 23-45. Guidelines for Review and Issuance.

1. The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration,

preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

2. Green Energy Design Guidelines for Historic Structures and Districts.

The following process shall be followed to implement proposed energy efficient modifications to historic structures. The regulatory tool to apply this section shall be the "Sustainable Preservation: Assessment and Design Tool", which includes a detailed assessment chart and specific design standards as adopted by the City Commission, or thereafter amended to integrate new design options necessitated by changing technologies.

a. Assess the functionality of historic components of a building and/or district.

Prior to proposing exterior modifications to enhance the efficiency of an historic building, the existing historic components of the structure shall be assessed for functionality and condition. An assessment tool for property owners' use shall be available at the Planning Department. This assessment shall be presented to the Historic Preservation Officer with an application for a Certificate of Appropriateness for the proposed modifications.

b. Identify the most appropriate new technology for additional energy efficiency. A three-tier system of Green Energy Design Guidelines shall provide thresholds for review and approval of proposed modifications, consisting of the following:

TIER ONE: Maintenance, Repair, and Upgrades of Historic Design Components.

Tier One modifications include interior alterations and maintenance and repair of original materials to maximize their inherent energy-efficiency. Tier One alterations do not require a Certificate of Appropriateness unless designated for interior historic significance, however, owners are encouraged to schedule a voluntary consultation with the Historic Preservation Officer to identify possible issues prior to any work.

TIER TWO: Historically-Appropriate Sustainability Upgrades.

Tier Two modifications impact the exterior of the historic structure but may be appropriate if the

proposed work meets *The Secretary of the Interior's Standards for Rehabilitation*. These standards include review of the design of the structure, historic designation, site, surrounding landscape and design of surrounding structures, as well as the proposed type, material, design, and color of the alteration. Two alterations can be approved with an administrative Certificate of Appropriateness.

TIER THREE: Historically-Inappropriate Sustainability Upgrades.

Tier Three modifications propose invasive changes to a historic structure or district, are frequently not consistent with *The Secretary of the Interior's Standards for Rehabilitation* and, as such, are not recommended. Tier Three options require approval through a *Certificate of Appropriateness* issued by the *Historic Preservation Board*. Options listed under this tier shall not receive a staff recommendation for approval unless all reasonable efforts have been made to address sustainability with maintenance and upgrades found under Tier One and Tier Two.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further course or effect whatsoever.

**SECTION 3.** This ordinance is and the same shall become effective upon final passage hereof.

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

WE, THE UNDERSIGNED, Mayor and City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-214 was duly advertised by title only in the Fort Pierce Tribune on June 1, 2011; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 6, 2011; and was duly introduced, read by title only, and passed on second and final reading on July 5, 2011, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 5th day of July, 2011.

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Robert J. Benton III, Mayor

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Cassandra Steele, City Clerk

(CITY SEAL)