



Bldg. Permit # _____

COA# 17-73

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 414 Avenue D

Parcel ID #: 2403-705-0132-000-1

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s) Name(s): Fort Pierce Redevelopment Agency

Mailing Address: PO Box 1480, Fort Pierce, FL 34954

Phone Number(s): 772 467-3000 Email: _____

Applicant Name(s): Fort Pierce Redevelopment Agency

Mailing Address: PO Box 1480, Fort Pierce, FL 34954

Phone Number(s): 772 467-3000 Email: _____

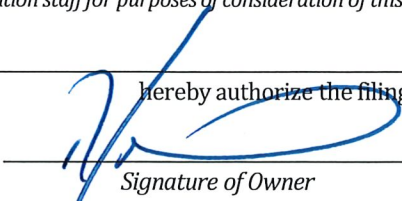
Representative Name(s): Nick Mimms, P.E.

Mailing Address: PO Box 1480, Fort Pierce, FL 34954

Phone Number(s): 772 467-3000 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, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



Signature of Owner

10-16-17
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) _____

Other (describe) _____

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

Demolition of unsafe commercial structure.

After the demolition property will be re-sodded.

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.



Site Location



East Façade



Front Façade



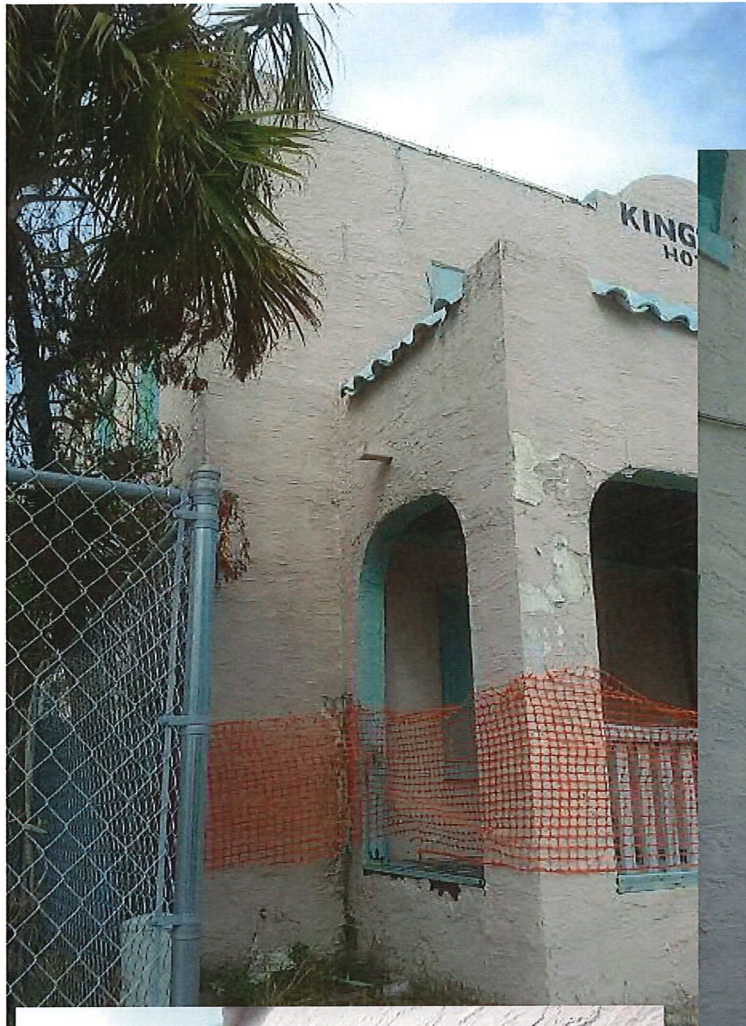
West Façade



North Façade



AVAILABLE
561-832-7880
SOUTHEAST REALTY GROUP
STEVE ALLEN





Unsafe structures

- 108.1.1 - Unsafe structure
- Lacks adequate protection from fire Contains unsafe equipment All or part of building is likely to collapse

- 108.1.2 - Unsafe equipment
- Unsafe boiler / heating equipment Unsafe electrical wiring / device Unsafe elevator / moving stairway
- Flammable liquid containers within structure Other unsafe equipment

- 108.1.3 - Structure unfit for human occupancy
- Unsafe or unlawful Unsanitary / contains filth / contamination vermin or rat infested
- lacks illumination Location of structure constitutes a hazard lacks ventilation
- lacks heat lacks maintenance lacks sanitary facilities

- 108.1.4 - Unlawful structure
- Occupied by more persons than permitted Erected, altered or occupied contrary to law

- 108.1.5 - Dangerous structure or premises
- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments Above door lintel has major damage, cannot safely enter the building. Front porch roof is collapsing.

Section 302 - Exterior property areas

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

- 304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

- 304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.



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|-------------------------------------|--|
| <input type="checkbox"/> | 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. |
| <input type="checkbox"/> | 3. Structures or components thereof that have reached their limit state. |
| <input type="checkbox"/> | 4. Siding and masonry joints are not maintained, weather resistant or water tight. |
| <input checked="" type="checkbox"/> | 5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects. |
| <input type="checkbox"/> | 6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects. |
| <input checked="" type="checkbox"/> | 7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects. |
| <input checked="" type="checkbox"/> | 8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads. |
| <input checked="" type="checkbox"/> | 9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects. |
| <input type="checkbox"/> | 11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads. |
| <input type="checkbox"/> | 12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects. |

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|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion. |
| <input type="checkbox"/> | 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall. |
| <input checked="" type="checkbox"/> | 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. |
| <input type="checkbox"/> | 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests. |
| <input checked="" type="checkbox"/> | 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. |
| <input checked="" type="checkbox"/> | 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance. |
| <input type="checkbox"/> | 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition. |
| <input type="checkbox"/> | 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment. |
| <input type="checkbox"/> | 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
| <input type="checkbox"/> | 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment. |
| <input type="checkbox"/> | 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. |



- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
 - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
 - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

- Section 305 - Interior Structure
- Section 306 - Component Serviceability
- Section 307 - Handrails and guardrails
- Section 308 - Rubbish and garbage
- Section 309 - Pest Elimination
 - 309.1 Infestation - Structures shall be kept free from insect and rodent infestations.
 - 309.2 - Owner - The owner of any structure shall be responsible for pest elimination prior to renting or leasing the structure.
 - 309.3 - Single occupant - The occupant of a one-family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.
 - 309.4 - Multiple occupancy - The owner of a structure containing two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.
 - 309.5 - Occupant - The occupant of any structure shall be responsible for continued rodent and pest free condition of the property.

Comments

According to JT McDermott, last time accessed, infested with fleas; unable to breath inside due to mold

- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
- Section 505 - Water system
- Section 506 - Sanitary drainage system
- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



- Section 605 - Electrical equipment
- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress
- Section 703 - Fire resistance ratings
- Section 704 - Fire protection systems

Additional Comments

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**A RESTRICTED
APPRAISAL REPORT OF
THE KINGS INN LOCATED AT
414 AVENUE D
FORT PIERCE, FLORIDA 34950**

BOYLE & DRAKE INC. 21665

PREPARED FOR

**MS. GEORGIA MONTGOMERY
CITY OF FORT PIERCE
PURCHASING SPECIALIST
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954**

**AS OF
MAY 25, 2016**

BY

**BOYLE & DRAKE, INC.
3790 7th TERRACE, STE 202
VERO BEACH, FL 32960
(772)-778-7577
INFO@BOYLEDRAKE.COM**

DATE OF REPORT: JUNE 15, 2016



Boyle & Drake, Inc.
Real Estate Appraisers and Consultants

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Paul P. Drake, MAI, SRA
State-Certified General
Real Estate Appraiser RZ27
Paul@BoyleDrake.com

June 15, 2016

Ms. Georgia Montgomery
City of Fort Pierce
Purchasing Specialist
P.O. Box 1480
Fort Pierce, Florida 34954

Re: A Restricted Appraisal Report of The Kings Inn located at 414 Avenue D, Fort Pierce, Florida 34950.

Dear Ms. Montgomery,

In accordance with your request, we have made an investigation and analysis of the above referenced property. We will describe the subject property in the accompanying appraisal report, of which we hereby make this letter a part of and incorporate therein. The accompanying appraisal report consists of 24 pages as well as an addenda.

The purpose of this investigation and analysis was to estimate the market value of the Fee Simple Estate of the subject property as of May 25, 2016, the date of property inspection. The intended use of this appraisal is for internal purposes by the client/intended user. The intended user is the City of Fort Pierce Redevelopment Agency.

As a result of our investigation and analysis of the information obtained therefrom, as well as a general knowledge of real estate valuation procedures, it is our opinion that the Market Value of the Fee Simple Estate of the subject property in "as is" condition, as of May 25, 2016 was:

ZERO DOLLARS
\$0

It was found that the subject's value "as vacant" was equal to the estimated cost of demolition. We note that if it is found that the subject improvements contain asbestos or other hazardous building materials the demolition costs could be substantially higher, resulting in a negative value. Based on our observation, the current improvements appear uninhabitable. We recommend that a licensed general

Boyle & Drake, Inc.

Ms. Georgia Montgomery
City of Fort Pierce
Purchasing Specialist
June 8, 2016
Page ii

contractor and engineer be hired to determine the structural integrity of the building and check for the presences of environmental hazards. Based on the condition of the improvements, and the anticipated demolition costs, the value of the property was concluded to be \$0.

The value expressed above is subject to the extraordinary assumptions of the accompanying appraisal report. The use of extraordinary assumptions may affect appraisal results.

The subject property is abandoned. The Improvements represent a 5,624 square foot former motel building which was constructed in 1926. Upon inspection we noted the building to be in very poor condition. The property is within the Lincoln Park Historic District and as such re-development or demolition requires approvals from the Historic Preservation Board. The subject lot is 5,000 square feet, and the zoning requirement for minimum lot size is 10,000 square feet meaning that the subject is a legal non-conforming use. The Planning and Zoning office for the City of Fort Pierce stated that the existing use could be re-developed, or demolished and a similar non-conforming use could be constructed onsite. It is our opinion that the building footprint (in a re-development scenario) would most likely be smaller than the existing footprint as to accommodate some onsite parking and open space. We will discuss these issues in greater detail in accompanying appraisal report.

This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include a complete discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The report may not be understood properly without additional information and supporting documentation that is contained in the appraiser's work file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

414 Avenue D



Located within the Enterprise Zone and the Historic Lincoln Park District

Within walking distance to Downtown Fort Pierce and the beautiful waterfront

Incentives available

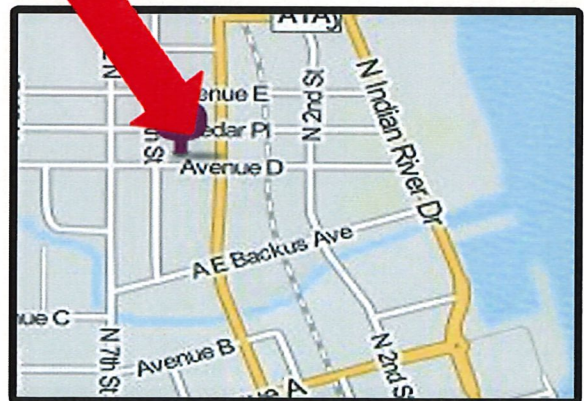
Distance from U.S. Hwy 1: <200 ft

Acreage: 0.11

Building size: 5,352

Zoning: C3 - General Commercial

Parcel ID: 2403-705-0132-000-1



Property Contact

Nick Mimms

(772) 467-3793

nmimms@city-ftpierce.com

