

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, October 23, 2017 - 6:00 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the September 25, 2017 Meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 17-72 - Exterior Renovations - 604 Beach Court
 - b. Certificate of Appropriateness 17-74 - Windows - 711 S Indian River Drive
 - c. Certificate of Appropriateness 17-73 - Demolition - 414 Avenue D
7. **NEW BUSINESS**
 - a. Certificates of Appropriateness Administratively Approved - September 2017
 - b. Sunshine Law Review
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

5.a.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Minutes from the September 25, 2017 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 9.25.17

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/06/2017 12:14 PM

Final Approval Date: 10/09/2017

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 25, 2017, 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: **Peggy Smith; Jared Osteen; Michael Broderick; Charlie Hayek; Suzanne Boardman; Patrick Small; Holly Theuns; Paul Sampson, Chairman**

Absent: **Marlene Sherwin**

Staff Present: Iola Mosley, Senior Assistant City Attorney
Kori Benton, Senior Planner
Maria Lewicka, Historic Preservation Planner

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

All regular members were present.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 28, 2017 meeting

Motion was made by Peggy Smith, and seconded by Charlie Hayek to approve the minutes from the August 28, 2017 meeting.

AYE: Jared Osteen, Michael Broderick, Charlie Hayek, Suzanne Boardman, Holly Theuns, Peggy Smith, Chairman Paul Sampson

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-57 - Fence - 806 Citrus Avenue**

Ms. Lewicka gave an overview of the Certificate of Appropriateness.

Mr. Hayek asked why the request is being denied. Mr. Hayek stated it is a great looking fence for the particular lot. Mr. Hayek went on to say the large lot has lots of trees and lends itself to a ranch style fence, the property is not historic and it is a non-contributing structure.

Ms. Lewicka stated she denied the request based on there no fences like that in the neighborhood, the board recommended picket fences for the historic neighborhoods and the type of fence doesn't belong in a residential neighborhood.

Suzanne Wisoker, Owner, stated she is not a fan of picket fences and the picket fence will obstruct the views from traffic and will be very costly due to the large size of the property. She said her house has no historical significance.

Mr. Broderick commented that this property is unusual based on the size and is not the normal city lot scenario.

Motion was made by Charlie Hayek, and seconded by Peggy Smith to approve the installation of a 4 foot tall white rail fence.

AYE: Michael Broderick, Charlie Hayek, Suzanne Boardman, Holly Theuns, Peggy Smith, Jared Osteen, Chairman Paul Sampson

Passed

b. **Certificate of Appropriateness 17-59 - Roof - 107 Fisherman's Wharf**

Ms. Lewicka gave an overview of the Certificate of Appropriateness. No one spoke for or against the application.

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve COA 17-59 for a 5V Crimp metal roof replacement at 107 Fisherman's Wharf.

AYE: Charlie Hayek, Suzanne Boardman, Holly Theuns, Peggy Smith, Jared Osteen, Michael Broderick, Chairman Paul Sampson

Passed

c. **Certificate of Appropriateness 17-62 - Roof - 704 Beach Court**

Ms. Lewicka gave an overview of the Certificate of Appropriateness.

John Buss, Applicant, provided additional information on the roof, showed pictures of the current roof and answered questions from the Board on reusing the shingles and price difference on 5V Crimp metal roof. Mr. Buss stated there are two shingle roofs next door and the owner is concerned with the leaf buildup destroying the new roof. .

Michael McLeod and Cathy Wassylenko spoke against the asphalt shingle roof. They both stated the historic character of the house will be changed if the roof is removed. Mr. McLeod said the roof is repairable and the metal shingles can be bought.

Mr. Hayek asked the contractor how much of the decking needs to be replaced and how easy it is to remove the metal shingles and preserve them. Mr. Buss stated he will not know how much decking needs to be replaced until he opens up the roof but he thinks about 30 - 40 % needs

to be replaced. Mr. Buss said the roof has been silicone coated so many times there is rust under the coating.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to deny COA 17-62 for the request of asphalt shingles for the property located at 704 Beach Court.

AYE: Holly Theuns, Peggy Smith, Jared Osteen, Michael Broderick, Charlie Hayek, Suzanne Boardman, Chairman Paul Sampson

Passed

d. **Certificate of Appropriateness 17-64 - Fence - 714 Georgia Avenue**

Ms. Lewicka gave an overview of Certificate of Appropriateness 17-64 and answered questions from the Board regarding the block post height and the block wall.

Oscar Hurtado, Owner, provided additional information on the block wall and fence design and answered questions from the Board. Mr. Hurtado explained they do not like the picket fence and a 4 foot tall aluminum fence will add to the property. Mr. Hurtado stated the properties around them have 6 foot wood panel fences in the backyard.

Cathy Wassylenko spoke against the fence.

Mr. Hayek asked Ms. Theuns if she would approve the fence if it was white. Ms. Boardman stated the same type of fence surrounds the Backus Gallery, which was built in 1895 - 1900's, so the Board has approved this type of fence before. Mr. Broderick stated the fence does not meet building code.

Ms. Lewicka stated the fence can only be 4 feet high and that can be added to the recommendation and if the fence is more than 4 feet it is going to be denied by the Planning department.

Mr. Hayek agreed with Ms. Boardman that the Backus house has a similar fence which is very becoming and a precedence has been set.

Mr. Broderick asked if the fence around the Backus house is more of a commercially oriented area of the city.

Mr. Hayek stated there is a residence on Boston Avenue that has a similar fence. He said the precedence is there and it not an unattractive fence. Mr. Hayek stated he would have voted against a aluminum rail fence but he feels having the columns is a big difference in the look of the fence.

Mr. Broderick asked if this type of application in a residential district has historically been approved before? Mr. Hayek and Chairman Sampson said they do not recall this type of fence coming before the Board.

Mr. Benton stated for clarification that the fence being referenced is occupied by Mainstreet Fort Pierce and the Edgartown Settlement District does have a variety of mixed uses within it, that include commercial applications. Mr. Benton went on to say that in this case, he is not certain whether it is a aluminum fence, a wrought iron fence or a reproduction of a wrought iron fence in an aluminum form. Mr. Benton stated the fence line is 3 feet 6 inches with the architectural features reaching 4 feet and the columns slightly exceeding 4 feet. Mr. Benton clarified that 4 foot tall fences are allowed in the front yard or the first 25 feet of the property and then up to 6 foot fences are allowed in the side and rear yards of a corner lot. He

said, in this case, architectural features can extend up to 20% above the fence line if they are very minor in nature.

Board discussion ensued.

Motion was made by Holly Theuns, and seconded by Michael Broderick to deny the request for COA 17-63 for installation of a bronze aluminum fence with the cement block columns located at 714 Georgia Avenue.

AYE: Michael Broderick, Holly Theuns

NAY: Peggy Smith, Jared Osteen, Charlie Hayek, Suzanne Boardman, Chairman Paul Sampson

Failed

Motion was made by Charlie Hayek, and seconded by Peggy Smith to allow the aluminum fence as proposed with the 16 x 16 block columns as support posts with dimensional caps.

AYE: Suzanne Boardman, Charlie Hayek, Jared Osteen, Peggy Smith, Chairman Paul Sampson

NAY: Holly Theuns, Michael Broderick

Passed

7. NEW BUSINESS

- a. Certificates of Appropriateness Administratively Approved - August 2017

8. CONSIDERATION OF ABSENCES FOR AUGUST 28TH MEETING

Motion was made by Michael Broderick, and seconded by Charlie Hayek to excuse the absences of Ms. Sherwin, Ms. Harris, Mr. Small, Mr. Osteen and Ms. Boardman.

AYE: Peggy Smith, Jared Osteen, Michael Broderick, Charlie Hayek, Suzanne Boardman, Holly Theuns, Chairman Paul Sampson

Passed

9. CONSIDERATION OF ABSENCES FOR SEPTEMBER 25TH MEETING

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the absence of Ms. Sherwin.

AYE: Peggy Smith, Jared Osteen, Michael Broderick, Charlie Hayek, Suzanne Boardman, Holly Theuns, Chairman Paul Sampson

Passed

10. ADJOURNMENT

Before adjournment Ms. Mosley asked the Board if they prefer Public Records and Ethics for Boards and Commissions one on one training or a group training workshop.

Ms. Lewicka gave the Board a short overview and example of the changes made to the Secretary of the Interior Standards. She asked the Board to provide input at the next meeting.

Ms. Lewicka stated a date has not been set to discuss the roofs, shutters and windows. Chairman Sampson suggested discussion can take place after the next meeting.

Historic Preservation Board

6.a.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Certificate of Appropriateness 17-72 - Exterior Renovations - 604 Beach Court

LOCATION

604 Beach Court (Parcel ID: 2410-709-0068-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2017

Started On: 10/16/2017 11:27 AM



OCTOBER 23, 2017

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 17-72

Owner

Fernando Velasco

Applicant

Fernando Velasco

Location

604 Beach Court

Parcel

2410-709-0068-000-5

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

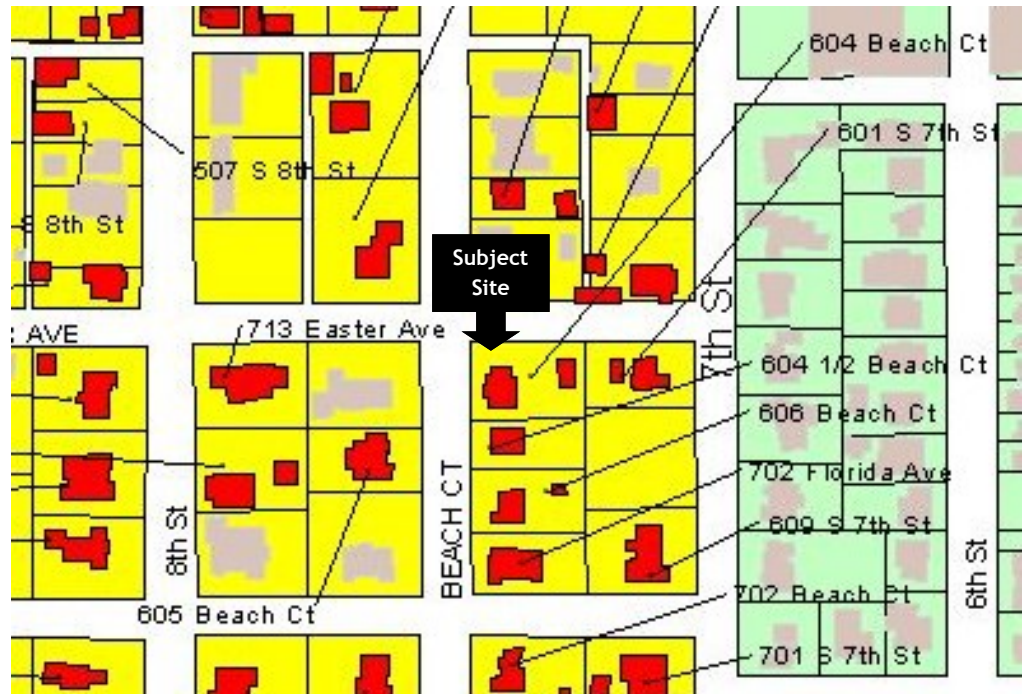
Consideration of an approval for the replacement of the existing flat roof, windows, garage door, stucco, exterior paint and deteriorating wood .

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

- 1928** The structure was built.
- 2007/2008** Multiple code violations were found and code enforcement cases were filed against the property.
- 05/20/2009** COA application for demolition was reviewed and denied by the Historic Preservation Board.

ARCHITECTURAL SIGNIFICANCE

This two story masonry residential building is a stylistic bridge between the Mission architectural style, as expressed in the flat roof with a simple parapet and irregular symmetry, and the Mediterranean Revival architectural style as expressed by the structure's hip-roof tower, 3/1 double-hung sash windows and heavy, irregular stucco. The front entry is a flat-roofed porch with triangular arches.



Aerial View of the Site



Beach Court façade

Request

The applicant is requesting consideration of approval for exterior work including:

- Installation of new impact , insulated windows (PGT or Anderson), painted white with wood grain look.
- Installation of a new garage door (Hurricane Master Doors by DAB)
- Replacement of the existing roofing covering with same modified bitumen,
- Exterior painting: house - Blonde; trim - High Reflective White (see samples below)
- Replacement of the deteriorated wood
- Replacement of the service door (Therma-Tru Exterior Doors)

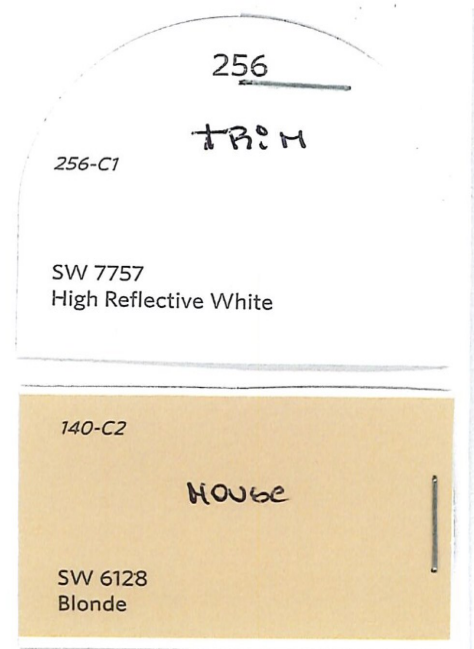


Existing detached garage

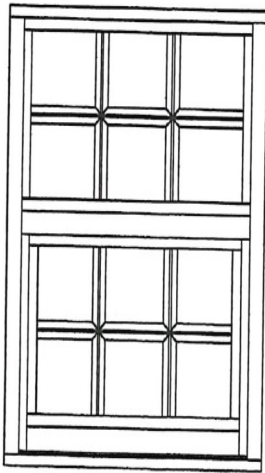


Hurricane Master Garage Doors by DAB was founded in Dade County Florida, where we still manufacture our Hurricane Master Garage Doors today. As a Florida-born

Proposed garage door



Proposed exterior colors



Standard



Proposed grid pattern

Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All WinGuard Vinyl products are ideal for new construction and remodeling projects.

Standard Interior & Exterior Frame Colors

- White

New windows will be painted white with wood grain look.



Existing windows



Beach Court facade



Easter Avenue façade



Pictures of the interior

Secretary of Interior Standards for Consideration

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Staff Analysis and Recommendation

The submitted request conflicts with Secretary of Interior Standards #2, #5 as it seeks to remove distinct features and materials (wooden windows) from the historic structure and utilize replacements that are different in design, and material. Some of the of the remaining windows appear to be original, some of them were previously replaced. However, all the windows are severely damaged and deteriorated to the point which necessitates replacement. Secretary of Interior #6 allowed, in this case, the replacement of the deteriorated historic features when the new feature match the existing in design, texture, color, and, where possible, material. Staff recognizes applicant's effort to replace the windows with the windows matching existing as accurately as possible and recommends that the Board approve the proposed window.

All other exterior improvements including installation of a new garage door, replacement of the existing roof, exterior painting, replacement of the deteriorated wood and replacement of the service door do not present conflict with Secretary of Interior Standards. Therefore, Staff recommends that the Board approve all the exterior improvements as proposed.



OCT 06 2017

COA# 17-72

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 604 Beach CT FP FL

Parcel ID #: 2410-709-0068-000-5

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): Fernando Velasco

Mailing Address: 2440 S Jenkins rd FP FL 34947

Phone Number(s): 772 342 6928 Email: ADVANCEBUILDINGCONTRACTOR@gmail.com

Applicant

Name(s): SAME AS ABOVE

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): SAME AS ABOVE

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

I / We, Fernando Velasco as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

9/25/17
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

New Windows, Large Door, Roof Covering Replacement.
Interior: New electric, HVAC system plumbing, Dry wall, about
stucco work interior and exterior painting, Replace deteriorated
and decaying wood.

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.

Windows: PGT OR ANOLSON
ACT Rated, Insulated.
col grn in look, white color

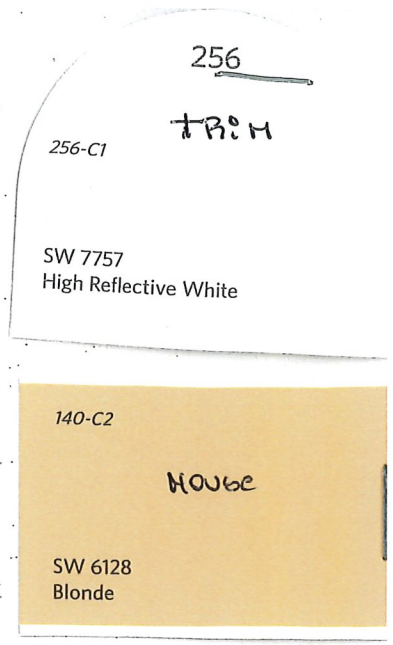
in House: will keep exterior doors.

Attached garage: (10' x 7') DAB
ruice door (3068) thermal-tive.

will keep. Roof tile (Decorative)

of: Re-Roof with same
Modified Bitumen.

ouse color see Attached samples



UANDO VELASCO

rebuilding contractors@gmail.com

03@aol.com



NOW AVAILABLE! WINDOWS, DOORS & MILLWORK

OPPORTUNITY IS KNOCKING!

You've known us for years. Jones Lumber is a name you can trust...dependable, reliable, high quality products and services for the building industry professional. We are proud to announce that we now offer a complete line of windows, doors and millwork! Check out our new lineup below.



PGT WINDOWS & PATIO DOORS

- Custom impact-resistant windows & doors
- Advanced technology hurricane protection
- Energy efficient
- Superior safety & security
- Noise reduction
- 99% ultraviolet ray protection
- Meet or exceed AAMA & Miami-Dade requirements

PGT
Windows
Wood grain look



CGI WINDOWS & PATIO DOORS

- Impact resistant windows & doors
- Wide variety of styles & options
- Residential & commercial applications
- High performance, high aesthetic products
- Unparalleled performance ratings
- Meet or exceed AAMA & Miami-Dade requirements
- Industry leading warranties



**Impact Resistant
Windows & Doors**
WE'RE STRONGER™



MILLWORK & MOULDING

- Interior & exterior millwork options
- Hundreds of profiles in a wide variety of wood species
- Stock & custom capabilities
- Residential & commercial applications
- Chair rails, wainscoting, crowns, baseboard, columns, cornices, stairs & stair parts
- Brackets, blocks, corbels, louvers, cable vents, railings, columns

7410 Commercial Circle, Fort Pierce, FL 34951 • 772-460-0447

Sales@Joneslumber.us • Joneslumber.us



PLASTPRO EXTERIOR DOORS

- Wide selection of designs, colors & sizes
- Hydrosield Technology® protects against water infiltration on all sides of the door
- Frames that satisfy HVHZ code requirements
- ENERGY STAR® qualified and NFRC certified
- Exclusive snap-on application locks the front door glass firmly in place
- Skins will not splinter, dent, warp, rot or rust



THERMA-TRU EXTERIOR DOORS

- Fiberglass & steel exterior doors
- Hinged, french & sliding patio door systems
- Wide selection of wood grains, finishes, stains & more
- High-quality, low-maintenance
- Complete system resists leaks, drafts, weather
- Won't warp or rot
- Energy efficient



MASONITE INTERIOR DOORS

- Comprehensive selection of interior choices
- High quality performance, consistency & craftsmanship
- Architectural details and engineering
- Striking aesthetics and exceptional performance
- Backed by industry leading warranties



HARDWARE & ACCESSORIES

- Interior & exterior options
- Door knobs
- Handlesets
- Levers
- Deadbolts
- Electronic locks
- Door & house accessories



7410 Commercial Circle, Fort Pierce, FL 34951 • 772-460-0447

Sales@Joneslumber.us • Joneslumber.us

Windows PET Impact Resistant, Insulated, Similar to Existing, VINYL

PRODUCT OPTIONS



Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh.

All WinGuard Vinyl products are ideal for new construction and remodeling projects.

Standard Interior & Exterior Frame Colors

- White

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
- Obscure (textured)
- White Interlayer (opaque interlayer)
- Popular glass tints
- High-performance Low-E
- EnergyShield
- EnergyShield Max
- Argon gas

Exterior Frame Colors

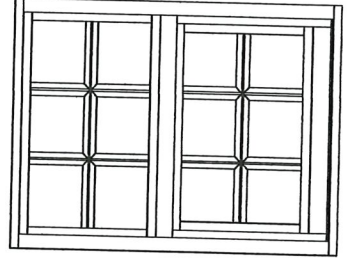
- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

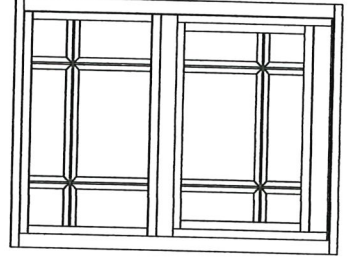
Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

Grid Patterns



Standard



Brittany/Prairie

HURRICANE MASTER by DAB **GARAGE DOORS**®

*Made in Dade...
we've built the world's
strongest garage doors
since 1998.*

*Doors shown:
Model 824 Raised Panel in
Premium Cherry with optional vents*

HURRICANE STRENGTH!

**Every garage door we make exceeds Florida's post-1992
Hurricane Andrew building code requirements.**

Hurricane Master Garage Doors by DAB was founded in Dade County Florida, where we still manufacture our Hurricane Master Garage Doors today. As a Florida-born

Front Elevation 2





Back elevation bedroom window



→ Front window, upstairs bedroom

IMG_2809.JPG

Sent from my iPhone



back elevation upstairs bedroom

Sent from my iPhone



bedroom window



upstairs bathroom, window

Sent from my iPhone

From: advancebuildingcontractors@gmail.com
Subject: No Subject
Date: September 27, 2017 at 1:42 PM
To: Fernando Velasco tkdo3@aol.com



From: advancebuildingcontractors@gmail.com
Subject: No Subject
Date: September 27, 2017 at 1:23 PM
To: Fernando Velasco tkdo3@aol.com



Back elevation

Sent from my iPhone

From: advancebuildingcontractors@gmail.com
Subject: No Subject
Date: September 27, 2017 at 1:30 PM
To: Fernando Velasco tkdo3@aol.com

Detached Garage.



↳ (16' x 7') New Door

IMG_2818.JPG

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 604 BEACH CT
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: R1

Parcel ID: 2410-709-0068-000-5
 Account #: 23687
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Fernando Velasco
 2440 S Jenkins RD
 Fort Pierce, FL 34947-5310

Legal Description

OAKLAND PARK BLK 9 LOTS 2 AND 3-LESS S 10 FT- AND W 5 FT
 OF VAC ALLEY ADJ ON E (MAP 24/10F) (OR 3925-1789)

Current Values

Just/Market Value: \$28,400
 Assessed Value: \$28,400
 Exemptions: \$0
 Taxable Value: \$28,400

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 2,310
 Gross Area (SF): 2,976
 Land Size (acres): 0.46
 Land Size (SF): 20,250

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 21, 2016	3925 / 1789	0001	WD	Coniglio Stanley	\$20,000
Apr 13, 2011	3512 / 0539	0112	MS	Wells Fargo Bank NA,	\$0
Apr 4, 2011	3282 / 2982	0112	CT	Coniglio, Stanley	\$9,100
May 31, 2000	1305 / 1754	XX00	WD	Garbarine, Elizabeth L	\$65,000
Dec 21, 1992	0821 / 2619	XX00	WD	Norman W Reed	\$78,500
Feb 1, 1980	0326 / 0702	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 2,310 SF

Gross Total Area: 2,576 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: HC-	Year Built: 1928	Frame:
Grade: C-	Effective Year: 1935	Primary Wall: Frm Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1040	1040	134
BAS	BASE AREA	1270	1270	200
CLPA	Closed Porch Average	70	0	38
OPAA	Open Porch Attached Average	98	0	42
PATA	Patio Average (Plain Slab)	98	0	42

Building Information (2 of 2)

Finished Area: 0 SF

Gross Total Area: 400 SF

Exterior Data

View:
Building Type: DGAR
Grade: DG-
Story Height: 1 Story

Roof Cover: Sheet Metal
Year Built: 1928
Effective Year: 1928
No. Units: 0

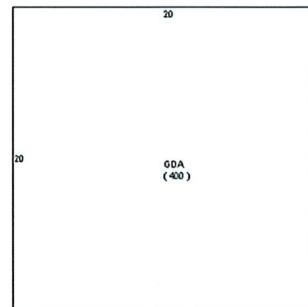
Roof Structure: Gable
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: 0%

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



Sketch Area Legend


Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	400	0	80

Type	Qty	Units	Year Blt
Driv-Concret	1	200	1977

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$5,700					
Land:	\$22,700					
Just/Market:	\$28,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$28,400					
Exemption(s):	\$0					
Taxable:	\$28,400					

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

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
2017	\$28,400	\$28,400	\$0	\$28,400
2016	\$26,700	\$26,700	\$0	\$26,700
2015	\$27,100	\$27,100	\$0	\$27,100

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-80	Jan 20, 2006	Roof	\$4,550	\$50
F8800079B	Jan 1, 1988	Residential New Construction	\$4,500	\$4,500
F8800079E	Jan 1, 1988	Additions to existing construction	\$4,500	\$4,500
RR200616	Mar 10, 2006	Alterations/Remodeling	\$75,000	\$1,777
RF20051272	Mar 21, 2005	Roof	\$7,500	\$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

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board

6.b.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Certificate of Appropriateness 17-74 - Windows - 711 S Indian River Drive

LOCATION

711 S Indian River Drive (Parcel ID: 2410-810-0021-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Denial/Approval with Conditions

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2017

Started On: 10/16/2017 12:06 PM



OCTOBER 23, 2017

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 17-25

Owner

Philip C Gates Jr.

Applicant

Hartnett Building Group

Location

711 S Indian River Drive

Parcel

2410-810-0021-000-5

Historic Status

Contributing Structure located in the River's Edge Historic District.

Requested Action

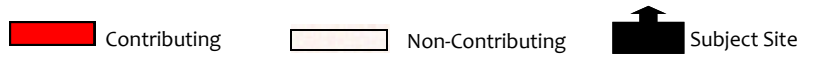
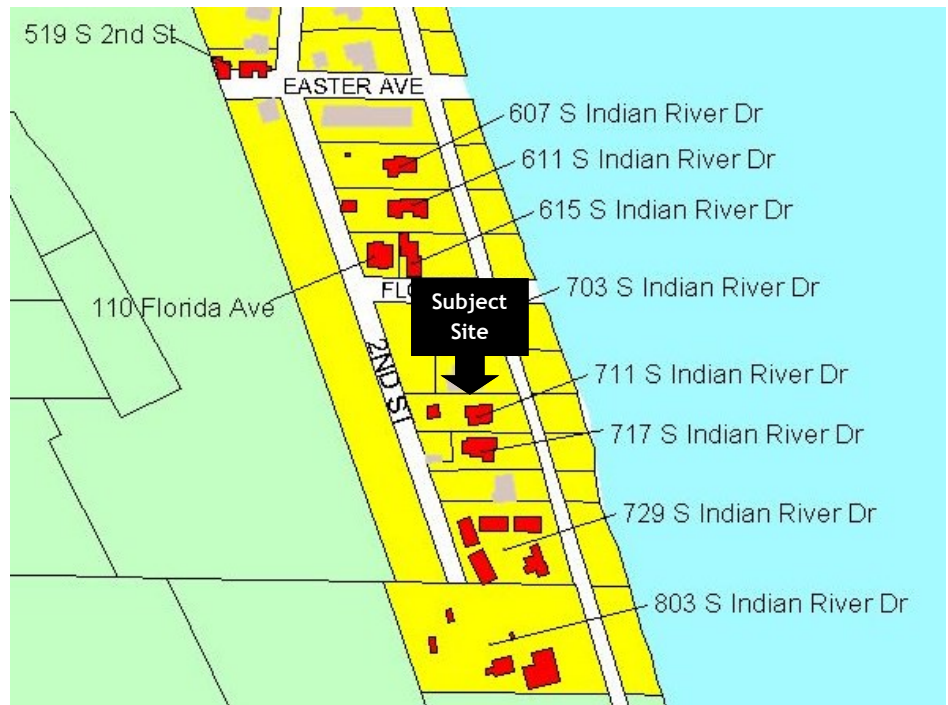
Consideration of an approval for replacement of upper level wooden windows with aluminum high impact rated windows.

Recommendation

Denial or Approval with conditions

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

The St. Lucie County Property Appraiser's Record Card and the Florida Master Site File indicate the structure was built as a private residence in 1910 and is associated with the Settlement and Early Development Period (1837-1918) of Fort Pierce history.

This building is a contributing resource in the River's Edge Historic District.

ARCHITECTURAL SIGNIFICANCE

This two-story wood frame residential Colonial Revival styling is expressed by a hip roof, boxed Cornice, a symmetrical façade, center entrance, and a veranda. The veranda has a hip roof and is enclosed with double-hung sash windows and solid wall material. Fenestration consist of 1/1 double-hung sash windows. The exterior wall fabric is vinyl siding. Alternations consist of the material used to enclose the porch and the vinyl siding which has been installed over the original wooden exterior wall fabric.



Aerial View of the Site



S Indian River Drive facade


Request entire

Consideration of an approval for replacement of all second story wooden windows with aluminum high impact rated windows. The replacement windows will have the same color and style.



Existing damaged windows



	<p>Certification Type: MIAMI Frame Type: 1.125FIN Window Style: STD Size Ref: DLO Height: 37 1/4 Rough Masonry: 27 1/4 X 38 1/4 Egress: 23 X 12 7/8 (2.056 SQFT) Does unit need to meet Turtle Code: NO Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN) Glass Color: GRAY Privacy Glass: NONE Grid Style: U.COL.LITES Summary Top: 2A2D LITES (1V1H BARS) Screen Type: 1816 Charcoal Boxing Options: None Decalite: N Vent Ht: 19.3310 Prep for Mull: N PositiveDesignPressure: 64.0000 PANumber: FL-239 CondensationResistance: 13.0000 SolarHeatGainCoeff: 0.4800 VTCOG: 0.5900</p>	<p>NOA Selection: 16-0714.06 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 25 1/2 Actual Size: 25 1/2 X 37 1/4 Wood Frame: 25 3/4 X 37 1/2 Frame Color: White Glass Family: Laminated Interlayer Type: PVB090 Low E: NONE Grid Type: 1" Raised Ext/Flat Bar In Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Stainless Steel Package: N Lock Type: Sweep Latch Lmtd Sash Stop: N High Rise Sill: N CAR#: 16-0714.06 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 1.0700 VT: 0.4400</p>
---	--	--

Location: SIDE

Notes:

0012 SH700 ALUM SINGLE HUNG 700
 (13.00)

Configuration: ..36.X49.625X.,24,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL,SWEEP,1816K,LSILL,.x

	<p>Certification Type: MIAMI Frame Type: 1.125FIN Window Style: STD Size Code: 24.0000 Actual Size: 36 X 49 5/8 Wood Frame: 36 1/4 X 49 7/8 Frame Color: White Glass Family: Laminated Interlayer Type: PVB090 Low E: NONE Grid Type: 1" Raised Ext/Flat Bar In Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Stainless Steel Package: N Lock Type: Sweep Latch Lmtd Sash Stop: N High Rise Sill: N CAR#: 16-0714.06 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 1.0700 VT: 0.4400</p>	<p>NOA Selection: 16-0714.06 Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: DLO Rough Masonry: 37 3/4 X 50 5/8 Egress: 33 1/2 X 19 1/16 (4.435 SQFT) Does unit need to meet Turtle Code: NO Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN) Glass Color: GRAY Privacy Glass: NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816 Charcoal Boxing Options: None Decalite: N Vent Ht: 25.5190 Prep for Mull: N PositiveDesignPressure: 64.0000 PANumber: FL-239 CondensationResistance: 13.0000 SolarHeatGainCoeff: 0.4800 VTCOG: 0.5900</p>
--	---	--

Location: SIDE

Notes:

0013 SH700 ALUM SINGLE HUNG 700
 (14.00)

Configuration: ..34.X58.X.,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL,SWEEP,1816K,LSILL,.x

SH700 ALUM SINGLE HUNG 700

Proposed windows - 2nd floor

Staff Analysis

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



Side façade



Rear façade

Staff Recommendation

The current proposal seeks to install aluminum high impact windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. Based upon Secretary of Interior Standards 2, 5 and 6, staff recommends that the Historical Review Board deny this request and recommend that the applicant attempt to repair original windows, or approve the request for installation of new windows with condition that they will be wooden windows instead of aluminum.



Photos of the residence





Bldg. Permit # _____

OCT 06 2017

COA# 17-74

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 711 S INDIAN RIVER DRWE

Parcel ID #: 2410 - 810 - 0021 - 000 - 5

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): PHILIP C GATES JR

Mailing Address: 313 ORANGE AVE FT PIERCE

Phone Number(s): _____ Email: _____

Applicant

Name(s): HARTWELL BUILDING GROUP

Mailing Address: 101 AVE D FT PIERCE 34950

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

I / We, Phillip Gates, Jr. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

10/10/17
Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Window(s)
- Shed
- Signage
- Door(s)
- Shutter(s)
- Roof
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) _____

Other (describe) _____

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

WINDOWS FOR IMPACT RATED WINDOWS

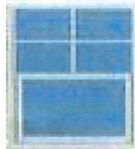
(THE NEW WINDOWS WILL BE SAME COLOR + STYLE)

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.



Certification Type: MIAMI
 Frame Type: 1.125FIN
 Window Style: STD
 Size Ref: DLO
 Height: 37 1/4
 Rough Masonry: 27 1/4 X 38 1/4
 Egress: 23 X 12 7/8 (2.056 SQFT)
 Does unit need to meet Turtle Code: NO
 Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
 Glass Color: GRAY
 Privacy Glass: NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816 Charcoal
 Boxing Options: None
 Decalite: N
 Vent Ht: 19.3310
 Prep for Mull: N
 PositiveDesignPressure: 64.0000
 PANumber: FL-239
 CondensationResistance: 13.0000
 SolarHeatGainCoeff: 0.4800
 VTCOG: 0.5900

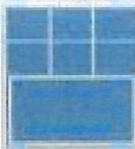
NOA Selection: 16-0714.06
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 25 1/2
 Actual Size: 25 1/2 X 37 1/4
 Wood Frame: 25 3/4 X 37 1/2
 Frame Color: White
 Glass Family: Laminated
 Interlayer Type: PVB090
 Low E: NONE
 Grid Type: 1" Raised Ext/Flat Bar In
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Stainless Steel Package: N
 Lock Type: Sweep Latch
 Lined Sash Stop: N
 High Rise Sill: N
 CARF: 16-0714.06
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 1.0700
 VT: 0.4400

Location: SIDE

Notes:

0012	SH700 ALUM SINGLE HUNG 700	Ordered:	Sell Price	Est Price
(13.00)		2.00		

Configuration: ,,36 X49.625X,,24,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL SWEEP,1816K,L,SILL,x



Certification Type: MIAMI
 Frame Type: 1.125FIN
 Window Style: STD
 Size Code: 24.0000
 Actual Size: 36 X 49 5/8
 Wood Frame: 36 1/4 X 49 7/8
 Frame Color: White
 Glass Family: Laminated
 Interlayer Type: PVB090
 Low E: NONE
 Grid Type: 1" Raised Ext/Flat Bar In
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Stainless Steel Package: N
 Lock Type: Sweep Latch
 Lined Sash Stop: N
 High Rise Sill: N
 CARF: 16-0714.06
 NegativeDesignPressure: 80.0000
 EnergyStar: NONE
 UF: 1.0700
 VT: 0.4400

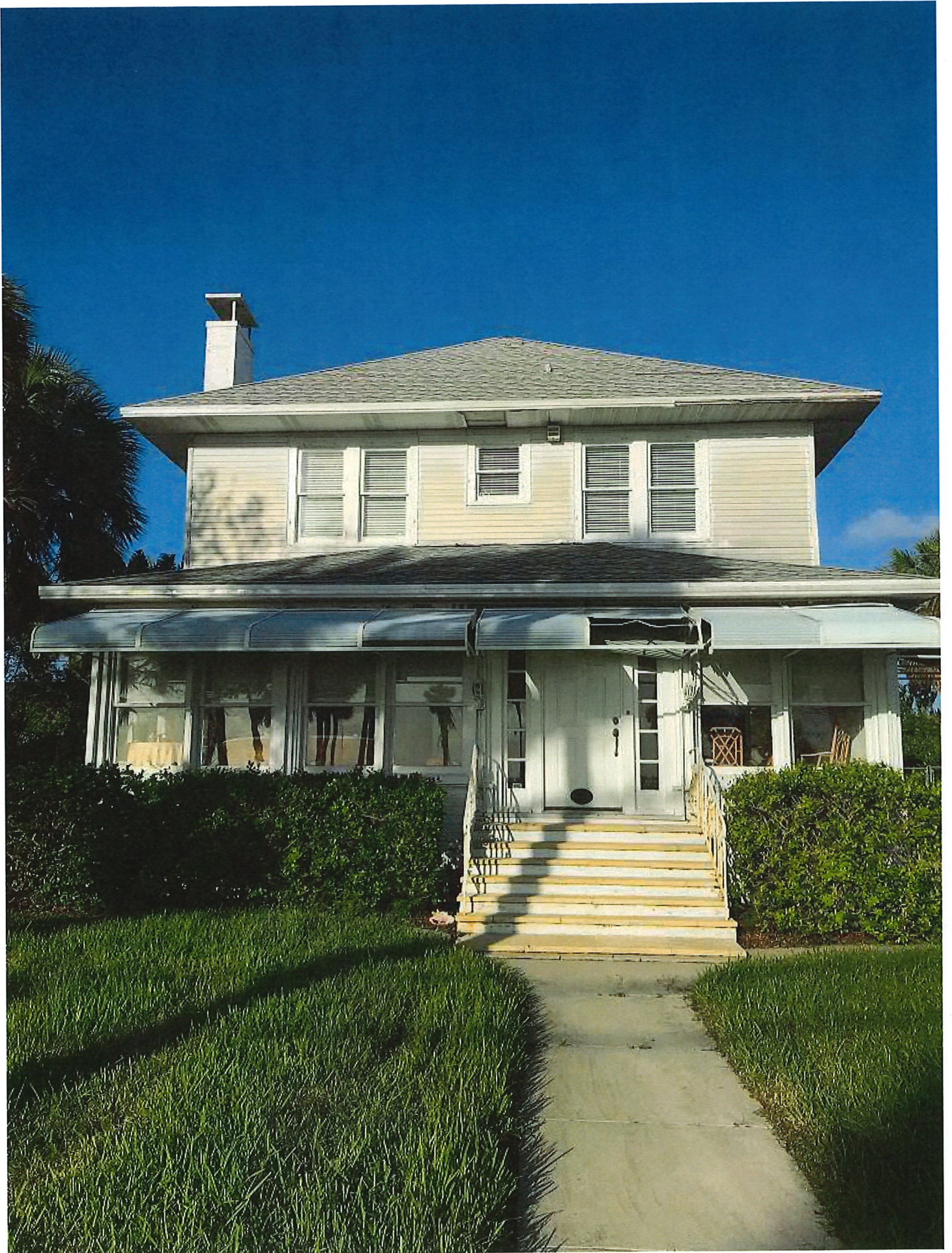
NOA Selection: 16-0714.06
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: DLO
 Rough Masonry: 37 3/4 X 50 5/8
 Egress: 33 1/2 X 19 1/16 (4.435 SQFT)
 Does unit need to meet Turtle Code: NO
 Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN)
 Glass Color: GRAY
 Privacy Glass: NONE
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816 Charcoal
 Boxing Options: None
 Decalite: N
 Vent Ht: 25.5190
 Prep for Mull: N
 PositiveDesignPressure: 64.0000
 PANumber: FL-239
 CondensationResistance: 13.0000
 SolarHeatGainCoeff: 0.4800
 VTCOG: 0.5900

Location: SIDE

Notes:

0013	SH700 ALUM SINGLE HUNG 700	Ordered:	Sell Price	Est Price
(14.00)		12.00		

Configuration: ,,34 X58 X,,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL SWEEP,1816K,L,SILL,x

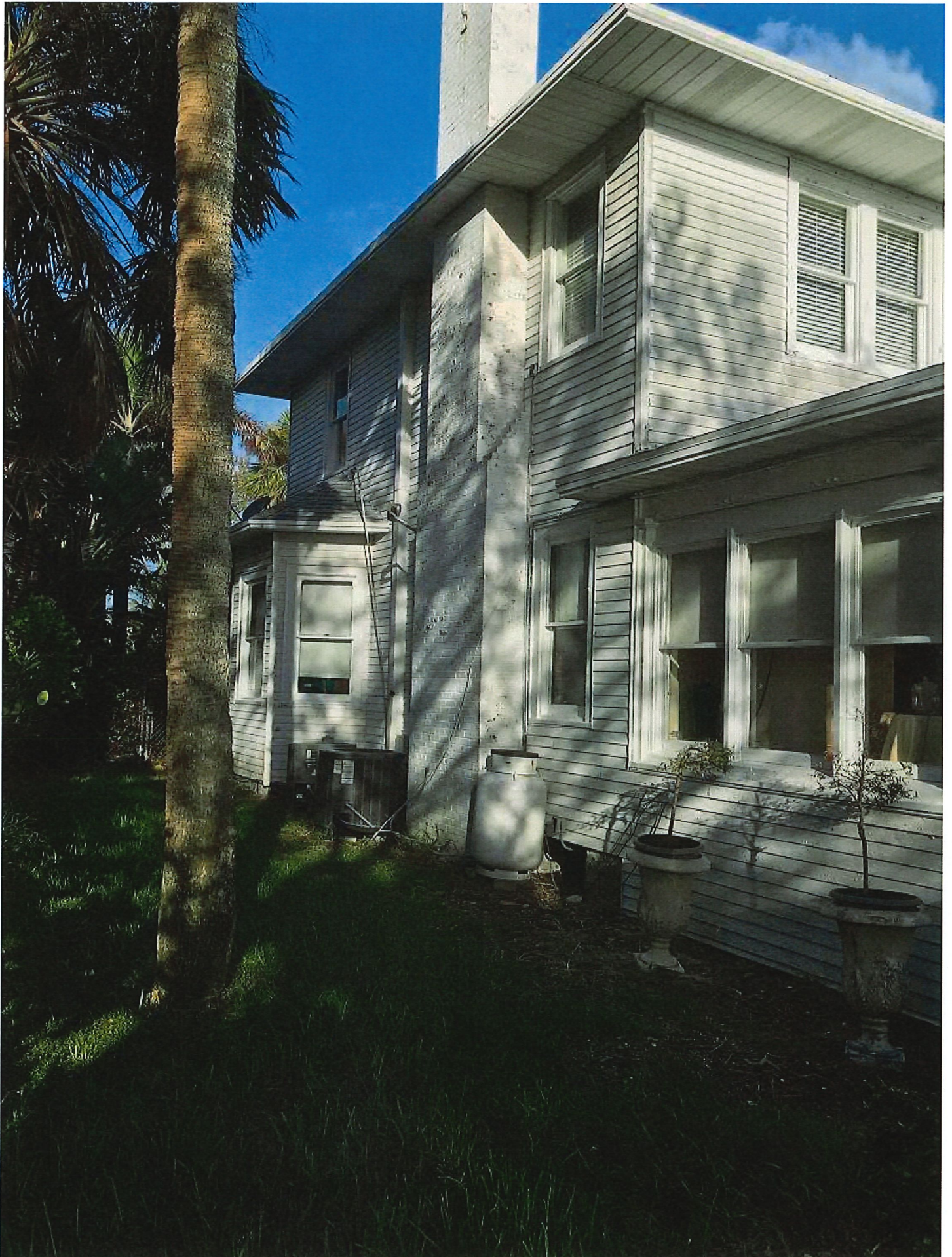






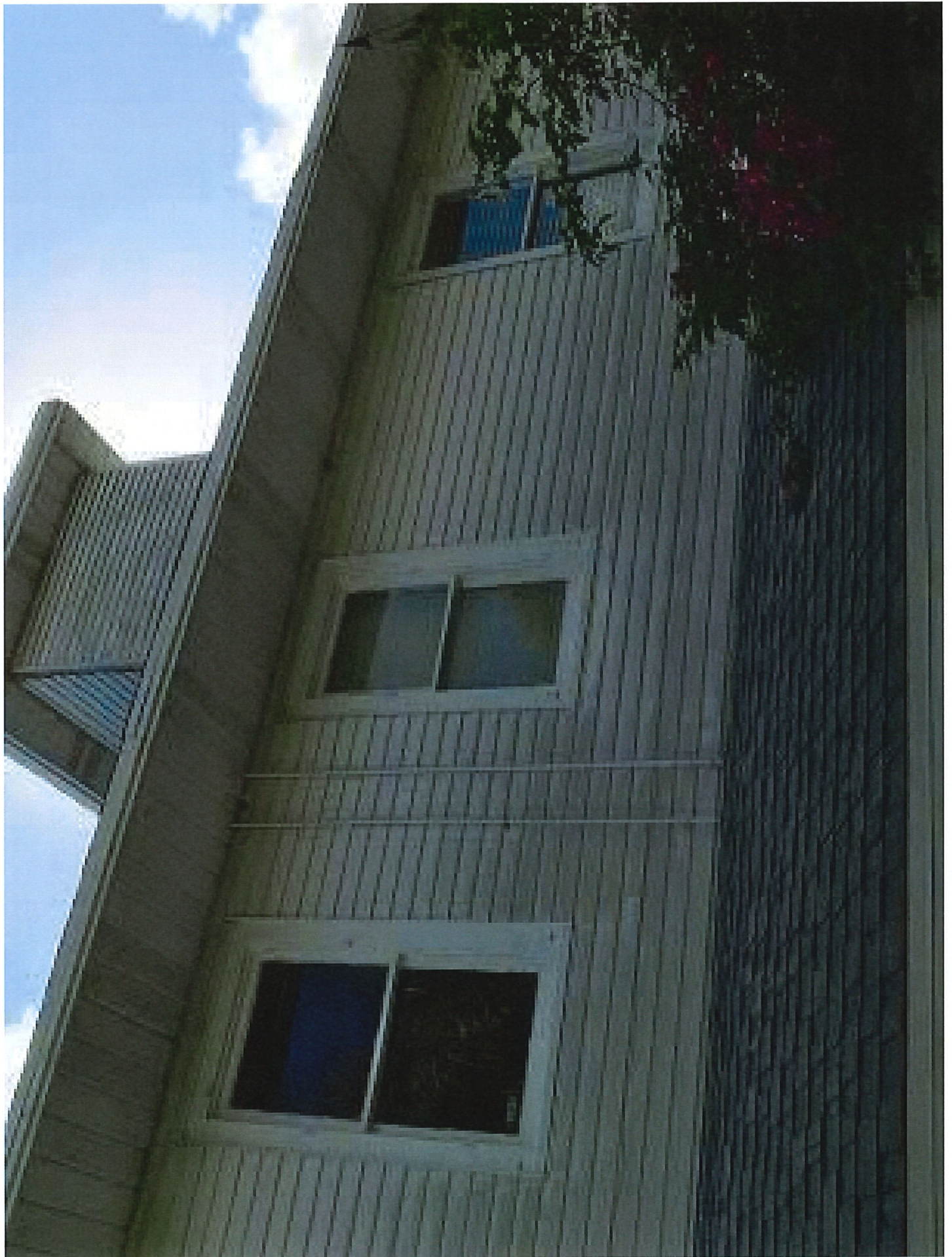






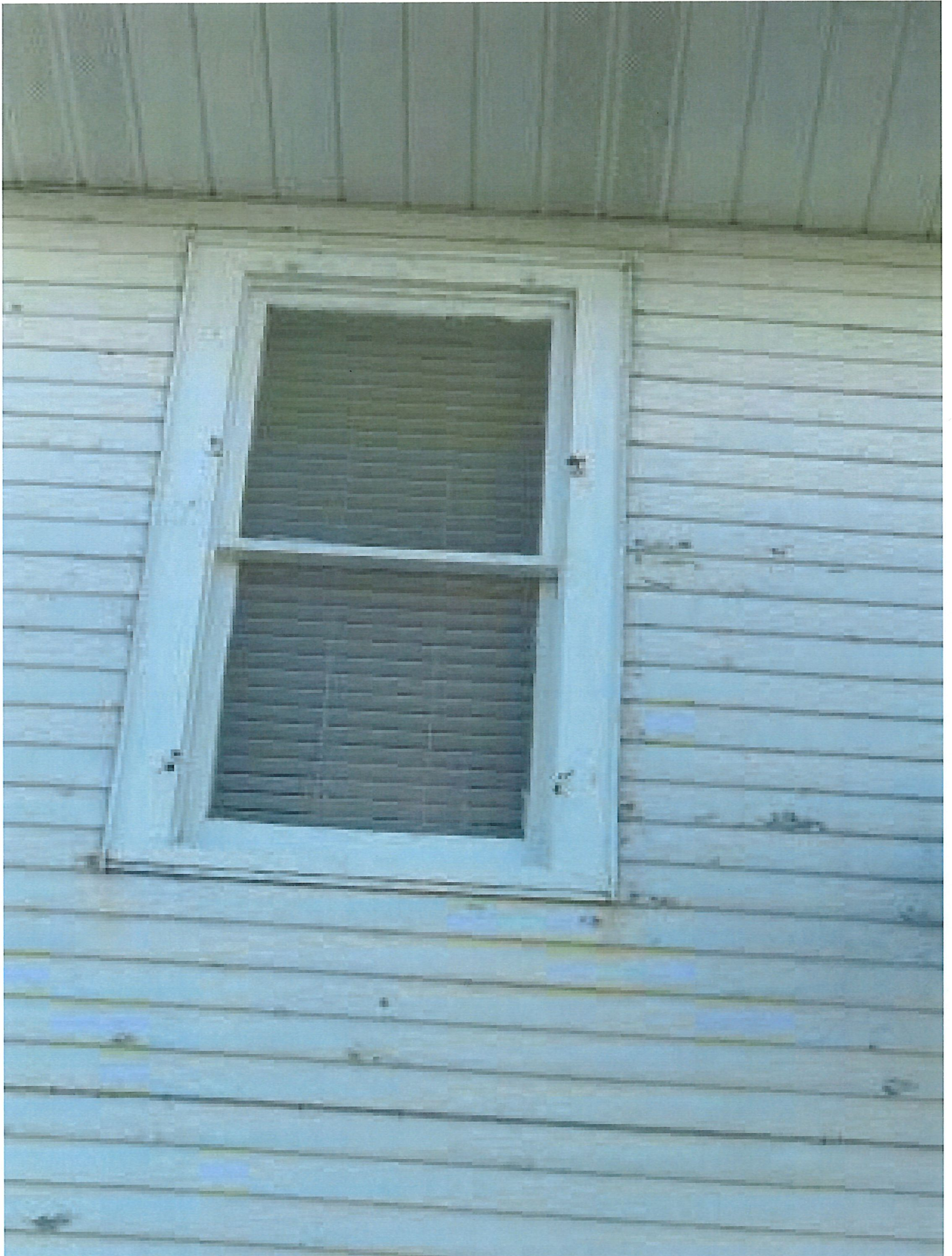


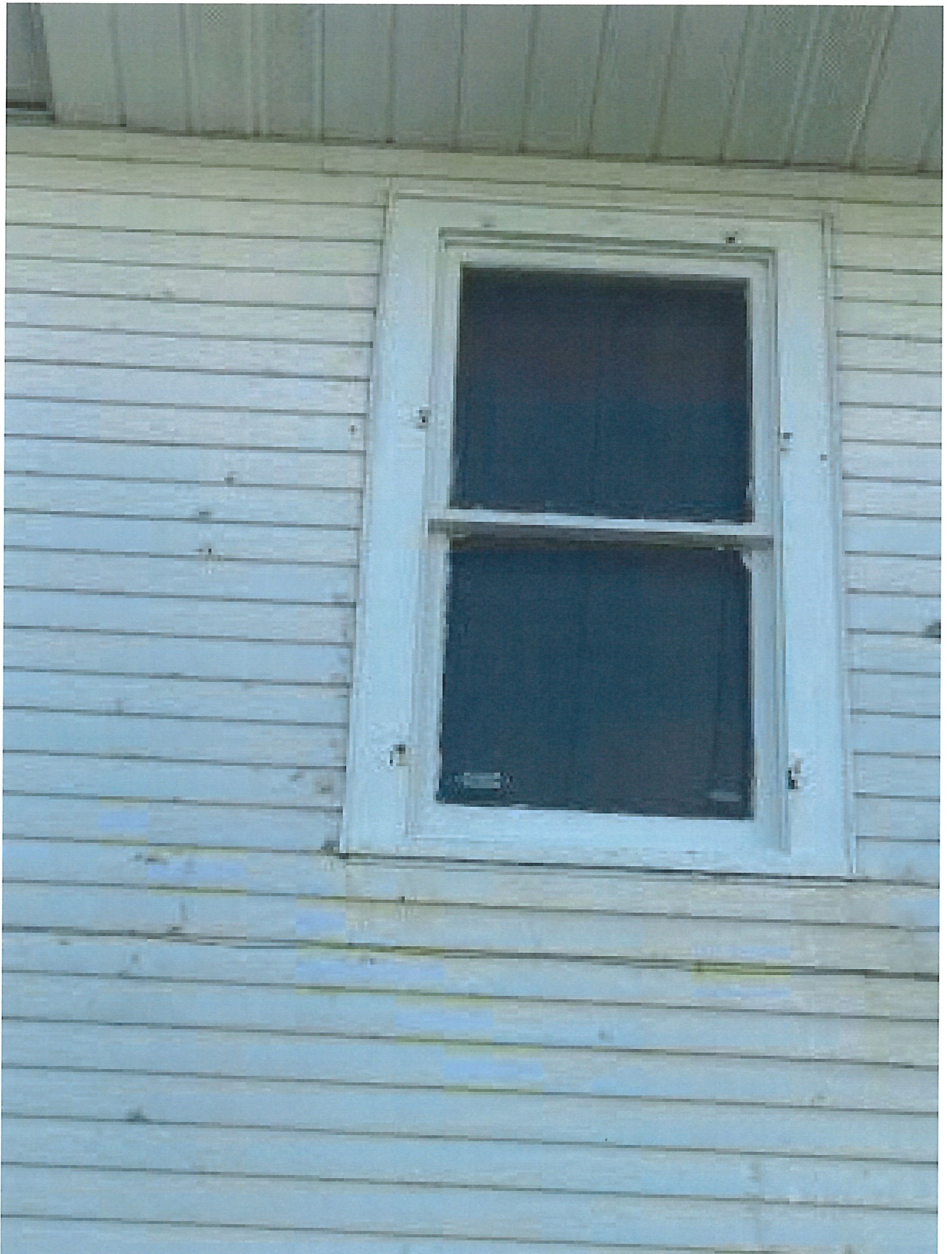












Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 711 S INDIAN RIVER DR
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10H
 Zoning: R4

Parcel ID: 2410-810-0021-000-5
 Account #: 23913
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Philip C Gates Jr
 313 Orange Ave
 Fort Pierce, FL 34950

Legal Description

ANDREWS AND RICHARDS S/D LOT 9 EOF S 2 ST (12) (MAP 24/10H)
 (OR 219-1407; 3235-2901)

Current Values

Just/Market Value: \$178,600
 Assessed Value: \$107,151
 Exemptions: \$50,000
 Taxable Value: \$57,151

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 2,324
 Gross Area (SF): 3,308
 Land Size (acres): 0.54
 Land Size (SF): 23,543

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 4, 2010	3235 / 2901	0130	QC	Gates, Sonja M	\$100
Sep 1, 1973	0219 / 1407	XX00	CV		\$26,800

Building Information (1 of 2)

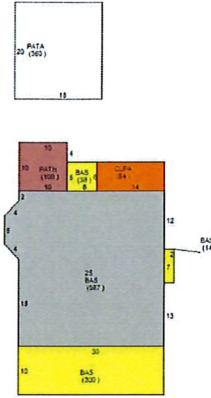
Finished Area: 2,324 SF
 Gross Total Area: 2,868 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HB	Year Built: 1910	Frame:
Grade: B	Effective Year: 1970	Primary Wall: Alum Siding
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Hardwood
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	987	987	126
BAS	BASE AREA	1337	1337	248
CLPA	Closed Porch Average	84	0	40
PATA	Patio Average (Plain Slab)	360	0	76
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	100	0	40

Building Information (2 of 2)

Finished Area: 0 SF

Gross Total Area: 440 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1910
 Effective Year: 1965
 No. Units: 0

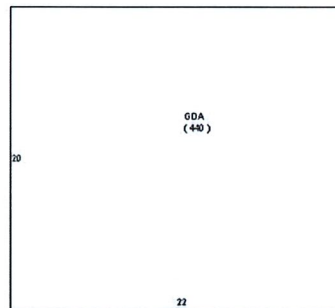
Roof Structure: Hip
 Frame:
 Primary Wall: Wd Shingle
 Secondary Wall:

Interior Data

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

Electric: MINIMUM
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	440	0	84

Special Features and Yard Items


Type	Qty	Units	Year Blt
CHAINLINK 4'	1	225	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$77,900					
Land:	\$100,700	2017	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$178,600	2017	2008	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$71,449					
Assessed:	\$107,151					
Exemption(s):	\$50,000					
Taxable:	\$57,151					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

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
2017	\$178,600	\$107,151	\$50,000	\$57,151
2016	\$161,700	\$104,948	\$50,000	\$54,948
2015	\$175,500	\$104,219	\$50,000	\$54,219

Permits

Number	Issue Date	Description	Amount	Fee
F00-000401	Mar 29, 2000	Roof	\$5,685	\$0
BP10-2405	Jan 19, 2011	Alterations/Remodeling	\$4,000	\$80

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

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board

6.c.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Certificate of Appropriateness 17-73 - Demolition - 414 Avenue D

LOCATION

414 Avenue D (Parcel ID: 2403-705-0132-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2017

Started On: 10/16/2017 12:35 PM



OCTOBER 23, 2017

COA 17-73

Owner / Applicant

Fort Pierce Redevelopment Agency

Location

The Kings Inn,
414 Avenue D

Parcel ID

2403-705-0132-000-1

Historic Status

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

Requested Action

Requesting demolition of one (1) commercial structure. After the demolition property will be re-sodded.

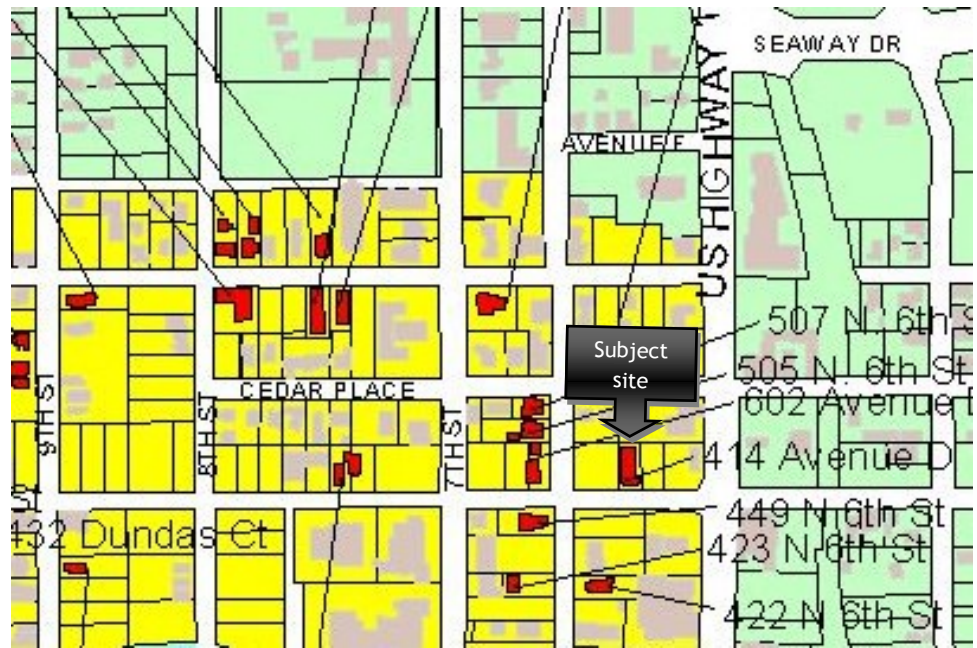
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1926 Date of construction
- 18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
- 2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.
- 9/28/2007 Property purchased by the Fort Pierce Redevelopment Agency (FPRA).
- 10/16/2017 The FPRA approved the demolition request .

ARCHITECTURAL

SIGNIFICANCE

This is a two-story masonry commercial structure which embodies characteristics of a Mission architectural style expressed by a flat roof with shaped parapet, barrel tile porch roof trim, rough-textured stucco, continuous foundation and front, flat-roofed porch with flat arches.



Site Location



East Façade



Front Façade



West Façade



North Façade



Damaged elements — pictures provided by the building inspector



STAFF ANALYSIS

The subject property is a 5,624 square foot former motel (Kings Inn) which was constructed in 1926. It was purchased by the Fort Pierce Redevelopment Agency in 2007. The building is in very poor condition. The property is landlocked, has no dedicated parking or room for any improvements other than to the building itself. In effort to renovate and reuse the property the Fort Pierce Redevelopment Agency also attempted to acquire the additional land east of the subject property. This effort was unsuccessful.

The Property Appraisal Reports were completed in April 1, 2015 and May 25, 2016 to estimate the market value of the subject property. Based on the condition of the building, and the anticipated demolition costs, the value of the property was concluded to be \$0.

The property was listed for sale without success and is currently off the market.

On September 28, 2017, Building Department inspector completed a Property Maintenance Inspection Report recommending demolishing of the structure due its unsafe condition. The main findings include but are not limited too:

- Structure is damaged, dilapidated, dangerous and unsafe for occupancy.
- All or part of building is likely to collapse (structural members have evidence of deterioration and cannot safety support all nominal loads and load effects).
- Building lacks ventilation, sanitary facilities, heat and illumination.

Full inspection report is attached.

FPRA approved the demolition request at their meeting of October 16th, 2017.



Property view from
US Highway 1

STAFF ANALYSIS

Criteria for Demolition (23-49): 505 S 8th Street	Staff Analysis	Criteria for demolition met?
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?	The structure is listed as contributing in the Oakland Park Historic district. However, the overwhelming deterioration has significantly diminished its historic and architectural values.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	The difficulty and expense of reconstruction is extremely high due to widespread and far-reaching damage. There is no design or craftsmanship present significant enough to justify the cost of reconstruction. .	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The Mission Style is represented by several structures located in the city.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	When in good shape the structure had a significant contributing value to the historic district. However, visibly deteriorated for several years, it has become an undesirable component of the district.	Yes
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?	If restored the structure would face several nonconformities, like lack of parking, which would have undesirable impact on the general welfare. On the other hand, full restoration of the building would provide an opportunity for study of local history and architecture.	Yes/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?	Although there is no immediate plans for redevelopment, the site could be redeveloped in the future with similar use but smaller building footprint to accommodate current code such as onsite parking and open space. The property location is very desirable and, if developed, it may have a very positive impact on the character of the surrounding area	Yes





STAFF RECOMMENDATION

The application meets criteria A, B, C, D, F and partially E for demolition of a structure within a designated historic district. The multiple efforts and attempts to sell and reuse this property were unsuccessful. The removal of the building may present options for new construction to support existing efforts to redevelop the US Highway 1 corridor, therefore staff recommends approval of the demolition request.



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: _____

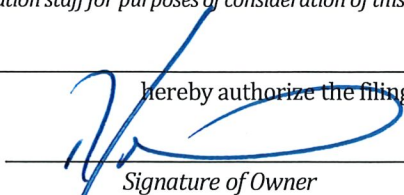
Representative Name(s): Nick Mimms, P.E.

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



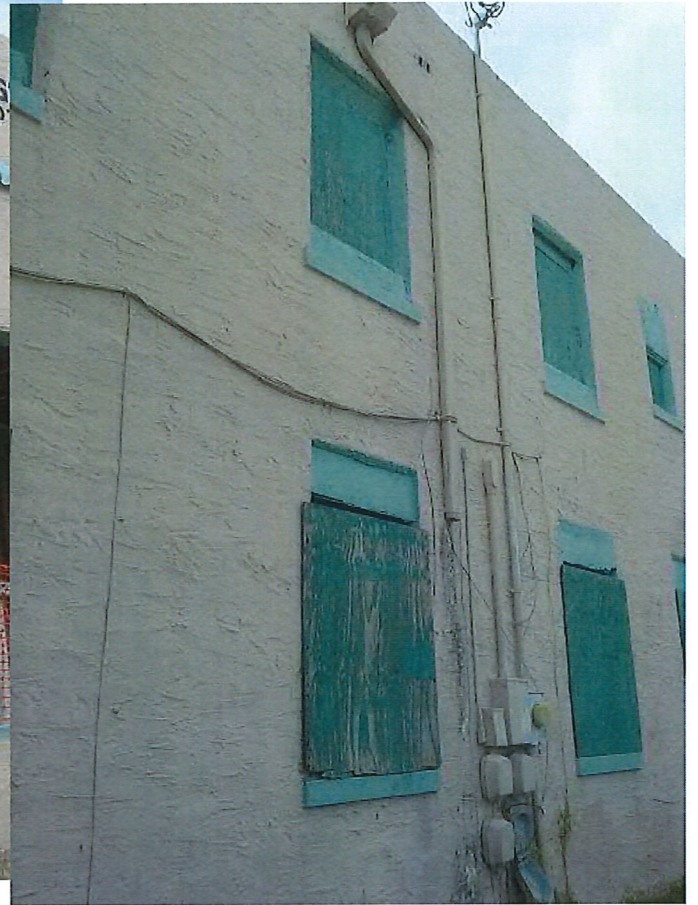
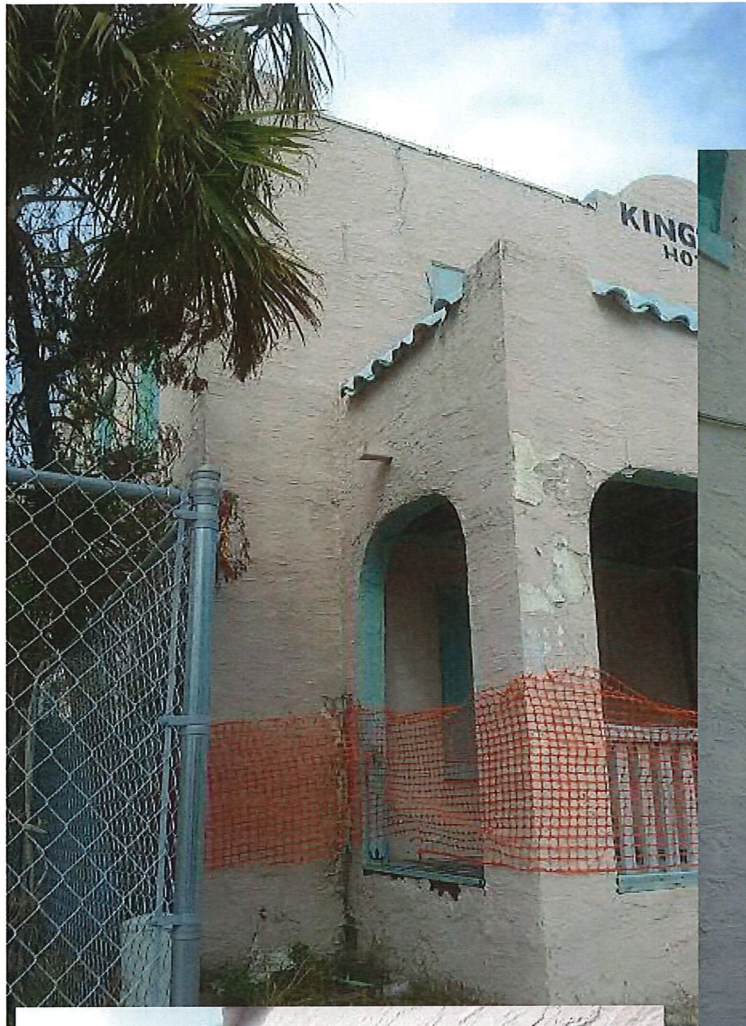
West Façade



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.



- | | |
|-------------------------------------|--|
| <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. |

- | | |
|-------------------------------------|--|
| <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 in 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

- 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





**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

Stephen J. Boyle, MAI
State-Certified General
Real Estate Appraiser RZ699
Stephen@BoyleDrake.com

3790 7th Terrace, Ste 202
Vero Beach, FL 32960
Telephone: (772) 778-7577
Info@BoyleDrake.com

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

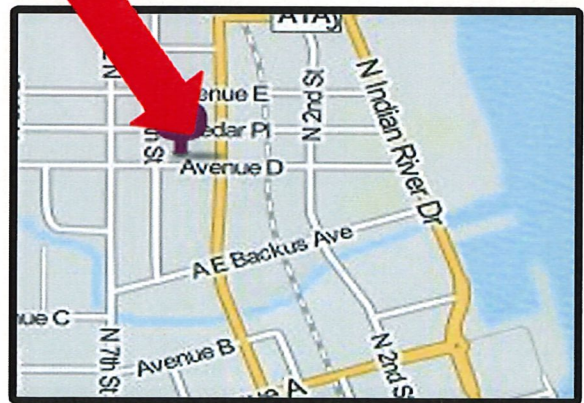
Distance from U.S. Hwy 1: <200 ft

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



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 414 Avenue D
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10C
 Zoning: C3

Parcel ID: 2403-705-0132-000-1
 Account #: 16030
 Use Type: 0300
 Jurisdiction: Fort Pierce

Ownership

Fort Pierce Redevelopment Agen
 PO Box 1480
 Fort Pierce, FL 34954

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 16-K- LOT 7
 (MAP 24/10C) (OR 2898-1689)

Current Values

Just/Market Value: \$68,700
 Assessed Value: \$67,881
 Exemptions: \$67,881
 Taxable Value: \$0
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 5,352
 Gross Area (SF): 5,624
 Land Size (acres): 0.11
 Land Size (SF): 5,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 28, 2007	2898 / 1689	XX02	WD	17th Street Redevelopment,	\$332,500
Feb 8, 2005	2163 / 1578	XX02	WD	Lawson,Blaine	\$591,500
Sep 1, 1979	0323 / 0890	XX00	CV		\$120,000

Building Information (1 of 1)

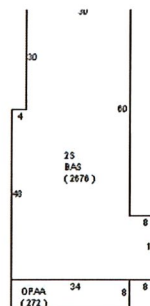
Finished Area: 5,352 SF
 Gross Total Area: 5,624 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: APT	Year Built: 1926	Frame:
Grade: Y_D-	Effective Year: 1950	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 10	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	2676	2676	240
BAS	BASE AREA	2676	2676	240
OPAA	Open Porch Attached Average	272	0	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$63,700	2017	2008	8000	City of Ft Pierce	\$67,881
Land:	\$5,000					
Just/Market:	\$68,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$819					
Assessed:	\$67,881					
Exemption(s):	\$67,881					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	4.2	Fort Pierce Stormwater Charge	\$226.80

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
2017	\$68,700	\$67,881	\$67,881	\$0
2016	\$68,400	\$61,710	\$61,710	\$0
2015	\$59,000	\$56,100	\$56,100	\$0

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board

7.a.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Certificates of Appropriateness Administratively Approved - September 2017

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA, September 2017

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2017

Started On: 10/16/2017 10:57 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in September 2017.

- COA #17-63, 122 N 2nd Street – Hood duct and fans on roof
- COA #17-65, 1209 Avenue D – Partial roof replacement
- COA #17-66, 207-209 Orange Avenue – New exterior paint
- COA #17-67, 658 N 2nd Street – Partial roof replacement



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#17-63 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 122 N 2nd Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install hood duct and mount fans on the roof. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Paul Samson, Chair Date
Historic Preservation Board

Maria Lewicka, MCP 9/05/17
Historic Preservation Planner 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@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	GKS Holdings of ST. Lucie LLC 1816 Wildcat Cove Dr. Fort Pierce, FL 34950	E-Mail garysofen@gmail.com
Applicant	R&R Sheetmetal Works, Inc. 905 Wagner Place Fort Pierce, FL 34982	E-Mail rsheetmetalwork@bellsouth.net
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Bldg. Permit # _____

COA# 63



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING • DEVELOPMENT REVIEW
HISTORIC PRESERVATION • URBAN DESIGN • URBAN FORESTRY • ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 122 N. 2nd Street
Parcel ID #: 2410-503-00067-000-6
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): GKS Holdings of St. Lucie LLC
Mailing Address: 1816 Wildcat Cove Dr. Fort Pierce, FL 34949
Phone Number(s): 914-420-6179 Email: GarySofen@gmail.com

Applicant
Name(s): R+R Sheetmetal Works, Inc.
Mailing Address: 905 Wagner Place Fort Pierce, FL 34982
Phone Number(s): 405-2459 Email: rrsheetmetalwork@bellsoth.net

Representative
Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

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

I / We, GARY SOFEN as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

8/31/17
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 type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) _____
- Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Install horizontal duct and mount fans on roof.

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.

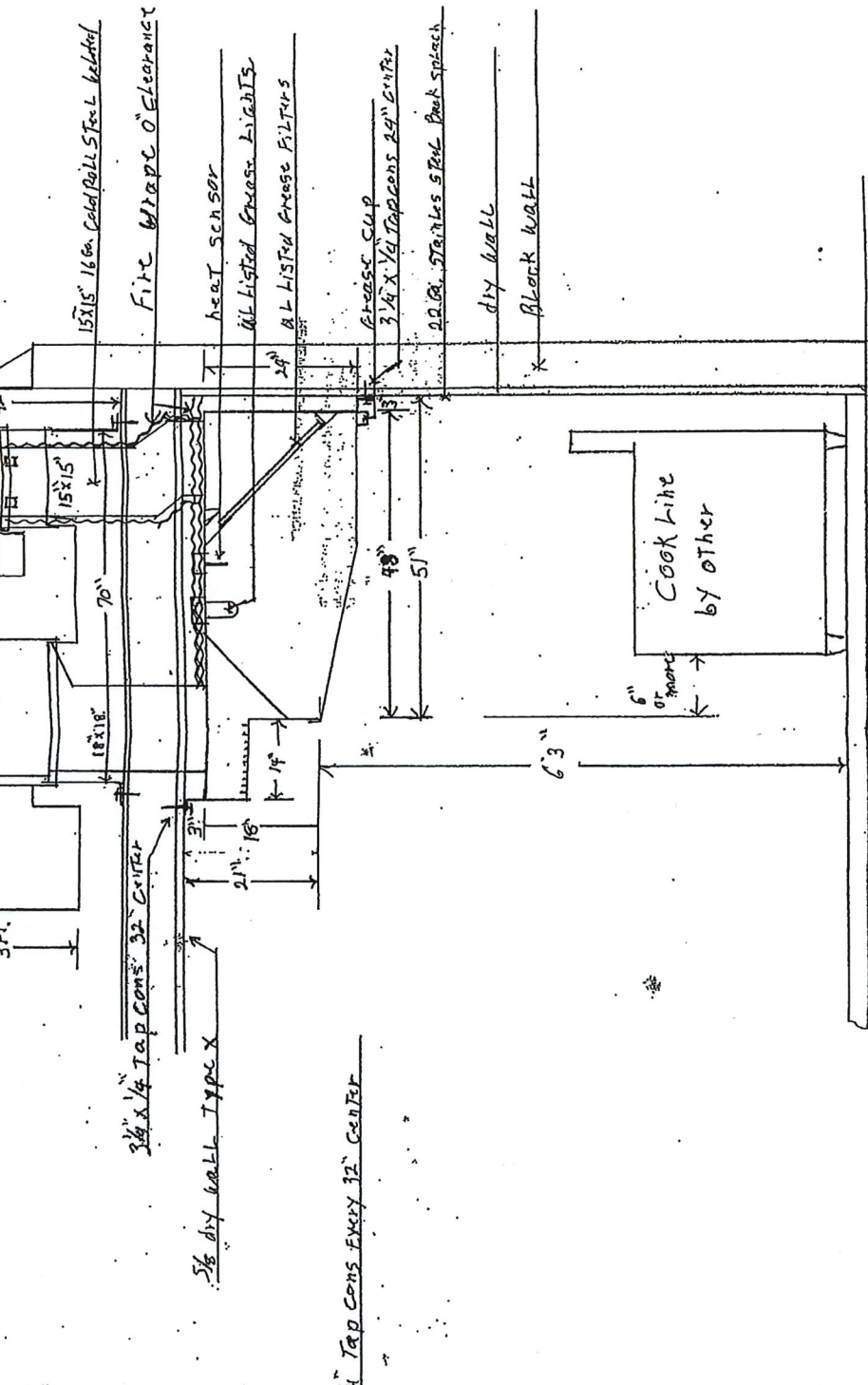
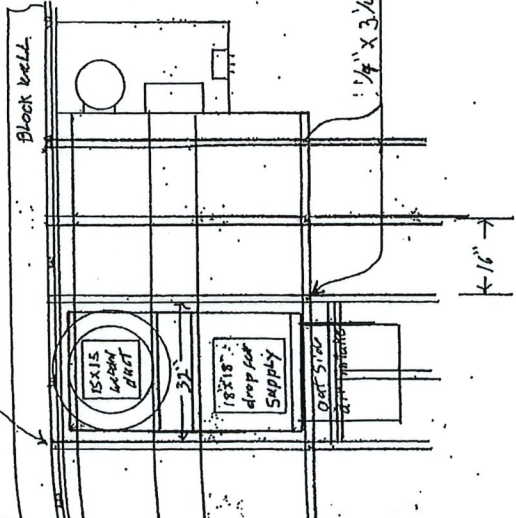
2, 280 CFM SUPPLY SAF 12-30-A TOTAL
 2, 280 CFM SUPPLY SAF 12-30-A TOTAL

ONE OF TWO 2,280 CFM SUPPLY FANS

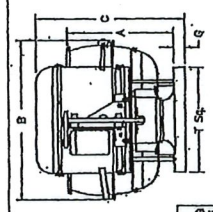
3 FT. below F.M.C. 918.6 Power-Free One

N.E.P.A. 7.8.2.1 Upblast Fan Cleaners

one of two 2,400 CFM Exhaust Fans



LOREN COOK GREASE EXHAUST FANS

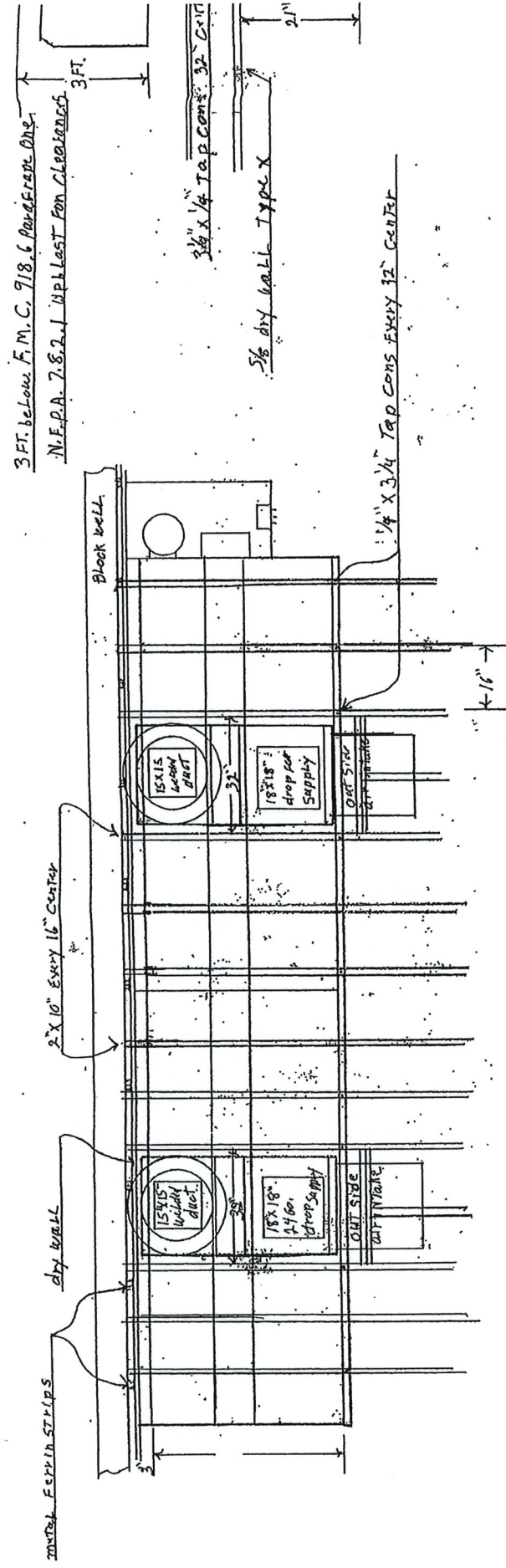


C	B	T	HP	ROOF
			INT. LEN	EXHAUST
			MOTOR	BOUNCE
20 3/4	2 20	81	15 1/2	
22 5/8	2 20	85	15 1/2	
24 3/4	2 24	85	18 1/2	
26 3/4	2 26	85	18 1/2	
28 7/8	3 104	100	25	25

LEGEND: ACCESSORIES

One (1) 16" x 48" x 74" 18 & 20 Gauge Stainless Steel Type One Grease Hood

ONE OF TWO 2,280 C

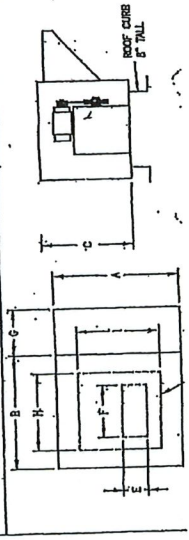


PDI ATLANTA
5228 North Blvd.
Atlanta, GA 30305-6442
Phone: 404-525-0791
Fax: 404-525-0791
Toll Free: 1-800-331-5151



FEATURES: HEAVY GAUGE WELDED TOGETHER IRONING-STEEL REMOVABLE COVER CONSTRUCTED OF ROUNDED SIDING. 100% ALUMINUM CONSTRUCTION. BEST DESIGN, WANTED ON VIBRATION RESISTANT. CAST IRON MOTOR AND FAN BRIGES. PERMANENT LUBRICATED BEARINGS. CLEANABLE ALUMINUM MESH FILTERS.

OPTIONAL ACCESSORIES: A) AUTO BACK DRIFT DAMPERS B) INTEGRATED BACK DRIFT DAMPER C) SIDE DISCHARGE D) WALL MOUNT BRACKETS E) STAINLESS STEEL ROOF CURBS F) EXTENDED INLET



PDI ATLANTA
5228 North Blvd.
Atlanta, GA 30305-6442
Phone: 404-525-0791
Fax: 404-525-0791
Toll Free: 1-800-331-5151

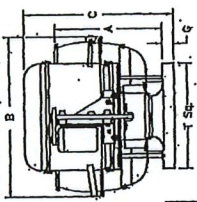


LOREN COOK
GREASE EXHAUST FANS

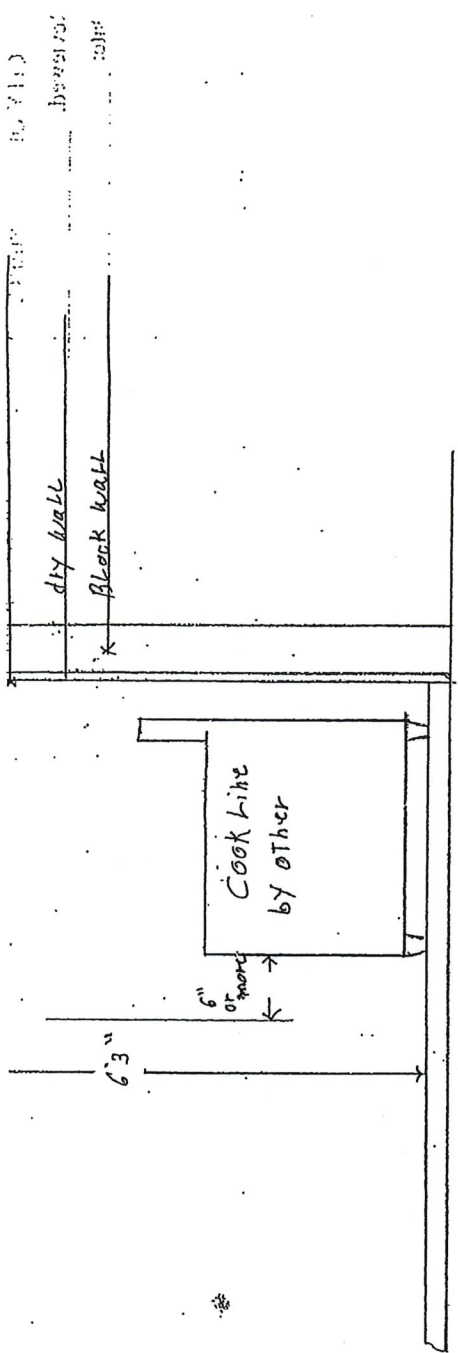
Units Cook Exhaust Fans are the best choice for your kitchen. They are built to last and are designed to meet the most demanding conditions. They are built to last and are designed to meet the most demanding conditions.

The Fan Unit is mounted standard on the 7/8" King Power Motor. The Motor is factory mounted on the Fan Unit. The Fan Unit is factory mounted on the Motor.

SIZE	A	B	C	T	HP	ROOF CURB SQUARE
150	15-7/16	20-3/16	28-1/4	3-20	51	13-1/2
175	17-1/2	22-1/2	30-1/2	3-24	63	15-1/2
200	19-1/2	24-1/2	32-1/2	3-24	77	18-1/2
225	21-1/2	26-1/2	34-1/2	3-24	83	19-1/2
250	23-1/2	28-1/2	36-1/2	3-30	100	23-1/2
275	25-1/2	30-1/2	38-1/2	3-30	100	23-1/2
300	27-1/2	32-1/2	40-1/2	3-30	100	23-1/2



One (1) 16" x 48" x

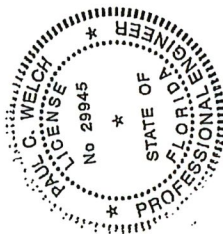


One (1) 16" x 48" x 24" 18 & 20 Gauge Stainless Steel Type One Grease Hood with A 12" front face and one (1) fire bottle cabinet on right side.
 Hood to exhaust 2400 CFM'S @ 1600 FPM each fan, total 4800 CFM'S.
 Two (2) 15" x 15" 16 gauge cold roll exhaust duct, all seams welded.
 Hood to supply 2280 CFM'S each fan, total 4560 CFM'S.
 Two (2) 18" x 18" 24 gauge galvanized make-up air duct.

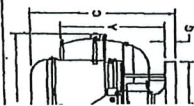
Hood will be equipped with UL listed automatic fan controller, UL listed control box and heat probe.
 Hood exhaust and make-up air system will be electrically interconnected by others.

Electrical work to be done by others.
 Fire Suppression System to be done by others.

All work and materials to comply with 2011 NFPA 96 Edition and Fifth Edition (2014) Florida Building Mechanical Codes.



PAUL WELCH INC.
 MECH-ELECT-CIVIL ENG
 1894 BILTMORE ST. #114
 FORT LAUDERDALE, FL 34684
 PAUL WELCH, P.E. FL REG. NO. 28945



SEER
 SERIES
 AIR SWICH
 MAKE UP
 TERMINATOR
 UP

18 GAGE
 STANDARD
 2 SPEED

OPTIONAL ACCESSORIES	

R&R SHEETMETAL



Bldg. Permit # _____

COA# 1765

Certificate of Appropriateness Application

Building & Site Information

Address of the Site:

1209 AVENUE D

Parcel ID #:

2409-501-0259-000-9°

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):

Hosely Gibson

Mailing Address:

1601 AVE. M FT. PIERCE, FL. 34950

Phone Number(s):

(772) 323-9537 Email: _____

Applicant

Name(s):

Andros Roofing Construction LLC

Mailing Address:

2706 ATLANTIC AVE, FT. PIERCE, FL 34947

Phone Number(s):

(772) 475-4915 Email: androsconstruction.com

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____

Email: _____

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

*I/We, Hosely Gibson HOSELY GIBSON as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Hosely Gibson
Signature of Owner

9-21-17
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 checked="" type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |

- | | | | |
|--|---|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|--|---|-------------------------------------|-------------------------------------|

Site Improvements (describe) _____

Other (describe) _____

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

Install an Architectural Shingle^{ROOF} system over the existing shingle^{ROOF} system.

(REPLACING ASPHALT SHINGLES BY ASPHALT SHINGLES)

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.



1209 Ave D

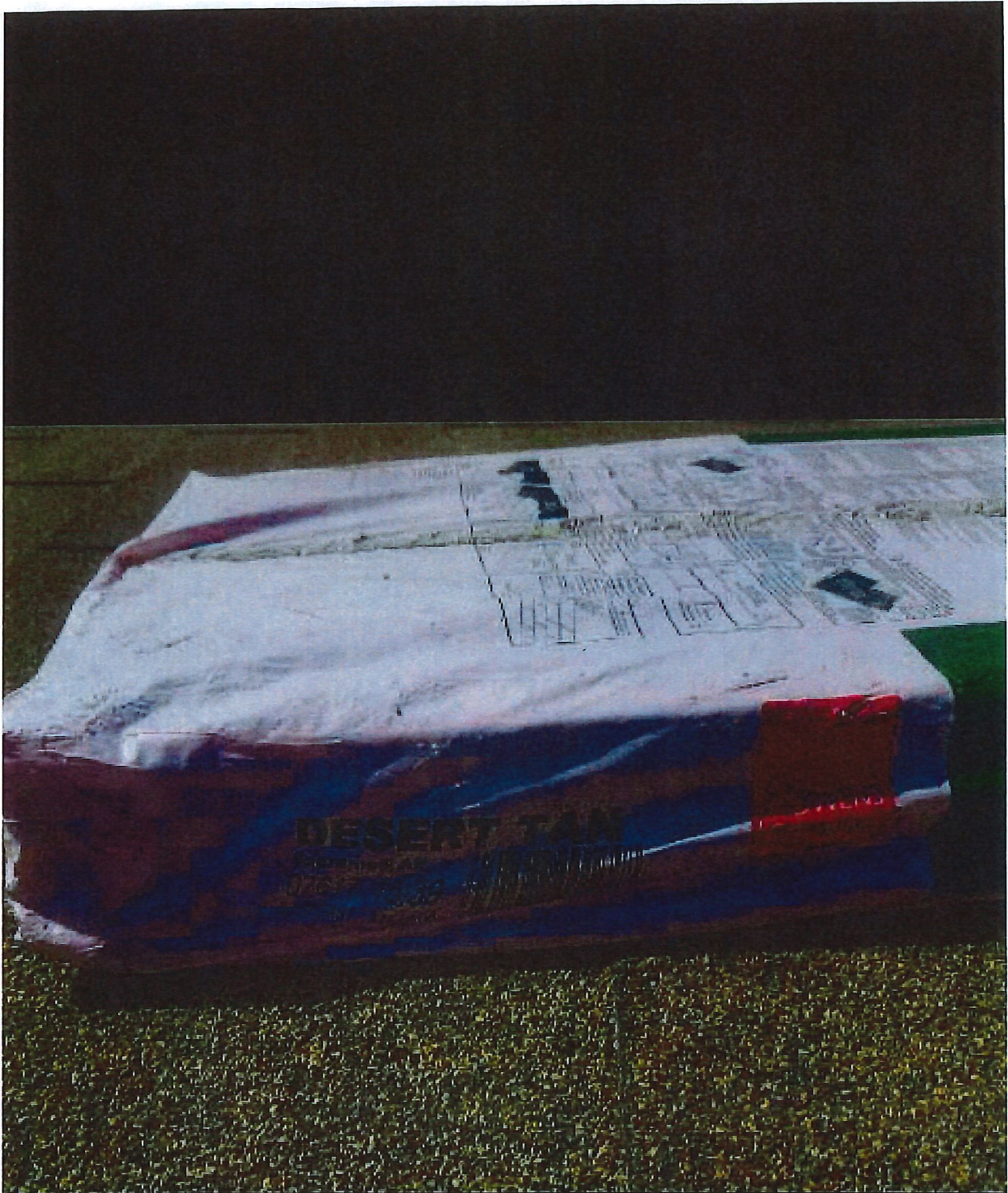














THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT
Florida

REC
 SEP 21 2017

Bldg. Permit # _____

COA# 17-66

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 207-209 Orange Avenue, Fort Pierce, FL 34950
Parcel ID #: 2410-507-0002-000-5
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): Jetset Events, LLC
 Mailing Address: 4532 W. Kennedy Blvd, #422, Tampa, FL 33609
 Phone Number(s): 404-502-0086 Email: trips@entertainair.com

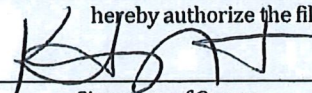
Applicant
 Name(s): Kris Einstein
 Mailing Address: 4532 W. Kennedy Blvd, # 422, Tampa, FL 33609
 Phone Number(s): 404-502-0086 Email: trips@entertainair.com

Representative
 Name(s): Same as above
 Mailing Address: _____
 Phone Number(s): _____ Email: _____

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

I / We, Kris Einstein as Owner(s) of the subject property do

hereby authorize the filing of this application on my/our behalf.



 Signature of Owner

9.20.17

 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) Painting of Exterior
- Other (describe) _____

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

Painting exterior of building (Proposed Main Color - Woodland

Green #459 & Trim/Columns/Alcove Area - Cameo White MQ3-32)

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.

Cameo white (1-c)



'X' is CORAL STONE, NOT PAINTING

Cameo white (1-c) #10 is ceiling of Alcove.

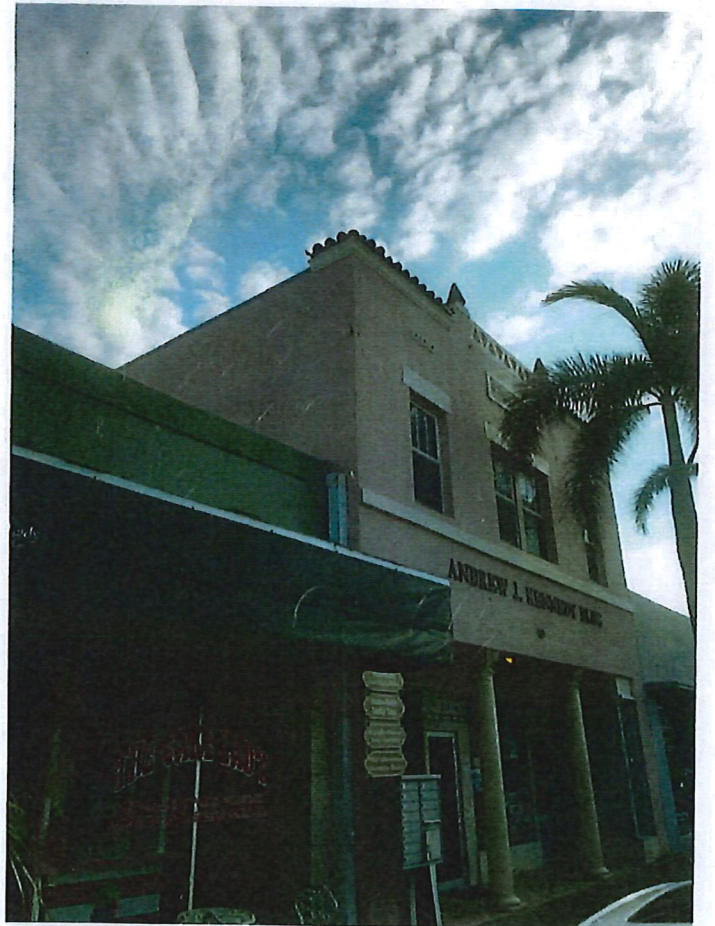


'X' is CORAL STONE, NOT PAINTING



All white will be Cameo White

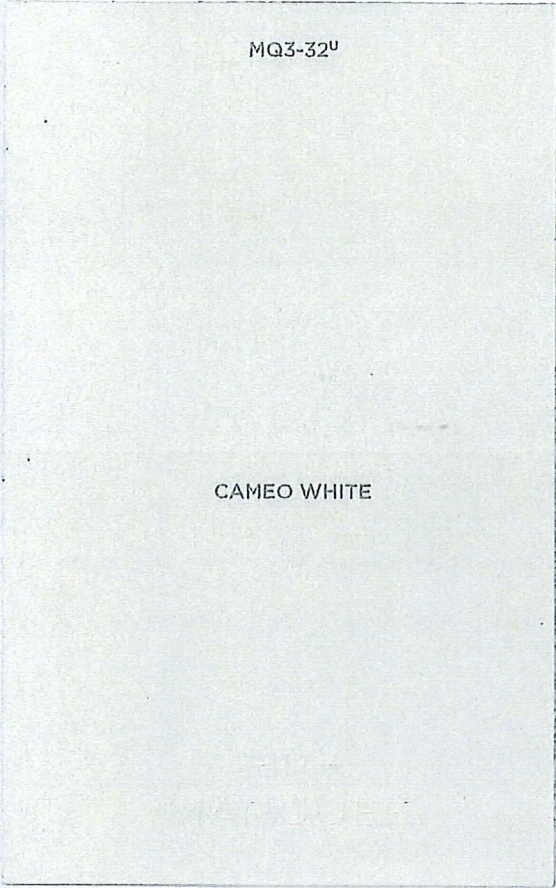
All "white" will be Cameo white



All pink to be Woodland Green

All "pink" will be Woodland Green







CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#17-67 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 658 N 2nd Street
 Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install new 3' composite roof panel, aluminum beam and post on existing deck. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Paul Samson, Chair Date
Historic Preservation Board



Maria Lewicka, AICP 9/28/17
Historic Preservation Planner 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@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Tyler J Horvath 2301 River Hammock Ln Fort Pierce, FL 34981-4934	E-Mail
Representative	Ron Raymond 2305 River Hammock Ln Fort Pierce, FL	E-Mail Raymond24@bellsouth.net
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



SEP 27 2017

COA# 17-67

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 658 N. 2ND STREET FORT PIERCE FL

Parcel ID #: _____

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): TYLER HORVATH

Mailing Address: SUNRISE BLVD FORT PIERCE.

Phone Number(s): 772-332-5777 Email: _____

Applicant
Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

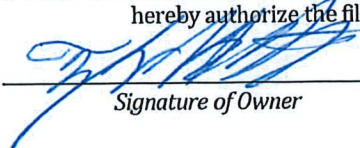
Representative
Name(s): RON RAYMOND

Mailing Address: 2305 RIVER HAMMOCK LN FORT PIERCE

Phone Number(s): 772-216-1188 Email: RAYMOND 24 @ BELL SOUTH.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, TYLER HORVATH as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



Signature of Owner

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 checked="" 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 checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|---|--|--|-------------------------------------|

Site Improvements (describe) REPLACE EXISTING ROOF

Other (describe) _____

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

INSTALL NEW 3' COMPOSITE ROOF PANEL, ALUMINUM BEAM
AND POST ON EXISTING DECK

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.

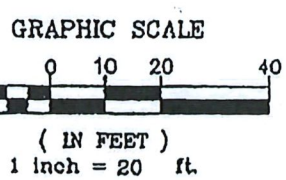
N
W E
S

PARCEL ID: 2403-341-0005-000-8
OWNER: St. Lucie County
(PARCEL IS VACANT, PORTIONS IN USE
AS DIRT PARKING AREA FOR BLACK
PEARL BOAT RAMP)

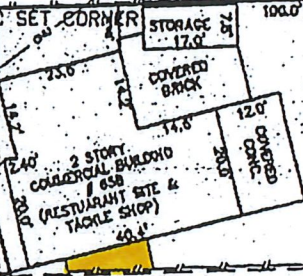
ASSESSOR'S MAP OF NORTH
PART OF FORT PIERCE
(PLAT BOOK 1, PAGE 104)

ASSESSOR'S MAP OF NORTH
PART OF FORT PIERCE
(PLAT BOOK 1, PAGE 104)

ASSESSOR'S MAP OF NORTH
PART OF FORT PIERCE
(PLAT BOOK 1, PAGE 104)



NORTH 2ND STREET
ST. & SPANISH PARKWAY



PARCEL 4

182.18' (C)
189.47' (D)

PARKING LOT
(ASPHALT MILLUNOS)

TITLE EXCEPTION #8:
12.0' UTILITY EASEMENT
PER O.R.B. 550, PG. 2811

PARCEL 3

PARKING LOT
(CONCRETE)

PARCEL 1

NORTH 40 FEET
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PARKING LOT
(CONCRETE)

NORTH 65 FEET
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BACKLASH PREVENTER
& VALVE
METER

NO 3

NO 30

NO 32

POC

POB (PARCEL 5)
371 3/8' L&C
7247 1847183'

POB (PARCEL 4)

228
CALC SET CORNER

NO 1/2" IR
NO 10

CONCRETE
BOULEVARD
2.5' OFF

100 SET (S)

87.8'

CONCRETE PAD
WITH DRAINPIPE
& GREASE TRAP

190.67' (O & M)
80.57' (D)

5 8874.30' W

100.0' (D)

100.0' (D)

WOOD
PILE
(TYPICAL)

POB (PARCEL 2)
371 3/8' L&C
7247 1847183'

POB (PARCEL 1)

POB (PARCEL 3)

POB (PARCEL 4)

POB (PARCEL 5)

POB (PARCEL 6)

POB (PARCEL 7)

POB (PARCEL 8)

POB (PARCEL 9)

POB (PARCEL 10)

POB (PARCEL 11)

POB (PARCEL 12)

POB (PARCEL 13)

POB (PARCEL 14)

POB (PARCEL 15)

POB (PARCEL 16)

POB (PARCEL 17)

POB (PARCEL 18)

POB (PARCEL 19)

POB (PARCEL 20)

POB (PARCEL 21)

POB (PARCEL 22)

POB (PARCEL 23)

POB (PARCEL 24)

POB (PARCEL 25)

POB (PARCEL 26)

POB (PARCEL 27)

POB (PARCEL 28)

POB (PARCEL 29)

POB (PARCEL 30)

POB (PARCEL 31)

POB (PARCEL 32)

POB (PARCEL 33)

POB (PARCEL 34)

POB (PARCEL 35)

POB (PARCEL 36)

POB (PARCEL 37)

POB (PARCEL 38)

POB (PARCEL 39)

POB (PARCEL 40)

CONTRACTOR: KON RAYMOND CONSTRUCTION
DESIGN CRITERIA:

1. Applicable Codes, Regulations and Standards:
a. Florida Building Code, Chapter 630
b. International Building Code, Chapter 1605
c. Florida State Building Code, Chapter 630
d. Florida State Building Code, Chapter 630
e. Florida State Building Code, Chapter 630
2. AAASNSI Design and Specifications for Aluminum Structures, Part 1-A of the Aluminum Design Manual prepared by The Aluminum Association, Inc. Washington, D.C. 20005
3. ASCE 7-10

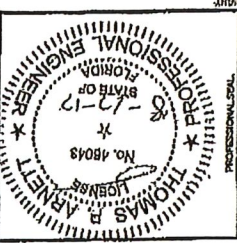
4. Building Code for Aluminum Structures, Paragraph 2011.4, Building Criteria 1-C Concrete Non-Resiliable, Unreinforced
5. Risk Category: I
6. Risk Category: I
7. Basic Wind Speed, 160 mph. See attached Florida Building Code & Basic Wind Speed, Paragraph 1609.3.1 and Table 1609.3.1 Equivalent Basic Wind Speed: V₁₀ = 150 MPH, V₁₀ = 115 MPH
8. Exposure Category, Paragraph 1609.4.2: Exposure C
9. Building Code for Aluminum Structures, Paragraph 2011.4, Building Criteria 1-C Concrete Non-Resiliable, Unreinforced

Roof Type: MONOSLOPE
 1. Roof Slope: 2°
 2. Roof Material: 24" x 48" x 0.024" composite panel Tilted 200R, 2.0 density form, Florida Product Approval Number FL 2551-224 952-R1

Foundation Details:
 1. See Section 05110-010-001.01 within the scope of this contract.

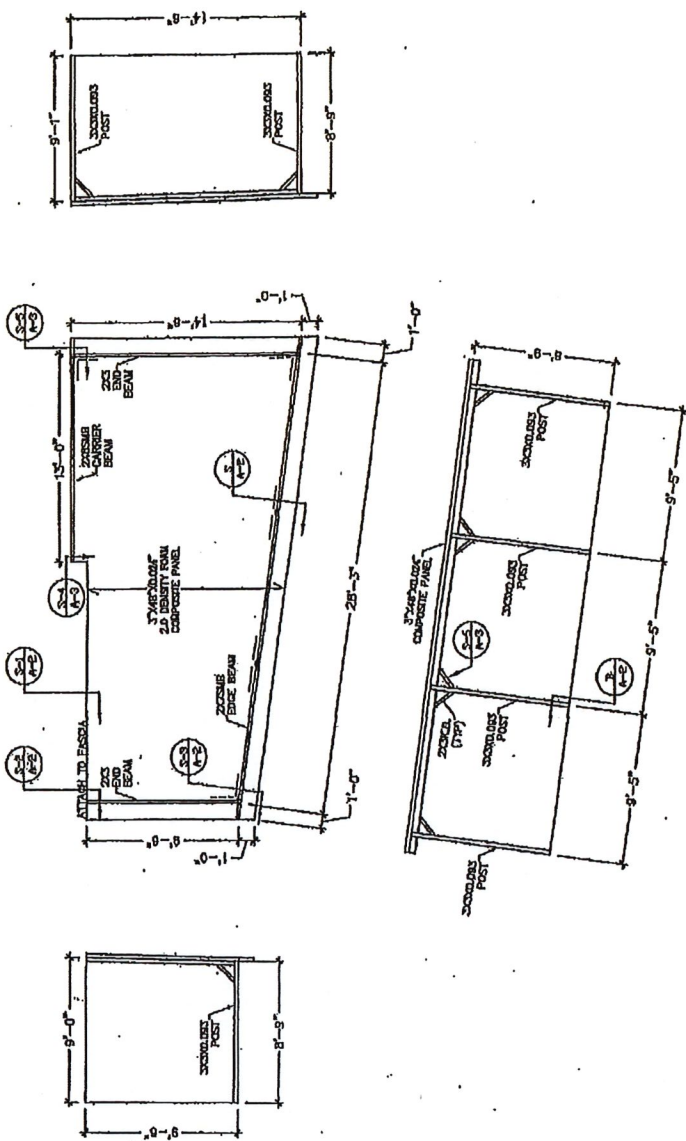
Specifications:
 The following specifications are applicable to this project:
 1. All work shall be in accordance with the 2010 Florida Building Code and any other applicable local codes and regulations.
 2. Aluminum extrusions shall be 6063-T5 alloy. Due to quality control issues, no aluminum extrusions shall be acceptable without the approval of the architect and engineer.
 3. Screen Mesh shall be 20 mesh galvanized steel wire mesh. Any other material must be approved.
 4. Fasteners are required to corrosion resistant, minimum SAE Grade 2, or better steel plated to ASTM B653, or coated stainless steel series 316L, or coated stainless steel series 400.
 5. All SMT Milling Beam Sections must be attached with either 3/4" x 6" x 6" 20mm wide and 3/4" nominal height of 6063-T5 alloy steel and 1/2" x 2" x 1/2" bolts.
 6. Where the contractor is required to use other materials, the contractor shall be approved by one or more regulatory agency, the following specifications are applicable:
 a. Concrete shall conform to ASTM C39 for the following requirements:
 1. Portland Cement Type I - ASTM C 150
 2. Aggregates - Inga-Aggregates 24" max - ASTM C 33
 3. Air containing 4-14% - ASTM C 260
 4. Fly Ash containing 15-25% - ASTM C 94
 5. Chloride ion content - ASTM C 114
 6. Other materials not permitted
 b. Metal accessories shall conform to:
 1. Fastening Bolts - ASTM A325, grade 6
 2. Welded wire fabric - ASTM A185
 3. Concrete slurry at finishing clearance less than 3" or more than 5". Where added after batching it is not permitted.
 4. Repairs and patch concrete per ASTM C 1171. Concrete includes Manual per ASTM C 1171.
 5. All concrete shall be tested for weather resistance.
 c. Prior to placing concrete, form the entire substructure area for verticality (or compliance with the FBC).
 d. Concrete shall be placed over a polyethylene vapor barrier.
 e. All aluminum components embedded within concrete shall be coated with a minimum paint or epoxy.
 7. All finishing and waterproofing shall be provided by the contractor.
 8. Draw location shall be determined by contractor at the job.
 9. Design and engineering.

WIND SPEED AND EXPOSURE HAVE BEEN DETERMINED USING THE ADVANCED TECHNOLOGY COUNCIL'S WEBSITE AND GOOGLE EARTH.



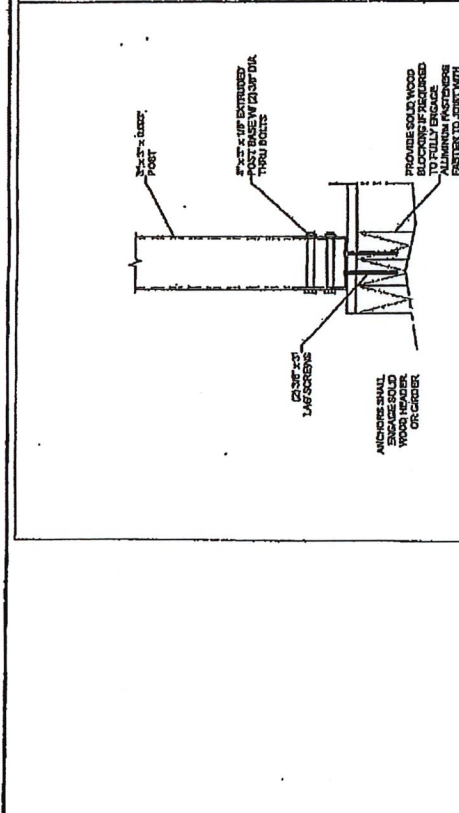
ENGINEER OF RECORD
SUNCAST ALUMINUM ENGINEERING, LLC.
 1515 SOUTH STREET (NORTH SHORE) 301
 ALA BLDG #110
 FORT PIERCE, FL 34902
 TEL: (772) 338-9200
 FAX: (772) 338-9204
 LICENSE NUMBER: 61009
 STEVEN MORAGA, P.E.
 LICENSE NUMBER: 49043
 THOMAS P. ARNETT, P.E.
 LICENSE NUMBER: 48043

PROJECT ADDRESS:
 POWELL
 026 NORTH 2ND ST
 FORT PIERCE
 FL 34902
DRAWN BY: MC
DATE DRAWN: 08/17/17
REVISION:
 A
 A
 A
SHEET NO.: A-1

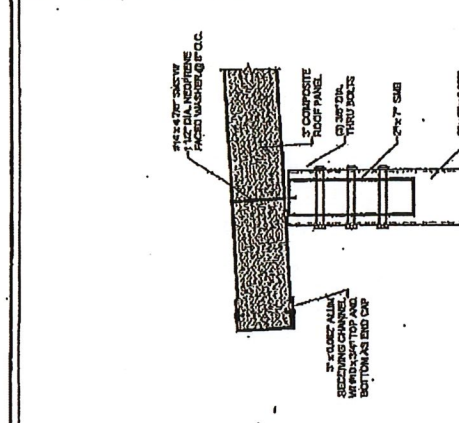


ALUMINUM MEMBERS DIMENSIONS

BELLOW SECTIONS	
2x2	2" x 2" x 0.045"
2x2	2" x 2" x 0.050"
2x2	2" x 2" x 0.055"
2x2	2" x 2" x 0.060"
2x2	2" x 2" x 0.065"
2x2	2" x 2" x 0.070"
2x2	2" x 2" x 0.075"
2x2	2" x 2" x 0.080"
2x2	2" x 2" x 0.085"
2x2	2" x 2" x 0.090"
2x2	2" x 2" x 0.095"
2x2	2" x 2" x 0.100"
2x2	2" x 2" x 0.105"
2x2	2" x 2" x 0.110"
2x2	2" x 2" x 0.115"
2x2	2" x 2" x 0.120"
2x2	2" x 2" x 0.125"
2x2	2" x 2" x 0.130"
2x2	2" x 2" x 0.135"
2x2	2" x 2" x 0.140"
2x2	2" x 2" x 0.145"
2x2	2" x 2" x 0.150"
2x2	2" x 2" x 0.155"
2x2	2" x 2" x 0.160"
2x2	2" x 2" x 0.165"
2x2	2" x 2" x 0.170"
2x2	2" x 2" x 0.175"
2x2	2" x 2" x 0.180"
2x2	2" x 2" x 0.185"
2x2	2" x 2" x 0.190"
2x2	2" x 2" x 0.195"
2x2	2" x 2" x 0.200"
2x2	2" x 2" x 0.205"
2x2	2" x 2" x 0.210"
2x2	2" x 2" x 0.215"
2x2	2" x 2" x 0.220"
2x2	2" x 2" x 0.225"
2x2	2" x 2" x 0.230"
2x2	2" x 2" x 0.235"
2x2	2" x 2" x 0.240"
2x2	2" x 2" x 0.245"
2x2	2" x 2" x 0.250"
2x2	2" x 2" x 0.255"
2x2	2" x 2" x 0.260"
2x2	2" x 2" x 0.265"
2x2	2" x 2" x 0.270"
2x2	2" x 2" x 0.275"
2x2	2" x 2" x 0.280"
2x2	2" x 2" x 0.285"
2x2	2" x 2" x 0.290"
2x2	2" x 2" x 0.295"
2x2	2" x 2" x 0.300"
2x2	2" x 2" x 0.305"
2x2	2" x 2" x 0.310"
2x2	2" x 2" x 0.315"
2x2	2" x 2" x 0.320"
2x2	2" x 2" x 0.325"
2x2	2" x 2" x 0.330"
2x2	2" x 2" x 0.335"
2x2	2" x 2" x 0.340"
2x2	2" x 2" x 0.345"
2x2	2" x 2" x 0.350"
2x2	2" x 2" x 0.355"
2x2	2" x 2" x 0.360"
2x2	2" x 2" x 0.365"
2x2	2" x 2" x 0.370"
2x2	2" x 2" x 0.375"
2x2	2" x 2" x 0.380"
2x2	2" x 2" x 0.385"
2x2	2" x 2" x 0.390"
2x2	2" x 2" x 0.395"
2x2	2" x 2" x 0.400"
2x2	2" x 2" x 0.405"
2x2	2" x 2" x 0.410"
2x2	2" x 2" x 0.415"
2x2	2" x 2" x 0.420"
2x2	2" x 2" x 0.425"
2x2	2" x 2" x 0.430"
2x2	2" x 2" x 0.435"
2x2	2" x 2" x 0.440"
2x2	2" x 2" x 0.445"
2x2	2" x 2" x 0.450"
2x2	2" x 2" x 0.455"
2x2	2" x 2" x 0.460"
2x2	2" x 2" x 0.465"
2x2	2" x 2" x 0.470"
2x2	2" x 2" x 0.475"
2x2	2" x 2" x 0.480"
2x2	2" x 2" x 0.485"
2x2	2" x 2" x 0.490"
2x2	2" x 2" x 0.495"
2x2	2" x 2" x 0.500"
2x2	2" x 2" x 0.505"
2x2	2" x 2" x 0.510"
2x2	2" x 2" x 0.515"
2x2	2" x 2" x 0.520"
2x2	2" x 2" x 0.525"
2x2	2" x 2" x 0.530"
2x2	2" x 2" x 0.535"
2x2	2" x 2" x 0.540"
2x2	2" x 2" x 0.545"
2x2	2" x 2" x 0.550"
2x2	2" x 2" x 0.555"
2x2	2" x 2" x 0.560"
2x2	2" x 2" x 0.565"
2x2	2" x 2" x 0.570"
2x2	2" x 2" x 0.575"
2x2	2" x 2" x 0.580"
2x2	2" x 2" x 0.585"
2x2	2" x 2" x 0.590"
2x2	2" x 2" x 0.595"
2x2	2" x 2" x 0.600"
2x2	2" x 2" x 0.605"
2x2	2" x 2" x 0.610"
2x2	2" x 2" x 0.615"
2x2	2" x 2" x 0.620"
2x2	2" x 2" x 0.625"
2x2	2" x 2" x 0.630"
2x2	2" x 2" x 0.635"
2x2	2" x 2" x 0.640"
2x2	2" x 2" x 0.645"
2x2	2" x 2" x 0.650"
2x2	2" x 2" x 0.655"
2x2	2" x 2" x 0.660"
2x2	2" x 2" x 0.665"
2x2	2" x 2" x 0.670"
2x2	2" x 2" x 0.675"
2x2	2" x 2" x 0.680"
2x2	2" x 2" x 0.685"
2x2	2" x 2" x 0.690"
2x2	2" x 2" x 0.695"
2x2	2" x 2" x 0.700"
2x2	2" x 2" x 0.705"
2x2	2" x 2" x 0.710"
2x2	2" x 2" x 0.715"
2x2	2" x 2" x 0.720"
2x2	2" x 2" x 0.725"
2x2	2" x 2" x 0.730"
2x2	2" x 2" x 0.735"
2x2	2" x 2" x 0.740"
2x2	2" x 2" x 0.745"
2x2	2" x 2" x 0.750"
2x2	2" x 2" x 0.755"
2x2	2" x 2" x 0.760"
2x2	2" x 2" x 0.765"
2x2	2" x 2" x 0.770"
2x2	2" x 2" x 0.775"
2x2	2" x 2" x 0.780"
2x2	2" x 2" x 0.785"
2x2	2" x 2" x 0.790"
2x2	2" x 2" x 0.795"
2x2	2" x 2" x 0.800"
2x2	2" x 2" x 0.805"
2x2	2" x 2" x 0.810"
2x2	2" x 2" x 0.815"
2x2	2" x 2" x 0.820"
2x2	2" x 2" x 0.825"
2x2	2" x 2" x 0.830"
2x2	2" x 2" x 0.835"
2x2	2" x 2" x 0.840"
2x2	2" x 2" x 0.845"
2x2	2" x 2" x 0.850"
2x2	2" x 2" x 0.855"
2x2	2" x 2" x 0.860"
2x2	2" x 2" x 0.865"
2x2	2" x 2" x 0.870"
2x2	2" x 2" x 0.875"
2x2	2" x 2" x 0.880"
2x2	2" x 2" x 0.885"
2x2	2" x 2" x 0.890"
2x2	2" x 2" x 0.895"
2x2	2" x 2" x 0.900"
2x2	2" x 2" x 0.905"
2x2	2" x 2" x 0.910"
2x2	2" x 2" x 0.915"
2x2	2" x 2" x 0.920"
2x2	2" x 2" x 0.925"
2x2	2" x 2" x 0.930"
2x2	2" x 2" x 0.935"
2x2	2" x 2" x 0.940"
2x2	2" x 2" x 0.945"
2x2	2" x 2" x 0.950"
2x2	2" x 2" x 0.955"
2x2	2" x 2" x 0.960"
2x2	2" x 2" x 0.965"
2x2	2" x 2" x 0.970"
2x2	2" x 2" x 0.975"
2x2	2" x 2" x 0.980"
2x2	2" x 2" x 0.985"
2x2	2" x 2" x 0.990"
2x2	2" x 2" x 0.995"
2x2	2" x 2" x 1.000"



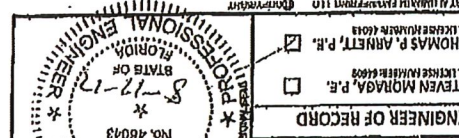
S-1 COMPOSITE PANEL TO FASCIA DETAIL
SCALE: 1/8" = 1'-0"



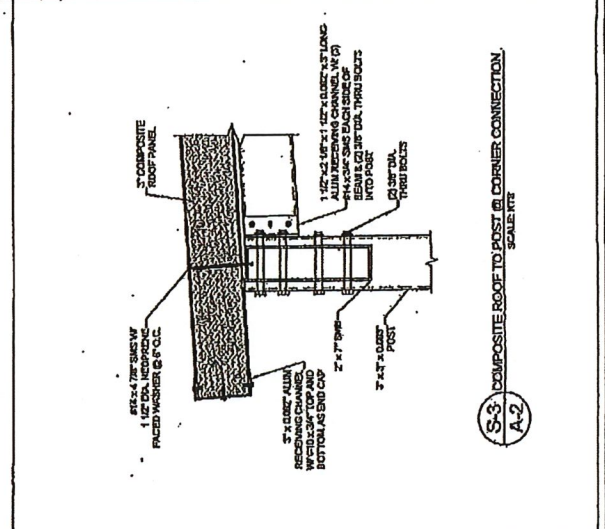
B 3" x 3" POST TO WOOD CONNECTION DETAIL
SCALE: 1/8" = 1'-0"



S-2 BEAM TO POST STRUCTURE ATTACHMENT DETAIL
SCALE: 1/8" = 1'-0"



S RISER PAN ROOF TO POST CONNECTION
SCALE: 1/8" = 1'-0"



S-3 COMPOSITE ROOF TO POST @ CORNER CONNECTION
SCALE: 1/8" = 1'-0"

ALUMINUM MEMBERS DIMENSIONS

ENGINEER OF RECORD
 STEVEN MORAGA, P.E.
 THOMAS P. ARNETT, P.E.

ENGINEERING, LLC
 1100 WEST NORTH AVENUE, SUITE 101
 GAINESVILLE, FL 32609
 TEL: (352) 383-0000
 FAX: (352) 383-0000
 FLORIDA LICENSE NO. 22111

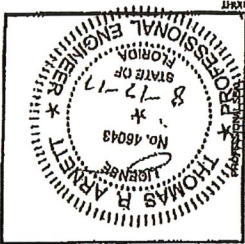
PROJECT ADDRESS:
 POWELL, FORT PIERCE
 FORT PIERCE
 826 NORTH 2ND ST
 FORT PIERCE, FL 34980

DRAWN BY: MIC
DATE DRAWN: 08/17/17
REVISION:

PROFESSIONAL ENGINEER
 THOMAS P. ARNETT
 No. 46043
 STATE OF FLORIDA

PRINT NO: A-2

NOT TO BE PROMINENTLY DISPLAYED IN ANY MANNER OR REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



ENGINEER OF RECORD
 STEVEN MORAGA, P.E.
 LICENSE NUMBER 61603
 THOMAS P. ARNETT, P.E.
 LICENSE NUMBER 46043

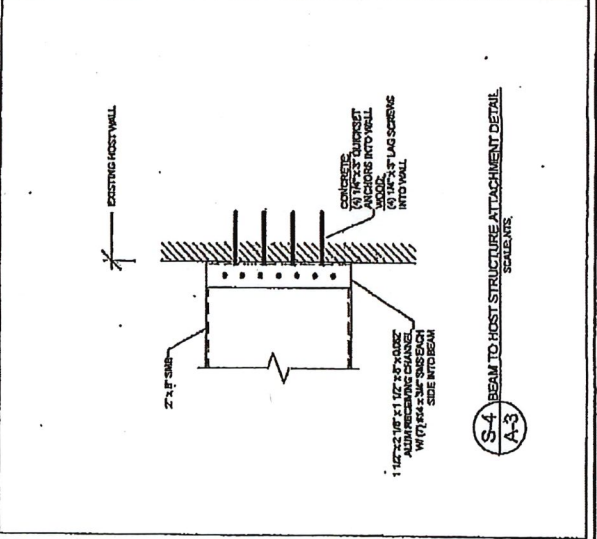
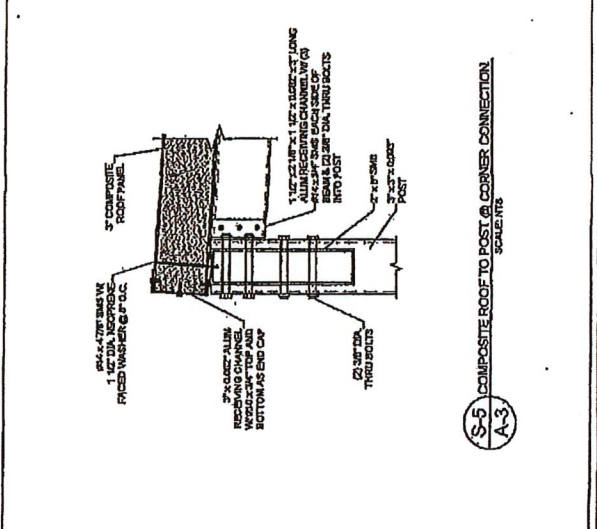
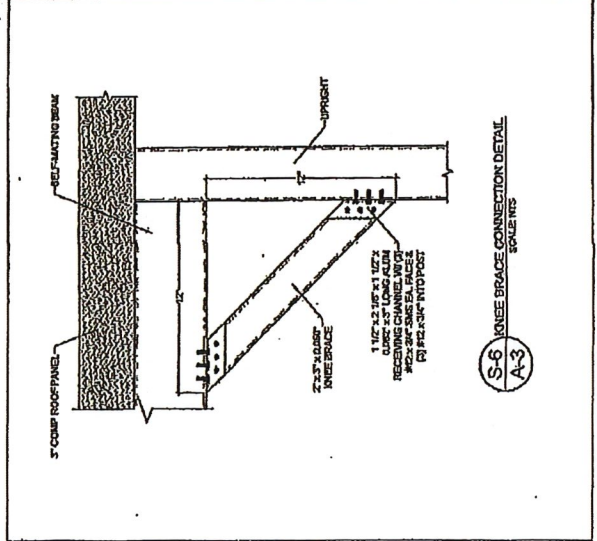
SUNCAST ALUMINUM
 ENGINEERING, LLC.
 15600 111 STREET NORTH SUITE 101
 CLEARWATER FL 34615
 TEL (813) 552-9000
 FAX (813) 552-9003
 WWW.SUNCASTALUM.COM

PROJECT ADDRESS:
 POWELL
 208 NORTH 2ND ST
 FORT PIERCE
 FL 34950

DRAWN BY JMC
 DATE DRAWN 08/17/17
 REVISION

SHEET NO. A-3

A-3





Sent from my iPhone

LOW GR ROOF TO BE REPLACED

SOUTH SIDE



SOUTH SIDE



ROOF TO BE REPLACED TO MATCH EXISTING

SOUTH SIDE



[Tap to Download](#)

IMG_2851.JPG

2.8 MB

Sent from my iPhone

EAST SIDE

From: Ron Raymond ronraymond528@icloud.com
Subject: Restaurant roof
Date: Sep 21, 2017, 5:46:10 PM
To: raymond24@bellsouth.net



EXISTING ROOF OVER BAR

NORTH SIDE.

Historic Preservation Board

7.b.

Meeting Date: 10/23/2017

Information

REQUESTED ACTION

Sunshine Law Review

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/16/2017 11:15 AM

Final Approval Date: 10/16/2017