

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 22, 2018 - 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 December 19, 2017 meeting**
6. **PUBLIC HEARINGS**
7. **NEW BUSINESS**
 - a. Certificate of Appropriateness 17-87 - New Roof - 606 S 8th Street.
 - b. Certificate of Appropriateness 17-89 - Demolition - 435 N 7th Street.
 - c. Certificate of Appropriateness 17-90 - Demolition - 528 N 12th Street.
 - d. Certificate of Appropriateness 17-93 - New Roof - 1313 Delaware Avenue.
 - e. Certificates of Appropriateness Administratively Approved - December 2017.
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: 01/22/2018

Information

REQUESTED ACTION

Minutes from the December 19, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board minutes 12/19/17

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/20/2017 11:45 AM

Final Approval Date: 01/02/2018

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON TUESDAY, DECEMBER 19, 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: **Charlie Hayek; Suzanne Boardman; Michael Broderick; Holly Theuns; Patrick Small; Paul Sampson, Chairman**

Absent: **Peggy Harris-Smith; Jared Osteen**

Staff Present: **Iola Mosley, Senior Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant**

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

Mr. Small was made a regular voting member for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the November 28, 2017 meeting

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the November 28, 2017 meeting.

AYE: Suzanne Boardman, Michael Broderick, Holly Theuns, Patrick Small, Charlie Hayek, Chairman Paul Sampson

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-86 - Demolition - 1002 Avenue E**

Ms. Lewicka gave an overview of the application. John Jacobs, Applicant, provided additional information on the deterioration of the building and answered questions from the Board.

Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve COA 17-86 for demolition of one residential structure on the property.

AYE: Michael Broderick, Holly Theuns, Patrick Small, Charlie Hayek, Suzanne Boardman, Chairman Paul Sampson

Passed

b. **Certificate of Appropriateness 17-87 - Roof - 606 S. 8th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding previous roof permits and roof repairs.

Michael McLeod and Cathy Wassylenko spoke against a complete roof tear off of the existing material.

The Board discussed needing photographs to explain why the roof needs to be replaced.

Motion was made by Charlie Hayek, and seconded by Michael Broderick to table the item to the next Historic Preservation Board meeting so the homeowner has time to substantiate the extent of the damage to his roof deck and ceilings.

AYE: Holly Theuns, Patrick Small, Charlie Hayek, Suzanne Boardman, Michael Broderick, Chairman Paul Sampson

Passed

7. **NEW BUSINESS**

- a. Administrative Certificates of Appropriateness - November 2017

8. **CONSIDERATION OF ABSENCES**

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the absences of Ms. Harris and Mr. O'steen.

AYE: Patrick Small, Charlie Hayek, Suzanne Boardman, Michael Broderick, Holly Theuns, Chairman Paul Sampson

Passed

9. **ADJOURNMENT**

Historic Preservation Board

7.a.

Meeting Date: 01/22/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 17-87 - New Roof - 606 S 8th Street.

LOCATION

606 S 8th Street (Parcel ID: 2410-709-0082-000-9)

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: 01/12/2018

Started On: 01/12/2018 12:36 PM



JANUARY 22, 2017
(TABLED FROM 12/19/2017)

COA 17-87

Owner

John B Allman

Applicant

John B Allman

Location

606 S 8th Street

Parcel

2410-709-0082-000-9

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

Consideration of an approval for replacement of the existing metal shingle roof with 5V Crimp metal roof.

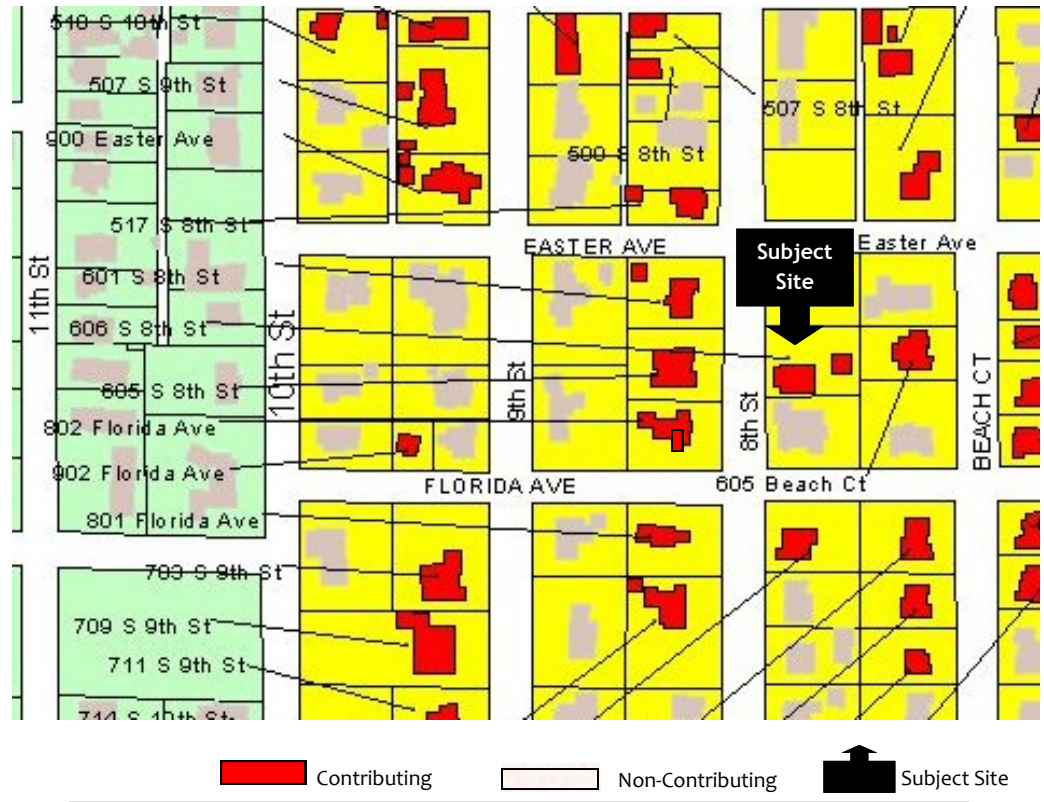
Recommendation

Denial or approval with condition.

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



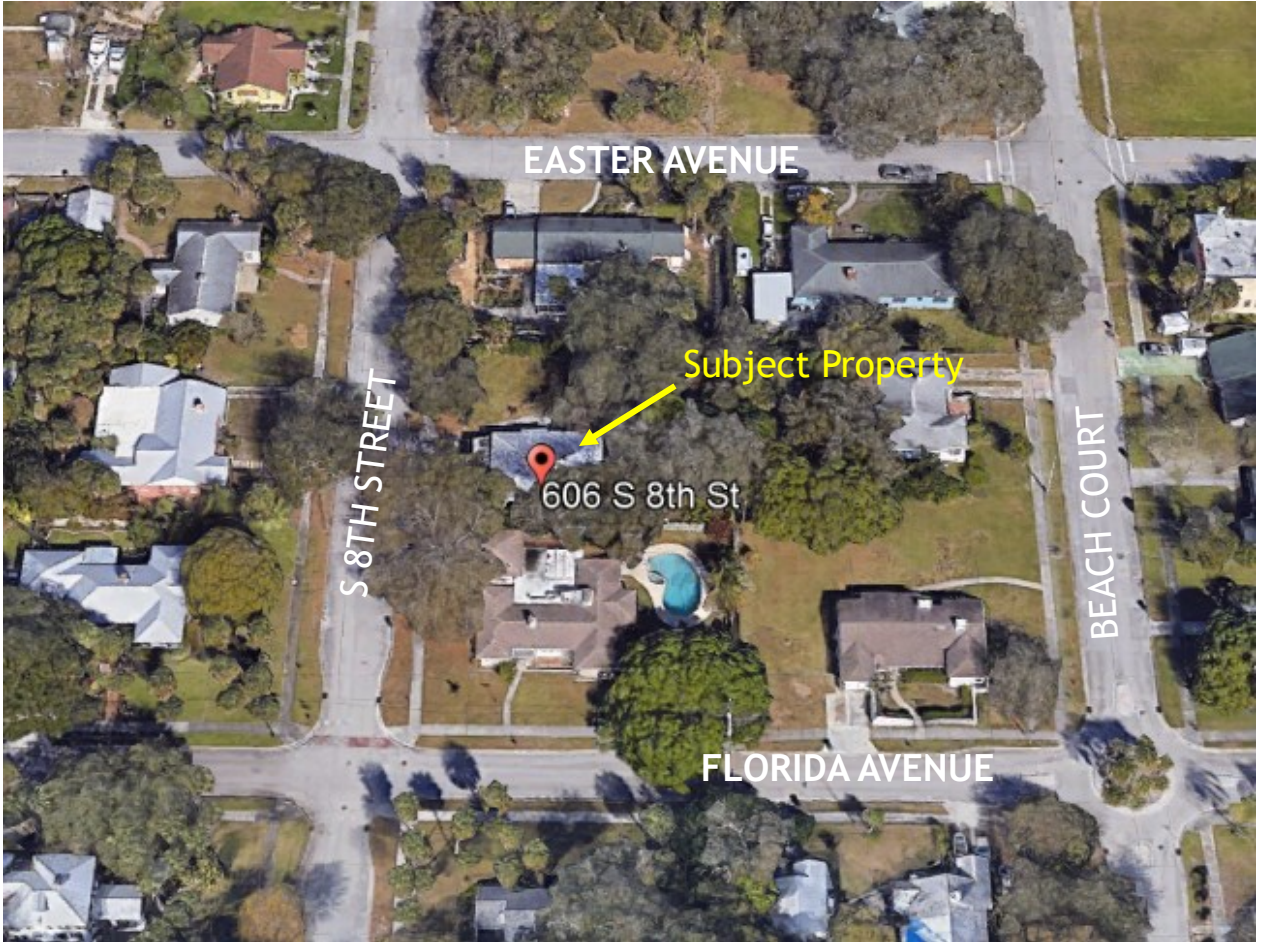
HISTORY

The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1920 and the Florida master Site File indicates a construction date of 1924.

12/19/2017 - HPB decided to table the review of the COA Application for replacement of the existing roof to give the homeowner additional time to substantiate the extent of the damage to roof deck and ceilings.

ARCHITECTURAL SIGNIFICANCE

This is a one-story Frame Vernacular residential building. The notable architectural features include a hip roof, entrance porch with hip roof and wood posts, and drop siding exterior wall fabric.



Aerial view/location of the property



8th Street façade

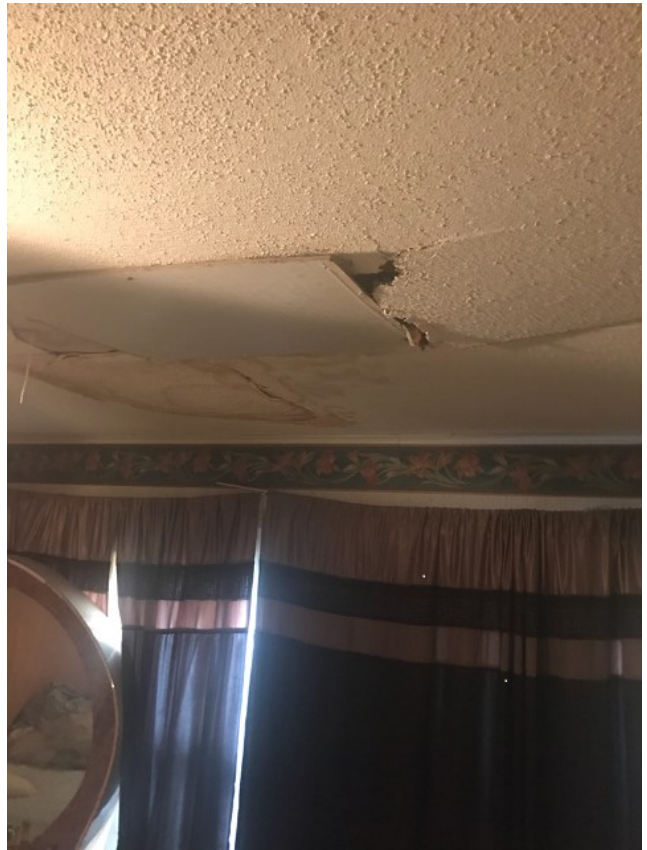
Staff Analysis and Recommendations

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.



Front façade



New pictures provided by the applicant showing the inside damage caused by the roof leaks.



A brief survey of the historic structures in the immediate vicinity of the subject structure reveal the preservation of several dimensional shingle roofs, as well as the replacement of shingle roofs with 5V Crimp Metal Panels.



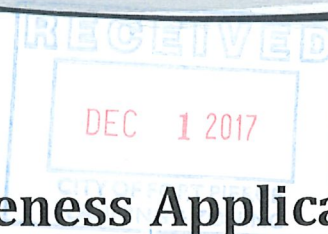
Staff Recommendation

Identifying, retaining, and preserving roof materials are extremely important in defining a building's overall historic character. The replacement of the existing metal shingle roof with 5V Crimp metal roof alters the design and presents conflicts with the architectural and historical aesthetics of the structure. As stated in the Secretary of the Interior's Standards for Rehabilitation "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".

The request to replace the existing metal shingle roof with 5V Crimp Metal Panels presents a conflict with Secretary of Interior Standards, therefore staff recommends that the Board deny the request or condition the request approval upon the utilization of metal shingles.



North side façade



Bldg. Permit # _____

COA# 17-87

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: _____

606 S. 8th Street Ft. Pierce

Parcel ID #: _____

Type of Designation:

- Contributing Non-contributing Site within the X Historic District
- Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): _____

John B. Allman

Mailing Address: _____

45 Rio Vista Dr. Stuart Fla. 34996

Phone Number(s): _____

772-260-9670

Email: _____

JBA TAA 1525 at A.O.C.

Applicant

Name(s): _____

Same

Mailing Address: _____

Phone Number(s): _____

Email: _____

Representative

Name(s): _____

Same

Mailing Address: _____

Phone Number(s): _____

Email: _____

COBUILDFERS 156@A1100.COM

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

I / We, _____

John B. Allman

as Owner(s) of the subject property do

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

John B. Allman
Signature of Owner

Dec. 1, 2017
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) replace roof

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: tear off ~~South DEPT~~ Entire roof, redeck with 5/8th plywood Any needed & replace with 5v Crimp metal roofing.

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.

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

Property Identification

Site Address: 606 S 8th ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: R1

Parcel ID: 2410-709-0082-000-9
 Account #: 23696
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Teddy A Allman (TR)
 John B Allman (TR)
 45 Rio Vista Dr
 Stuart, FL 34996

Legal Description

OAKLAND PARK BLK 10 LOTS 6 AND 7 ANDW 1/2 OF VAC ALLEY ON E (MAP 24/10F) (OR 2499-1369)

Current Values

Just/Market Value: \$83,400
 Assessed Value: \$76,718
 Exemptions: \$0
 Taxable Value: \$76,718

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,890
 Gross Area (SF): 2,836
 Land Size (acres): 0.31
 Land Size (SF): 13,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2006	2499 / 1369	XX00	WD	Fetterly ,Mary A	\$188,000
Oct 23, 2001	1448 / 2336	XX00	WD	Swartz I,Sylvia	\$111,000
Mar 29, 1989	0630 / 2149	XX00	WD	Mary Ann Moser	\$54,500
Jan 13, 1989	0624 / 0347	XX01	QC	Robert E Moser	\$100
Aug 1, 1985	0474 / 1376	XX00	CV		\$44,500
May 1, 1985	0465 / 0469	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 1,890 SF

Gross Total Area: 2,353 SF

Exterior Data

View:
 Building Type: HC-
 Grade: C-
 Story Height: 1 Story

Roof Cover: Fibrglss Shg
 Year Built: 1920
 Effective Year: 1970
 No. Units: 1

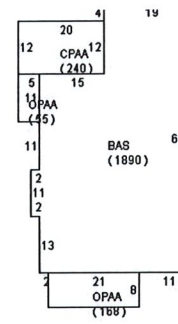
Roof Structure: Hip
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

Bedrooms: 4
 Full Baths: 2
 Half Baths: 0
 A/C %: 0%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1890	1890	196
CPAA	Carport Attached Average	240	0	64
OPAA	Open Porch Attached Average	223	0	90

Building Information (2 of 2)

Finished Area: 0 SF

Gross Total Area: 483 SF

Exterior Data

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

Roof Cover: Fibrglss Shg
 Year Built: 1970
 Effective Year: 1970
 No. Units: 0

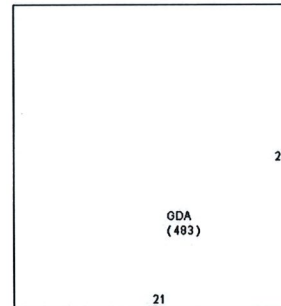
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

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	483	0	88

Special Features and Yard Items


Type	Qty	Units	Year Blt
Driv-Concret	1	720	1920
WOOD FEN 6'	1	30	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$66,600					
Land:	\$16,800					
Just/Market:	\$83,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$6,682					
Assessed:	\$76,718					
Exemption(s):	\$0					
Taxable:	\$76,718					

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	\$83,400	\$76,718	\$0	\$76,718
2016	\$73,500	\$69,744	\$0	\$69,744
2015	\$67,000	\$63,404	\$0	\$63,404

Permits

Number	Issue Date	Description	Amount	Fee
F91000919	Jul 12, 1991	Roof	\$1,850	\$1,850
F93-001406	Oct 21, 1993	Alterations/Remodeling	\$10,000	\$10,000
F96-001120	Sep 18, 1996	Shed	\$3,150	\$3,150
F97-000696	Jul 8, 1997	Alterations/Remodeling	\$10,000	\$10,000
RF20051836	May 5, 2005	Roof	\$2,434	\$50

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.
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Historic Preservation Board

7.b.

Meeting Date: 01/22/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 17-89 - Demolition - 435 N 7th Street.

LOCATION

435 N 7th Street (Parcel ID: 2410-601-0181-000-2)

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: 01/12/2018

Started On: 01/12/2018 11:18 AM



JANUARY 22, 2018

COA 17-89

Owner

St Lucie County

Applicant

St Lucie County

Location

435 N 7th Street

Parcel ID

2410-601-0181-000-2

Historic Status

This building is a non-contributing structure located in the Lincoln Park Historic District.

Requested Action

Requesting demolition of one (1) commercial structure.

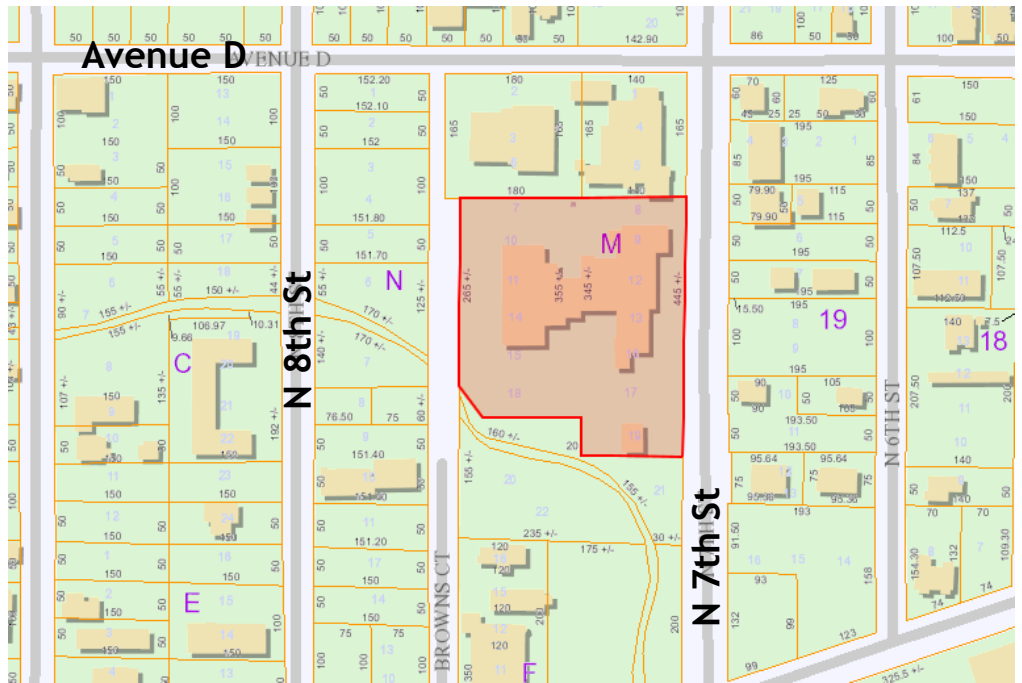
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

HISTORY

1957 The St. Lucie County Property Appraiser’s Record Card indicates the structure was built in 1957.

18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No, 02-40. Structure was listed as non-contributing.

2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

ARCHITECTURAL SIGNIFICANCE

The subject building is considered noncontributing structure in the Lincoln Park Historic District as it lacks historical or architectural significance.



Site Location



Structure to be Demolished
Front Façade

STAFF ANALYSIS

The subject property is a governmental / public use which features 2.3 acres lot, and 20, 558 sq ft structure built in 1957. The property zoning is General Commercial (C-3).



South Side Aerial View
of the Subject Structure

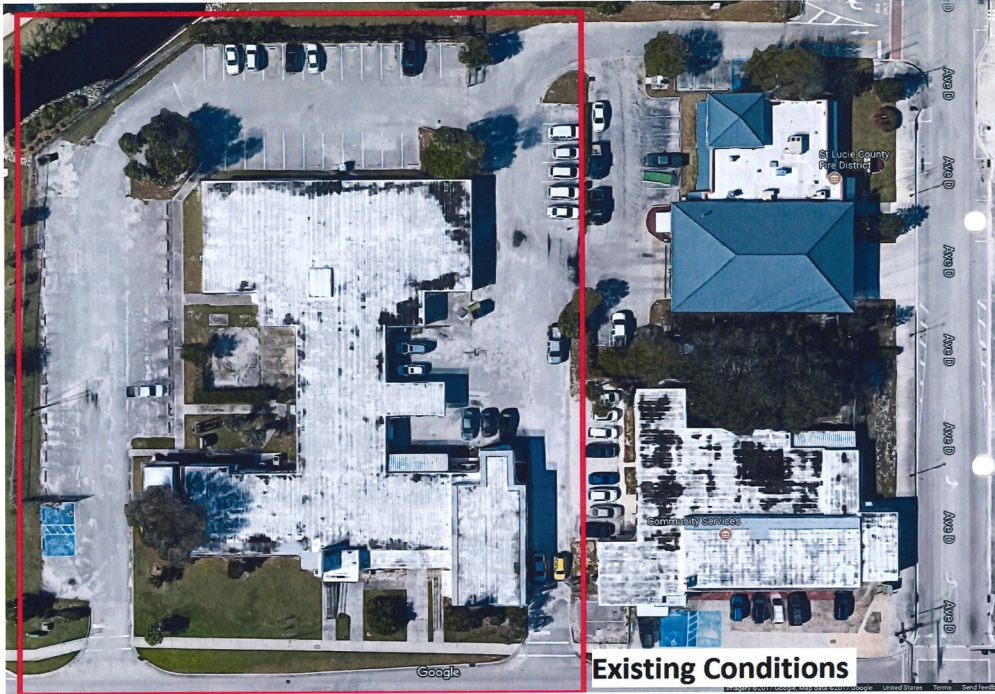
Criteria for Demolition (23-49): 435 N 7th St.	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is listed as a noncontributing in the Lincoln Park Historic District.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	There is no significant design or craftsmanship present.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure lacks historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure does not contribute to the historic character of a designated 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?	The structure lacks historical or architectural significance.	Yes
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?	All demolition debris will be removed from the site.	Yes



7th Avenue View



North Side Views of the Subject Structure



STAFF RECOMMENDATION

The application meets criteria A, B, C, D, E and F for demolition of a structure within a designated historic district, therefore staff recommends approval of the demolition request.



Bldg. Permit # _____

COA# 17-89

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 435 N 7th St, Fort Pierce, FL 34950
 Parcel ID #: 2410-601-0181-000-2
 Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
 Name(s): St Lucie County
 Mailing Address: 2300 Virginia Ave Fort Pierce, FL 34982
 Phone Number(s): 772-216-0168 Email: ClasbyJ@StLucieCo.Org

Applicant
 Name(s): St Lucie County
 Mailing Address: 2300 Virginia Ave Fort Pierce, FL 34982
 Phone Number(s): 772-216-0168 Email: ClasbyJ@StLucieCo.Org

Representative
 Name(s): St Lucie County
 Mailing Address: 2300 Virginia Ave Fort Pierce, FL 34982
 Phone Number(s): 772-216-0168 Email: ClasbyJ@StLucieCo.Org

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, St Lucie County as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

12-12-17
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: _____

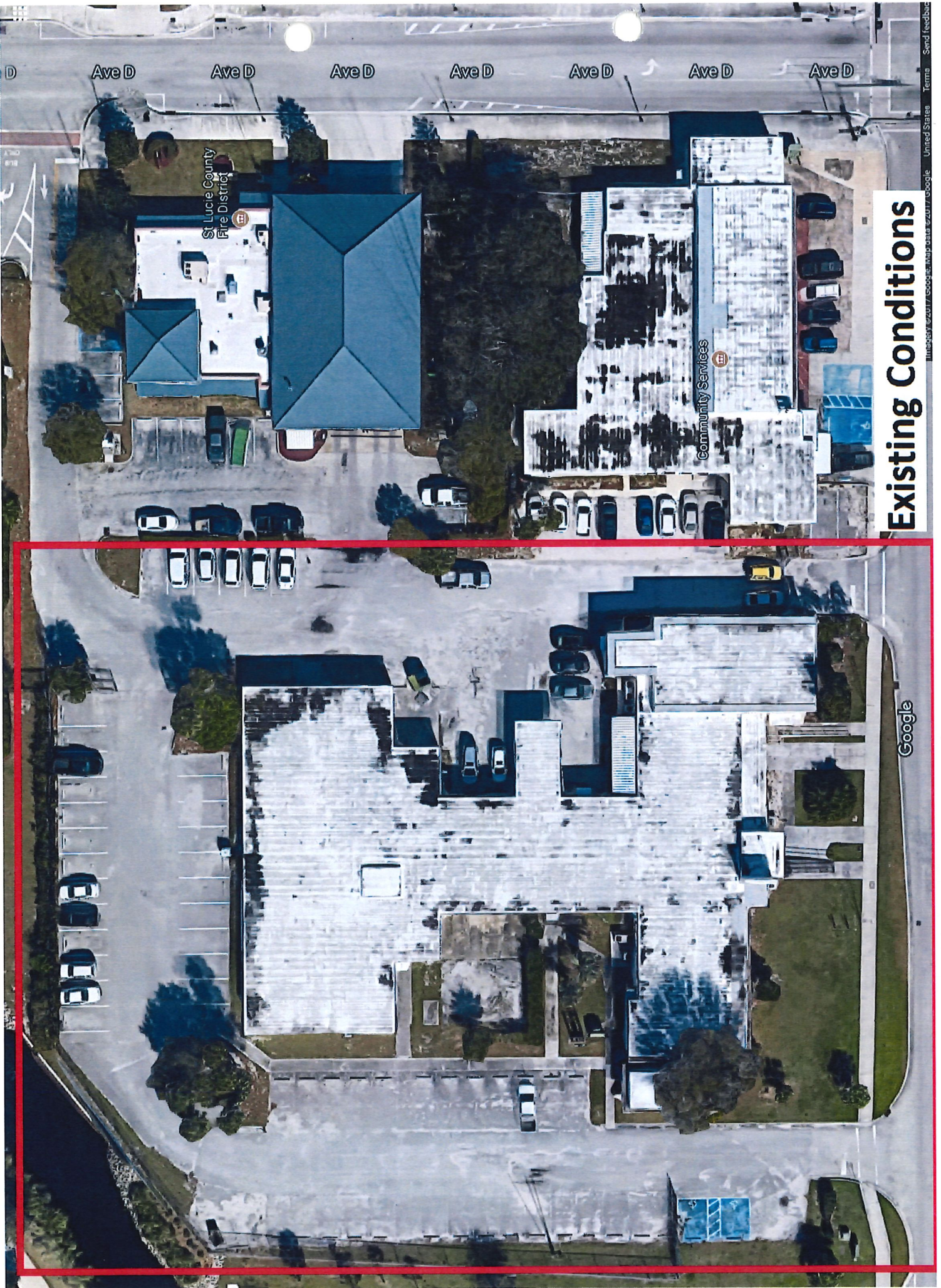
The complete demolition and removal of all buildings, slabs, foundations, and other debris on site within the scope of this project's demolition permit.

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.



Existing Conditions

Google



Proposed Site Plan

Google

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

Property Identification

Site Address: 435 N 7th ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: C3

Parcel ID: 2410-601-0181-000-2
 Account #: 23277
 Use Type: 8600
 Jurisdiction: Fort Pierce

Ownership

St Lucie County
 %Management & Budget
 2300 Virginia Ave
 Fort Pierce, FL 34982

Legal Description

FEE AND MAY'S RE-S/D BLK M LOTS 7 AND 8-LESS N 15 FT- AND ALL LOTS 9-22 INCL AND THAT PART OF VAC ALLEY AS IN VAC ORD I-286 AS IN OR 594-1186 AND LESS THAT PART MPDAF IN OR 2868-1582 (2.3 AC - 100188 SF) (OR 625-2166)

Current Values

Just/Market Value: \$1,093,500
 Assessed Value: \$1,093,500
 Exemptions: \$1,093,500
 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): 20,558
 Gross Area (SF): 21,749
 Land Size (acres): 2.3
 Land Size (SF): 100,188

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 1, 1989	0625 / 2166	XX01	WD		\$100

Building Information (1 of 1)

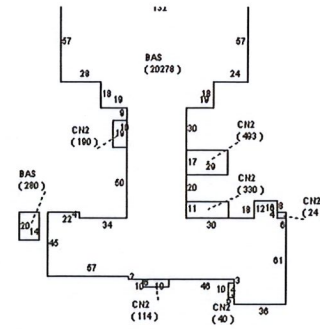
Finished Area: 20,558 SF
 Gross Total Area: 21,749 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1957	Frame:
Grade: Y_C	Effective Year: 1995	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	20558	20558	1044
CN2	CANOPY	1191	0	330

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRET RAMP	1	390	1977
ASP2 LOW	1	21504	1977
CHAINLINK 8'	1	235	1998

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$993,300	2017		8500	St Lucie County	\$1,093,500
Land:	\$100,200					
Just/Market:	\$1,093,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$1,093,500					
Exemption(s):	\$1,093,500					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
------------	------------	-------	-------------	--------

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	\$1,093,500	\$1,093,500	\$1,093,500	\$0
2016	\$1,105,000	\$1,105,000	\$1,105,000	\$0
2015	\$1,125,500	\$1,125,500	\$1,125,500	\$0

Permits

Number	Issue Date	Description	Amount	Fee
C21-040420	May 17, 2001	Alterations/Remodeling	\$354,000	\$0
F99-000002	Jan 7, 2000	Roof	\$35,740	\$0

Permit ID	Issue Date	Conditioning	Value	Value
F96-000574	May 17, 1996	Conditioning		
F98-000579	May 12, 1998	Roof	\$32,485	\$32,485
F99-001173	Sep 24, 1999	Fence	\$2,193	\$2,193
F01-00001411	Oct 29, 2001	Roof	\$114,583	\$114,583
F02-279	Mar 11, 2002	Fence	\$2,367	\$75
BP09-2272	Feb 3, 2010	Alterations/Remodeling	\$11,250	\$238
		Demolition	\$0	\$275

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.
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Historic Preservation Board

7.c.

Meeting Date: 01/22/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 17-90 - Demolition - 528 N 12th Street.

LOCATION

528 N 12th Street (Parcel ID: 2409-501-0086-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Inspection Report
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 01/12/2018

Started On: 01/12/2018 10:21 AM



JANUARY 22, 2018

COA 17-90

Owner

Dwayne Fennell

Applicant

Dwayne Fennell

Location

528 N 12th Street

Parcel ID

2409-501-0086-000-5

Historic Status

This building is a non-contributing structure located in the Lincoln Park Historic District.

Requested Action

Requesting demolition of one (1) residential structure.

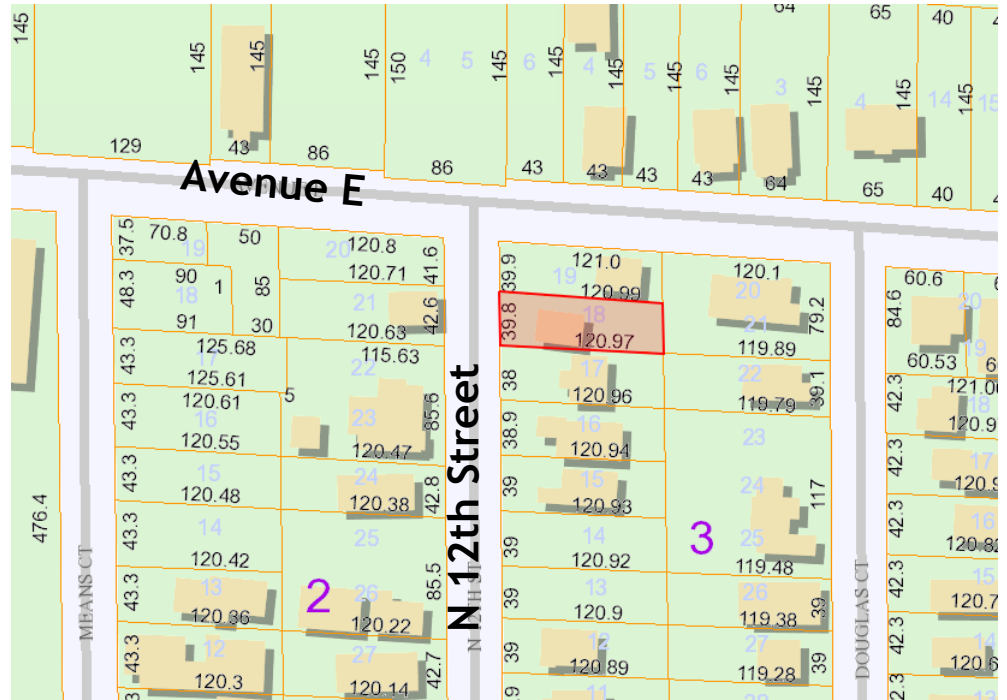
Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

HISTORY

1937/1947 The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1947 and the Florida Master Site File indicates a construction date of 1937.

18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No, 02-40. Structure was listed as non-contributing.

2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

ARCHITECTURAL SIGNIFICANCE

This one-story wood frame building represents the Frame Vernacular Style expressed by rectangular floor plan, sheet metal gable roof, concrete bloc piers foundation and off-centered 1-leaf door.



Site Location



Structure to be demolished
View from N 12th Street

STAFF ANALYSIS

The subject property is a 781 square foot , residential structure. The building is in very poor condition.

On December 7, 2017, Building Department inspector completed a Property Maintenance Inspection and found that the structure is in major disrepair, clearly unsafe and unfit for human occupancy. Portions of the structure are badly deteriorated and the whole structure is likely to partially or completely collapse. There is no safe and working electrical, plumbing, water or heating system (further details are provided in the attached *Property Maintenance Inspection Report*).

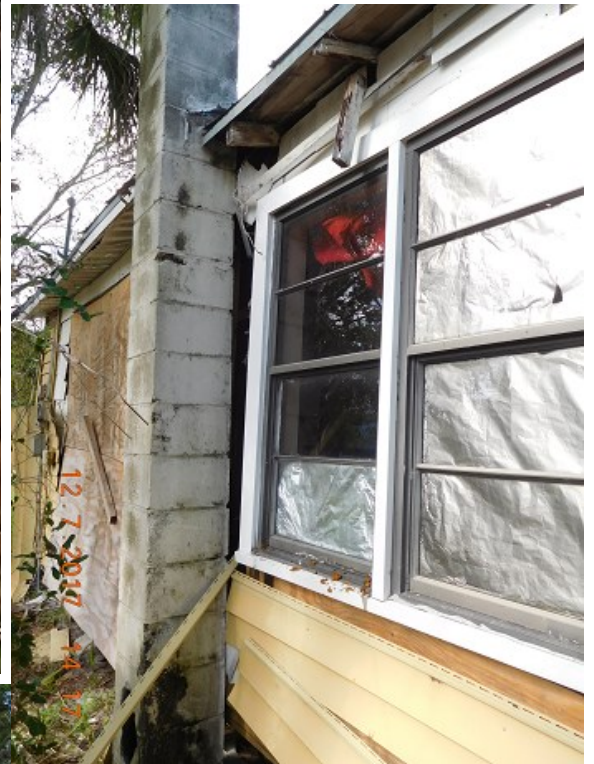


View of the subject structure

Criteria for Demolition (23-49): 528 N 12th St.	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 a noncontributing in the Lincoln Park Historic District. In addition the overwhelming deterioration has significantly diminished its historic and architectural values. It does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	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 structure lacks historical or architectural significance. The Frame Vernacular 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?	The structure does not contribute significantly to the historic character of a designated district as it lacks historical or architectural significance. Furthermore, 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?	The structure, especially in its current shape, does not promote the general welfare of the City or the Lincoln Park historic district.	Yes
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?	After the demolition, the applicant will start construction of a new residence.	Yes



Outside of the structure



Exterior damage – pictures provided by the building inspector



Interior damage – pictures provided by the building inspector



**STAFF
RECOMMENDATION**

The application meets criteria A, B, C, D, E and F for demolition of a structure within a designated historic district, therefore staff recommends approval of the demolition request.



RECEIVED

DEC 19 2017

COA# 17-90

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site:

528 N 12th St Fort Pierce, FLA

Parcel ID #:

2409-501-0086-000-5

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):

Dwayne Fennell

Mailing Address:

316 N 15th St

Phone Number(s):

772-332-5851

Email: MOBstyle.vn@gmail.com

Applicant

Name(s):

Dwayne Fennell

Mailing Address:

316 N 15th St

Phone Number(s):

772-332-5851

Email: MOBstyle.vn@gmail.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, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Dwayne Fennell
Signature of Owner

12-19-17
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 checked="" 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: *The Building has to Be demolished, and Begin New construction.*

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.





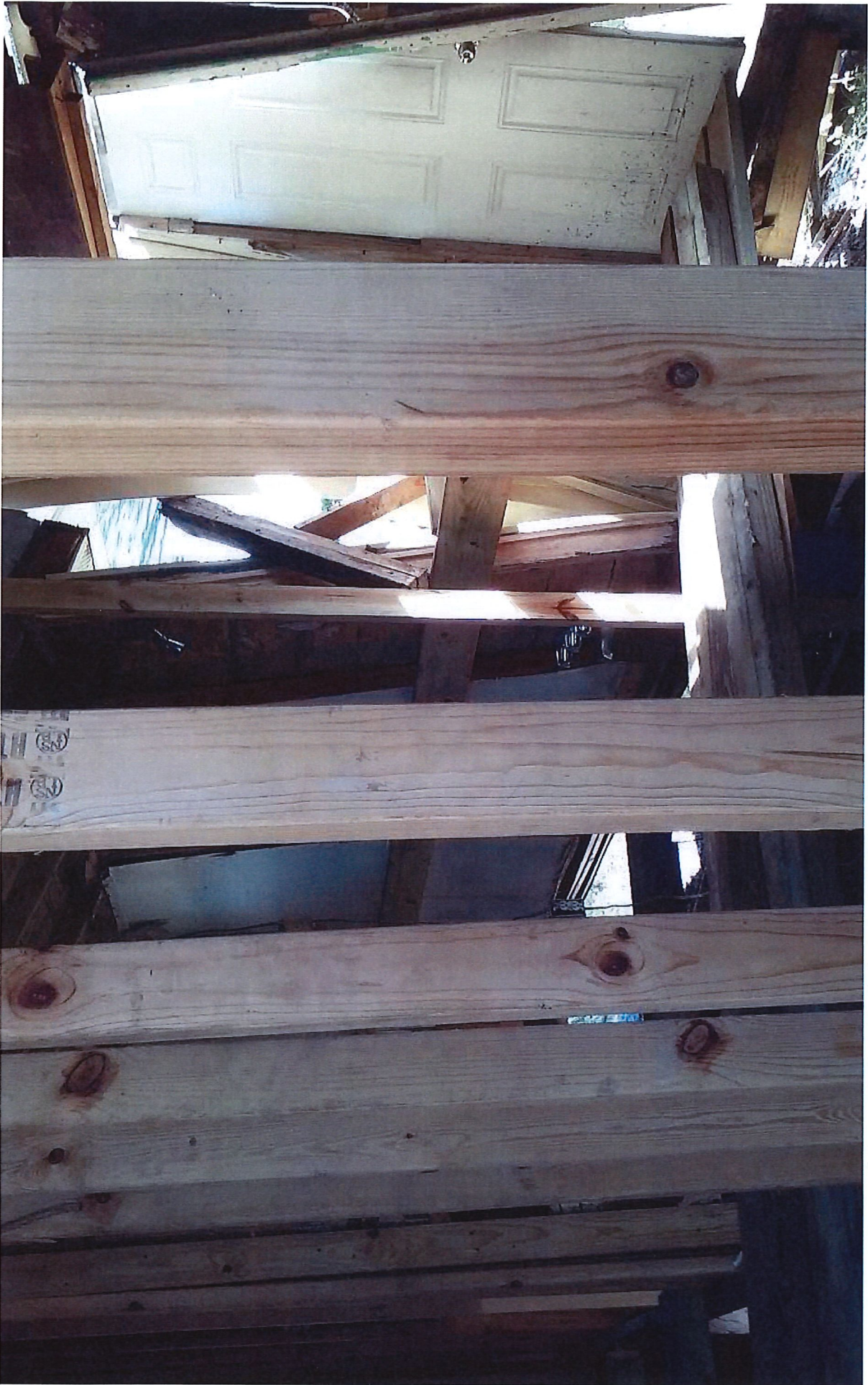






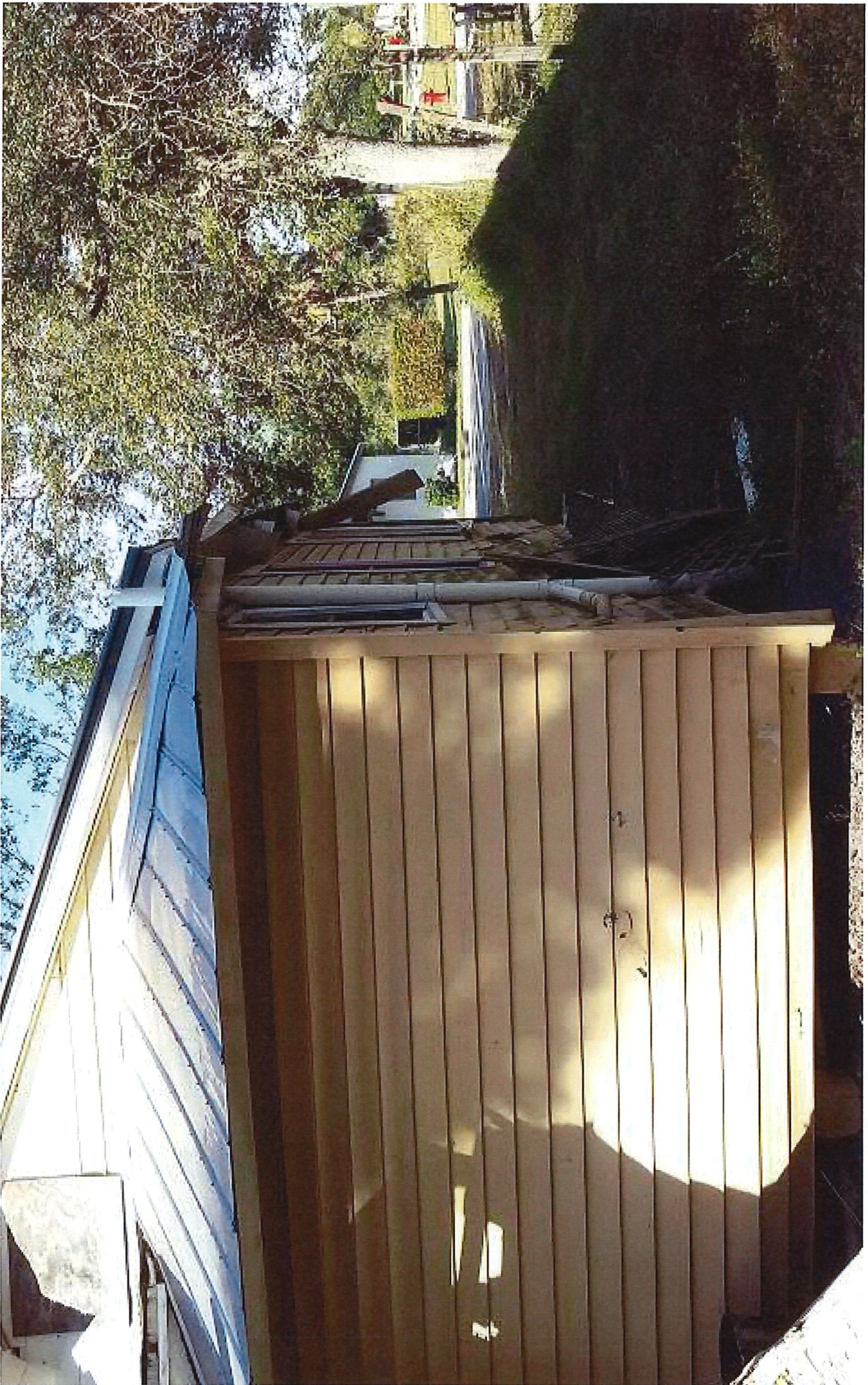














Property Maintenance Inspection Report

Property Address	528 N 12th St.	Parcel ID #	2409-501-0086-000-5		
House Color	Yellow	# of Units	1	Historic?	Non-Contributing
Type of Structure	Single Family Residence	Building Occupied	No	Time to Comply	30 Days
Action to be take - Select all that apply					
<input type="radio"/> Unsafe Building - Rehab <input checked="" type="radio"/> Unsafe Building - Demo <input type="radio"/> Nuisance Abatement - Board up					
Inspector	Shaun Coss	Date	12-7-17	Property Posted?	No

Comments: Roof and exterior walls collapsing- I recommend immediate demo.

- Active Code Cases
- NONE
- Active Building Permit
- NONE
- Lis Pendens check
- Rehab letter sent
- Demo letter sent
- Nuisance letter sent
- Title search done
- Affidavit recorded

Contact Information

Contact Info:

Comments:



Unsafe structures

- 108.1.1 - Unsafe structure
- | | | |
|--|--|---|
| <input type="checkbox"/> Lacks adequate protection from fire | <input type="checkbox"/> Contains unsafe equipment | <input checked="" type="checkbox"/> All or part of building is likely to collapse |
|--|--|---|

- 108.1.2 - Unsafe equipment
- | | | |
|---|---|--|
| <input type="checkbox"/> Unsafe boiler / heating equipment | <input checked="" type="checkbox"/> Unsafe electrical wiring / device | <input type="checkbox"/> Unsafe elevator / moving stairway |
| <input type="checkbox"/> Flammable liquid containers within structure | <input type="checkbox"/> Other unsafe equipment | |

- 108.1.3 - Structure unfit for human occupancy
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Unsafe or unlawful | <input type="checkbox"/> Unsanitary / contains filth / contamination | <input type="checkbox"/> vermin or rat infested |
| <input type="checkbox"/> lacks illumination | <input type="checkbox"/> Location of structure constitutes a hazard | <input type="checkbox"/> lacks ventilation |
| <input type="checkbox"/> lacks heat | <input checked="" type="checkbox"/> lacks maintenance | <input type="checkbox"/> lacks sanitary facilities |

- 108.1.4 - Unlawful structure
- | | |
|--|---|
| <input type="checkbox"/> Occupied by more persons than permitted | <input type="checkbox"/> Erected, altered or occupied contrary to law |
|--|---|

- 108.1.5 - Dangerous structure or premises
- | |
|--|
| <input checked="" type="checkbox"/> (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building |
| <input checked="" type="checkbox"/> (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress. |
| <input checked="" type="checkbox"/> (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. |
| <input checked="" type="checkbox"/> (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. |
| <input checked="" type="checkbox"/> (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. |
| <input checked="" type="checkbox"/> (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. |
| <input checked="" type="checkbox"/> (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance. |
| <input checked="" type="checkbox"/> (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. |
| <input checked="" type="checkbox"/> (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. |
| <input type="checkbox"/> (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. |
| <input type="checkbox"/> (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

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 checked="" type="checkbox"/> | 3. Structures or components thereof that have reached their limit state. |
| <input checked="" 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 safely 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

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
 - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD 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.
 - 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
 - 3. Structures or components thereof that have reached their limit state.
 - 4. Structural members are incapable of supporting nominal loads and load effects.
 - 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
 - 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - 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.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability



<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input type="checkbox"/>	Section 309 - Pest Elimination
<input type="checkbox"/>	Section 404 - Occupancy Limits
<input checked="" type="checkbox"/>	Section 502 - Required facilities
<input checked="" type="checkbox"/>	502.1 - Dwelling units - Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that is maintained in a sanitary, safe working condition. The lavatory and water closet must be close and kitchen sink is not a substitute.
<input type="checkbox"/>	502.2 - Rooming houses - Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.
<input type="checkbox"/>	502.3 - Hotels - Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.
<input type="checkbox"/>	502.4 - Employee's facilities - Not less than one water closet, one lavatory and one drinking facility shall be available to employees
<input type="checkbox"/>	502.4.1 - Drinking facilities - Drinking facilities shall be a drinkable fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.
<input type="checkbox"/>	502.5 - Public toilet facilities - Public toilet facilities shall be maintained in a safe, sanitary and working condition.

Comments

<input type="checkbox"/>	Section 503 - Toilet Rooms
<input checked="" type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input checked="" type="checkbox"/>	504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
<input type="checkbox"/>	504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
<input type="checkbox"/>	504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments

<input checked="" type="checkbox"/>	Section 505 - Water system
<input checked="" type="checkbox"/>	505.1 General - Every sink, lavatory, bathtub or shower, drinking fountain, water closet shall be properly connected to an approved water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall have hot/tempered and cold running water.
<input type="checkbox"/>	505.2 Contamination - The water supply shall be maintained free from contamination.
<input checked="" type="checkbox"/>	505.3 Supply - The water supply system shall be installed and maintained to provide a supply of water in sufficient volume and pressure to enable the fixtures to function properly, safely and free from defects and leaks.
<input type="checkbox"/>	505.4 Water heating facilities - Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at a minimum temperature of 110 degrees. A gas burning water heater may not be in the bathroom.

Comments

<input type="checkbox"/>	Section 506 - Sanitary drainage system
<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	601.2 Responsibility - The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. No one shall occupy any premises that does not comply with requirements of this chapter.

Comments

<input checked="" type="checkbox"/>	Section 602 - Heating facilities
-------------------------------------	----------------------------------



- 602.1 Facilities required - Heating facilities shall be provided in structures required by this section.
- 602.2 Residential occupancies - Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees. Cooking appliances and portable space heaters may not be used as a means of providing required heating.
- 602.3 Heat supply - Every owner and operator of any building who rents, leases or lets dwelling units or sleeping units shall supply heat to maintain a temperature of 60 degrees in all habitable room, bathrooms and toilet rooms.
- 602.4 Occupiable work spaces - Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65 degrees during the period the spaces are occupied.
- 602.5 Room temperature measurement - The required room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

Comments

Section 603 - Mechanical equipment

- 603.1 Mechanical appliances - Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in safe working condition.
- 603.2 Removal of combustion products - Fuel burning equipment and appliances shall be connected to a an approved chimney or vent.
- 603.3 Clearances - Required clearances to combustibile materials shall be maintained.
- 603.4 Safety controls - Safety controls for fuel-burning equipment shall be maintained in effective operation.
- 603.5 Combustion air - A supply of air for complete combustion of fuel and for ventilation shall be provided.
- 603.6 Energy conservation devices - Devices intended to reduce fuel consumption shall be labeled and approved.

Comments

Section 604 - Electrical Facilities

- 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
- 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
- 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
 - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
 - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

Section 605 - Electrical equipment

- 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
- 605.2 Receptacles - Every habitable space in a swelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
- 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
- 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

Section 606 - Elevators, escalators and dumbwaiters



<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input checked="" type="checkbox"/>	Section 704 - Fire protection systems
<input checked="" type="checkbox"/>	704.1 General - Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire shall be maintained in operable condition at all times in accordance with the IFC.
<input type="checkbox"/>	704.1.1 Automatic sprinkler systems - Inspection, testing and maintenance of auto sprinkler systems shall be in accordance with NFPA 25.
<input type="checkbox"/>	704.1.2 Fire department connection - Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6" high and words in letters at least 2" high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.
<input type="checkbox"/>	704.2 Single- and multi-station smoke alarms - Single- and multi-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.
<input type="checkbox"/>	704.2.1 Where required - Existing Group I-1 and R occupancies shall be provided with single station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3
<input type="checkbox"/>	704.2.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
<input type="checkbox"/>	704.2.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
<input type="checkbox"/>	704.2.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2: 1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.
<input type="checkbox"/>	704.2.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
<input type="checkbox"/>	704.2.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.



704.2.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

Comments

Additional Comments



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

Notice of Unsafe Building Affidavit

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4379697 12/12/2017 02:34:04 PM
OR BOOK 4074 PAGE 2124 - 2130 Doc Type: NOT
RECORDING: \$61.00

Case#: 17-00003045
Property Address: 528 N 12TH ST
Tax ID#: 2409-501-0086-000/5
Legal Description: LINCOLN PARK NO 2 BLK 3 LOT 18 (OR 2299-1064: 2723-1966)
Owner(s): DWAYNE FENNELL
316 N 15TH STREET
FT PIERCE FL 34950

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

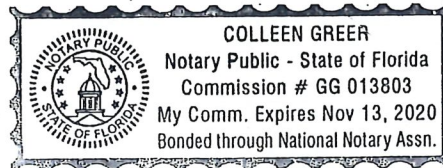
12/8/17
Date

Margaret M. Arraiz
Margaret M. Arraiz, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 8th day of December, 2017, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary



Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

Compliance Certification

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached Notice of Unsafe Building Letter. Said certificate being recorded in OR Book _____ Page _____, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida. The structure has been repaired or demolished.

Date

Margaret M. Arraiz, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Margaret M. Arraiz who is personally known to me.

Signature of Notary

[Signature]

C0075420



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

December 8, 2017

Case #: 17-00003045

DWAYNE FENNELL
316 N 15TH STREET
FT PIERCE, FL 34950

RE: Address: 528 N 12th STREET
Tax ID #: 2409-501-0086-000/5

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment.

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.

C0075421

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure 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 building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

304.1 Exterior structure – 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 International Building Code or the International Existing Building Code as required for existing buildings:

3. Structures or components thereof that have reached their limit state;

4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;

304.2 Protective treatment.

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

All 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.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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.

All glazing materials shall be maintained free from cracks and holes.

304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 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.

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

502.1 Dwelling units.

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

603.1 Mechanical appliances.

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

604.1 Facilities required.

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

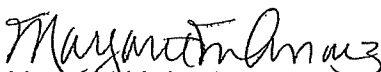
704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce

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

Property Identification

Site Address: 528 N 12th ST
 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09N
 Zoning: R4

Parcel ID: 2409-501-0086-000-5
 Account #: 21105
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Dwayne Fennell
 316 N 15th ST
 Fort Pierce, FL 34950

Legal Description

LINCOLN PARK NO 2 BLK 3 LOT 18 (OR 3721-1722)

Current Values

Just/Market Value: \$15,600
 Assessed Value: \$13,310
 Exemptions: \$0
 Taxable Value: \$13,310
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 781
 Gross Area (SF): 781
 Land Size (acres): 0.11
 Land Size (SF): 4,816

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 2, 2015	3721 / 1722	0111	QC	Carlson Family LLC	\$9,500
Dec 8, 2014	3705 / 1743	0112	SP	Deutsche Bank National Trust Co (TR)	\$9,500
Apr 10, 2014	3620 / 2774	0112	CT	Robinson,Selina	\$100
Dec 15, 2006	2723 / 1966	XX01	WD	Robinson,Selina	\$100
Jul 7, 2005	2299 / 1064	XX00	WD	Turner,Versie P	\$10,000
Jun 10, 2005	2282 / 2109	XX01	OA	Payne (EST),Lulu R	\$0
Apr 20, 1994	0897 / 1902	XX01	QC		\$100

Building Information (1 of 1)

Finished Area: 781 SF
 Gross Total Area: 781 SF

Exterior Data

View:
 Building Type: HD+
 Grade: D+
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 1947
 Effective Year: 1960
 No. Units: 1

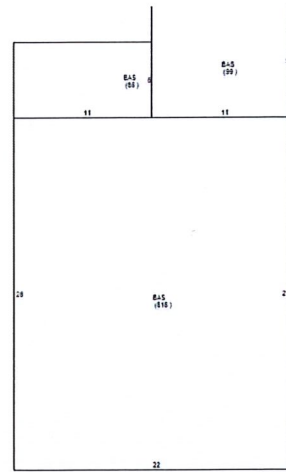
Roof Structure: Gable
 Frame:
 Primary Wall: Vinyl Siding
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	781	781	174

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:	\$13,200					
Land:	\$2,400					
Just/Market:	\$15,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$2,290					
Assessed:	\$13,310					
Exemption(s):	\$0					
Taxable:	\$13,310					

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	\$15,600	\$13,310	\$0	\$13,310
2016	\$12,100	\$12,100	\$0	\$12,100
2015	\$11,200	\$11,200	\$0	\$11,200

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.
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Historic Preservation Board

7.d.

Meeting Date: 01/22/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 17-93 - New Roof - 1313 Delaware Avenue.

LOCATION

1313 Delaware Avenue (Parcel ID: 2409-431-0003-000-6)

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: 01/12/2018

Started On: 01/12/2018 10:51 AM



JANUARY 22, 2018

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 17-93

Owner

Mazola Barnes

Applicant

The Home Depot / Raquel Swanner

Location

1313 Delaware Ave

Parcel

2409-431-0003-000-6

Historic Status

Locally Designated Historic Structure.

Requested Action

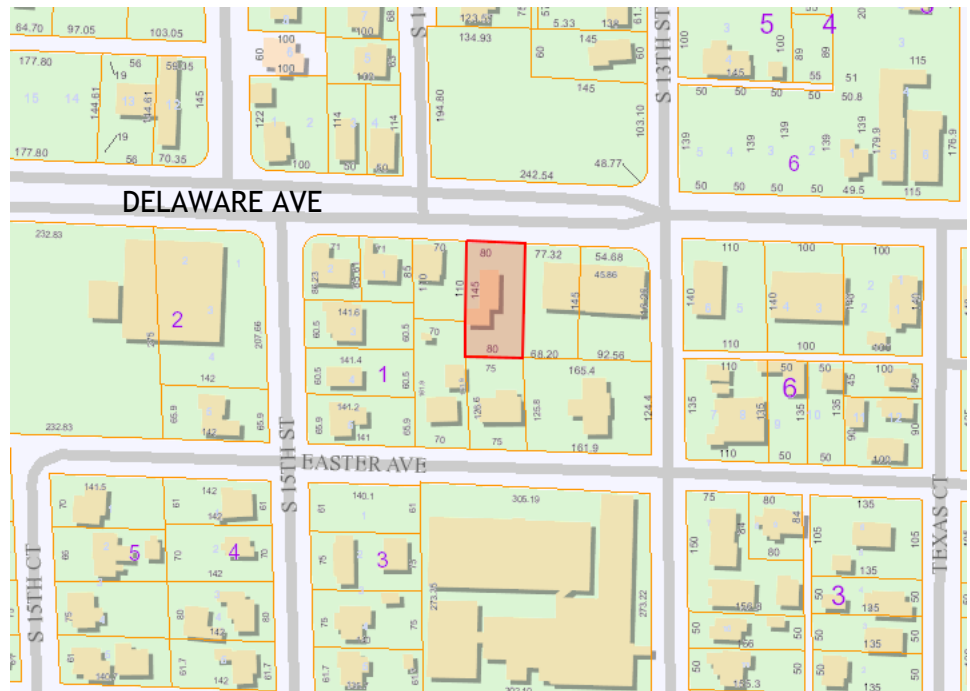
Consideration of an approval for the replacement of the metal shingle roof with asphalt singles with exception of the small flat portion of the roof to be replaced with TPO- 60 mil.


Recommendation

Denial / Approval with conditions

Staff

Maria Lewicka, AICP
Historic Preservation Planner



 Subject Site

HISTORY

- The St. Lucie County Property Appraiser’s Record Card indicates the structure was built in 1900 and the Florida master Site File indicates a construction date of 1925.
- On February 22, 2005 structure was designated by a Resolution of the City Commission as a Historic Property and a Locally Significant Site.

ARCHITECTURAL SIGNIFICANCE

This Frame Vernacular structure retains the form, massing and most of the original architectural features. The wood frame structure sits on concrete piers. The wood 1/1 windows are original. Original wood clapboard siding is underneath the asbestos siding. Metal awnings were added later. The front gable end porch with hip roof has been enclosed with 1-light casement style windows. This building is a good example of historic styles built during the 1920’s in Fort Pierce.



Aerial View of the Site



West Façade



East Façade



Subject Building



Subject Building

Street Views



View Cross the Street

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.



Views of the existing metal shingle roof

Staff Recommendation

Identifying, retaining, and preserving roof materials is extremely important in defining a building's overall historic character especially for individually designated structures. The submitted request conflicts with Secretary of Interior Standards 2, 5, & 6 as it seeks to remove distinct features and materials from the historic structure and replace with different design, texture, and material.

Staff recommends that the Historical Review Board deny this application for Certificate of Appropriateness or, consider approval contingent on submission and approval of an alternative roofing material compatible in architectural texture, style and appearance to the existing historic structure.



Back Entrance



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED

DEC 29 2017

CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 17-93

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 1313 Delaware Ave, Ft Pierce FL 34950

Parcel ID #: 2409-431-0003-000-6

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): Mazola Barnes

Mailing Address: 1313 Delaware Ave. Fort Pierce, FL 34950

Phone Number(s): 772-409-7398 Email: mazola.reaves@outlook.com

Applicant
Name(s): The Home Depot / Raquel Swanner

Mailing Address: 6500 NW 12th Ave. Ste 110 Fort Lauderdale, FL 33309

Phone Number(s): 754-224-2010 Email: barbara_gurico@homedepot.com

Representative
Name(s): Jonathon Thomas

Mailing Address: 176 E Highland Ave. Clermont, FL 34711

Phone Number(s): 407-469-5599 x357 Email: jonathon.thomas@expeditepermit.com

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

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

→ Mazola Barnes
Signature of Owner

12/13/17
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 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: _____

reroof 22 squares asphalt shingles (GAF Timberline HD FL 10124.1) and 4 squares flat roof (TPO 60 Mil FL 12772.1)

Existing Roof Materials - Metal 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

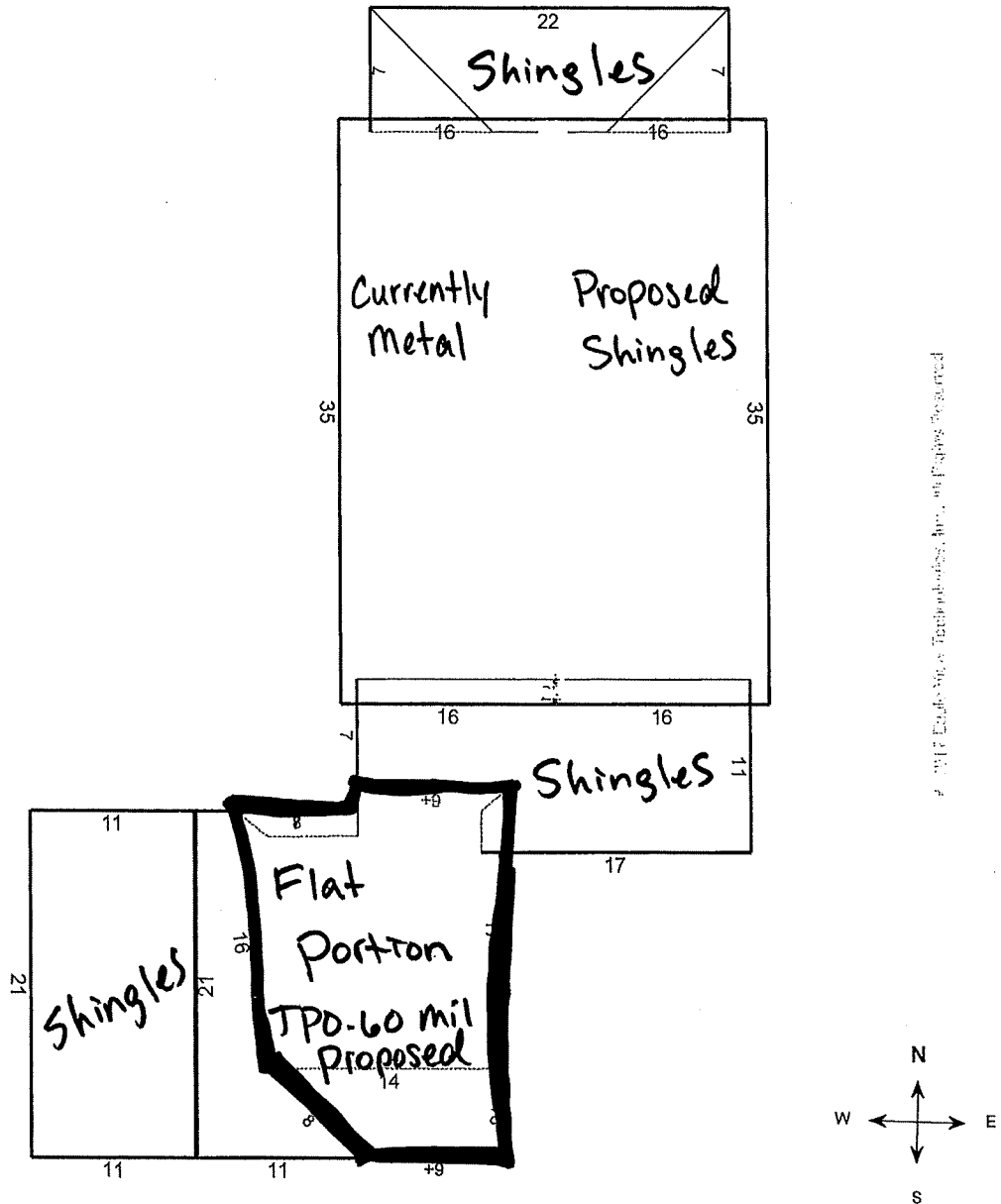
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - > Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - > Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the 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.

Appt:
Job #

Sales Contact: _____
Field Inspector: _____

1313 Delaware Ave
Fort Pierce, FL 34950

Length Diagram

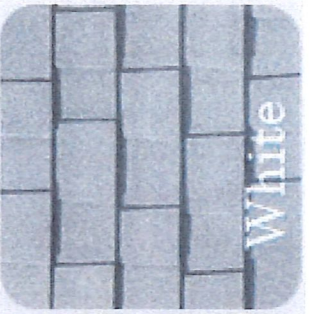
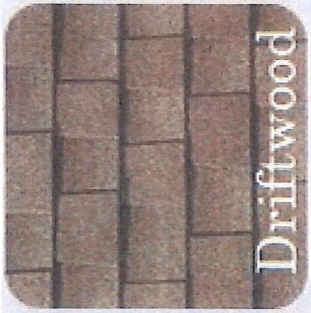


Note: This diagram contains segment lengths (rounded to the nearest whole numbers) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9)



Measurements provided by





Hunter Green

Hickory

Driftwood

Charcoal

Birchwood

Barkwood

White

Weathered Wood

Slate

Shakewood

Pewter Gray

12/14/2017

Mazola photo 2.png



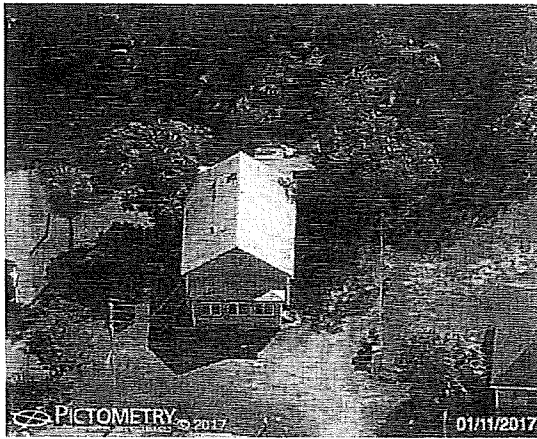


Appt:
Job #

Sales Consultant: _____
Field Inspector: _____

1313 Delaware Ave
Fort Pierce, FL 34950

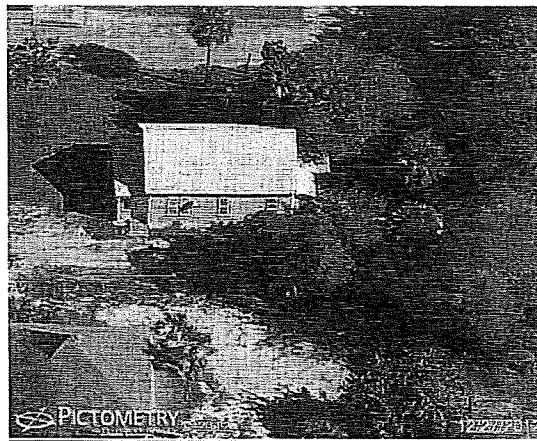
Property Details



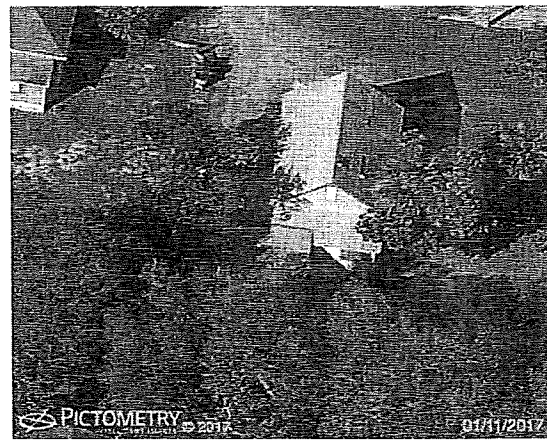
North Side



East Side



West Side



South Side



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

Property Identification

Site Address: 1313 DELAWARE AVE
 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09S
 Zoning: C3

Parcel ID: 2409-431-0003-000-6
 Account #: 21032
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Mazola Barnes
 1313 Delaware Ave
 Fort Pierce, FL 34950



Legal Description

9 35 40 E 80 FT OF W 150 FT OF N185 FT OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4-LESS RD R/W- (OR 1081-463)

Current Values

Just/Market Value: \$59,000
 Assessed Value: \$59,000
 Exemptions: \$34,000
 Taxable Value: \$25,000
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 1,116
 Gross Area (SF): 1,683
 Land Size (acres): 0.27
 Land Size (SF): 11,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 9, 1997	1081 / 0463	XX00	WD	Philip M Dixon	\$49,900
Dec 16, 1996	1051 / 0764	XX01	WD	Marian K Rhinesmith	\$19,200
Jan 9, 1992	0771 / 1221	XX01	WD	Vernon C Rhinesmith	\$100
Feb 1, 1973	0211 / 1138	XX00	CV		\$22,000

Building Information (1 of 1)

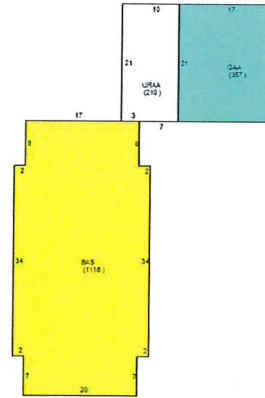
Finished Area: 1,116 SF
 Gross Total Area: 1,683 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HD+	Year Built: 1900	Frame:
Grade: D+	Effective Year: 1960	Primary Wall: Abs Shingle
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Double Pine
A/C %: 0%	Heated %: 0%	Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1116	1116	146
GAA	Garage Attached Average	357	0	76
URAA	Utility Room Attached Average	210	0	62

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building:	\$18,400
Land:	\$40,600
Just/Market:	\$59,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$59,000
Exemption(s):	\$34,000
Taxable:	\$25,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2016	2005	0500	Homestead Exemption	\$25,000
2016	2008	0550	Homestead Exemption over \$50,000	\$9,000

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
2016	\$59,000	\$59,000	\$34,000	\$25,000
2015	\$59,800	\$59,800	\$34,800	\$25,000
2014	\$60,600	\$60,600	\$35,600	\$25,000

F95-000237	Mar 1, 1995	Roof	\$2,400	\$2,400
F97-000348	Apr 16, 1997	Alterations/Remodeling	\$1,500	\$1,500
RF20041160	Oct 26, 2004	Roof	\$1,000	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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

7.e.

Meeting Date: 01/22/2018

Information

REQUESTED ACTION

Certificates of Appropriateness Administratively Approved - December 2017.

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

December COA Administrative Approvals

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 01/12/2018

Started On: 01/12/2018 02:20 PM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in December 2017.

- COA #17-91, 330 N US Highway 1 – Install Juice Tank



Bldg. Permit # _____

COA# 17-91

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 330 NORTH US HIGHWAY 1

Parcel ID #: 2410-504-0001-000/9

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): ORCHID ISLAND JUICE COMPANY

Mailing Address: 330 NORTH US HIGHWAY 1

Phone Number(s): 772-465-1122 Email: _____

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): FRANK TRANCHILLA C.O.O.

Mailing Address: 330 NORTH US HIGHWAY 1

Phone Number(s): 407-947-9757 Email: Ftranchilla@oijc.com

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

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

John Martinelli
Signature of Owner

12/20/2017
Date

Description of Requested Work

Please indicate the type of work requested:

- Fence Shed Door(s) Roof
- Window(s) Signage Shutter(s) Porch

- Rehabilitation New Construction Demolition Relocation

Site Improvements (describe) _____

Other (describe) JUICE TANK INSTALLATION (EXTERIOR)

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

INSTALL 20,000 GALLON JUICE TANK AT SOUTH EAST

CORNER OF EXISTING BUILDING.

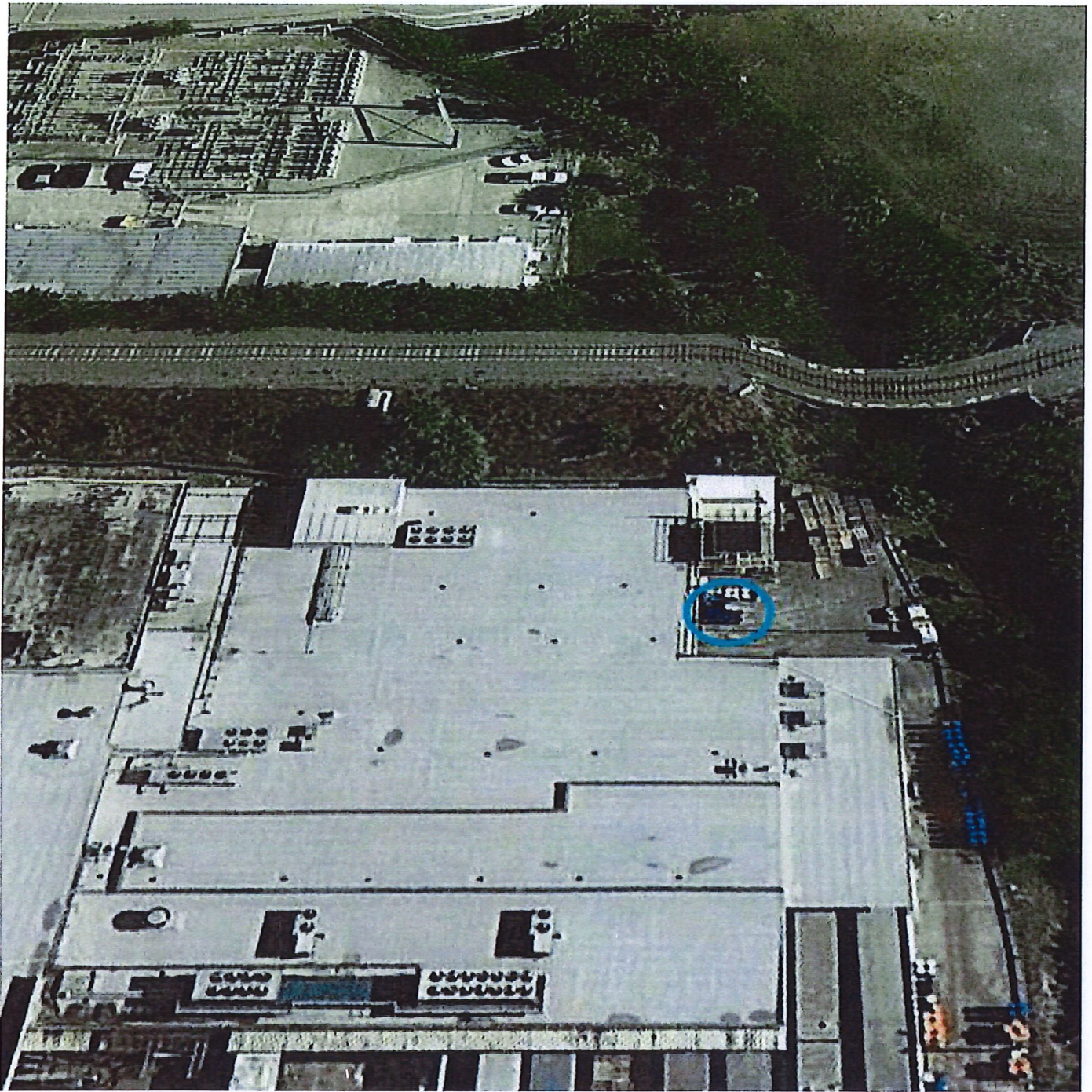
SEE ATTACHED PLANS

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/A



TANK LOCATION





- VIEW FROM US HWY 1 SIDEWALK
EYE LEVEL (LOOKING EAST)
- TANK WILL NOT BE VISIBLE



- VIEW FROM US HWY 1 SIDEWALK (MOORE'S CREEK BRIDGE)
EYE LEVEL (LOOKING EAST)
- ONLY TOP CORNER (APPROX 1-2') WILL BE
VISIBLE - MOSTLY HIDDEN BY EXISTING
A/C UNITS ON ROOF



- VIEW FROM N. 2nd Street (MOORE'S CREEK BRIDGE)
EYE LEVEL (LOOKING WEST)
- TANK WILL NOT BE VISIBLE



- VIEW FROM ACE HARDWARE LUMBER YARD
EYE LEVEL (LOOKING NORTH)
- TOP OF TANK WILL BE VISIBLE