HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, July 23, 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 June 25, 2018 meeting

6. **PUBLIC HEARINGS**

   a. Certificate of Appropriateness 18-33 - Existing Awning Replacement - 205 Orange Avenue

   b. Certificate of Appropriateness 18-53 - Shed - 720 Citrus Avenue

   c. Certificate of Appropriateness 18-55 - Roof and Carriage House - 531 N 2nd Street

   d. Certificate of Appropriateness 18-56 - Accessory Structure Demolition- 604 Beach Court

7. **NEW BUSINESS**

   a. Administratively Approved Certificates of Appropriateness - June 2018

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: 07/23/2018

Information

REQUESTED ACTION

Minutes from the June 25, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 6.25.18

Form Review

Form Started By: Alicia Rosenthal Started On: 06/26/2018 09:27 AM

Final Approval Date: 07/16/2018

D R A F T

CITY OF FORT PIERCE

HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 25, 2018, 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

Due to the Chair and Vice-Chair not being in attendance, the Board voted to make Mr. Broderick the Chairman for the meeting.

Present: **Charlie Hayek**; **Holly Theuns**; **Patrick Small**; **Jared Osteen**; **Michael Broderick**, **Chairman**

Absent: **Paul Sampson**; **Peggy Harris-Smith**; **Suzanne Boardman**

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 a regular voting member for the meeting.

5. APPROVAL OF MINUTES

a. Minutes from the May 29, 2018 meeting

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve the minutes from the May 29, 2018 meeting.

AYE: **Jared Osteen**, **Patrick Small**, **Charlie Hayek**, **Holly Theuns**, **Chairman Michael Broderick**

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 18-45 - Fence - 301 S. 7th Street

Mr. Hayek recused himself due to his interest in the property.

Ms. Lewicka gave an overview of the application. Mr. Hayek stated the picket fence is identical to the fence located at 305 S. 7th Street.

Motion was made by Holly Theuns, and seconded by Patrick Small to approve Certificate of Appropriateness 18-45 for the white picket fence located at 301 S. 7th Street.

AYE: **Patrick Small**, **Holly Theuns**, **Jared Osteen**, **Chairman Michael Broderick**
Other: **Charlie Hayek** (RECUSE)
Passed

7. NEW BUSINESS

Mr. Small inquired about the fence on 714 Beach Court that was approved at the last meeting. He stated the fence on the Georgia Avenue side was approved to be a 6 foot high picket fence and it is a board on board fence.

Chairman Broderick asked how it gets handled at this point.

Ms. Lewicka said she would check with the building department to see if the fence has been inspected and if needed, she would also talk to Code Enforcement.

a. Administratively Approved Certificates of Appropriateness - May 2018

8. CONSIDERATION OF ABSENCES

Motion was made by Holly Theuns, and seconded by Patrick Small to approve the absences of Mr. Sampson, Ms. Boardman and Ms. Harris-Smith.

AYE: **Charlie Hayek**, **Holly Theuns**, **Patrick Small**, **Jared Osteen**, **Chairman Michael Broderick**
Passed

9. ADJOURNMENT

Historic Preservation Board **6.a.**

Meeting Date: 07/23/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-33 - Existing Awning Replacement - 205 Orange Avenue

LOCATION

205 Orange Avenue (Parcel ID: 2410-507-0001-000-8)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Alicia Rosenthal Started On: 06/18/2018 02:45 PM
Final Approval Date: 06/18/2018

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ ZONING

JULY 23, 2018

COA 18-33

Owner

K & K II

Applicant

The Cake Lady

Representative

Staci Dunn

Location

205 Orange Avenue

Parcel

2410-507-0001-000-8

Historic Status

Non-contributing

Requested Action

Consideration of approval for replacement of existing awning.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

Existing Conditions:

This two-story, two–part, masonry Commercial Style building is considered a non-contributing structure in the Downtown Historic District. The storefront is composed of fixed plate glass show windows and center entrances. The exterior wall fabric is stucco.

The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1905. The Historical Structure Form from Florida Master Site File shows 1915 as day of construction.

On May 26, 2018 the COA Application for a new awning was presented to the Historic Preservation Board. After Board discussion and recommendations, application was tabled for future consideration at June 25, 2018 HPB meeting.

Staff Analysis:

Although the building has undergone many alterations over the years, it still embodies many of the architectural characteristics of commercial buildings constructed in Fort Pierce during the early twentieth century. The building awnings have undergone many alternations as well, from awnings consistent in shape and color with the corner (two story) part of the building, to completely different designs inconsistent with the rest of the building and other awnings of the downtown area.

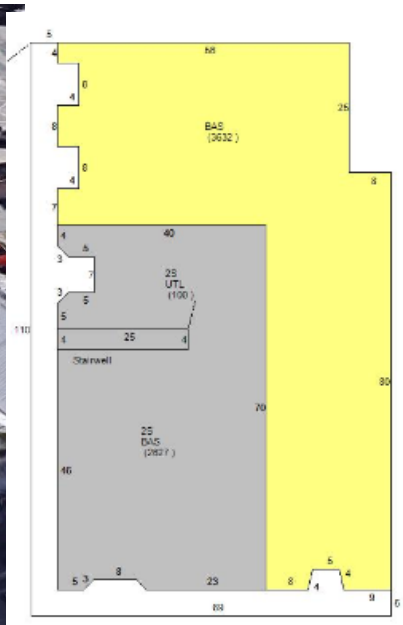
Secretary of Interior's Standards for Consideration:

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

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



Building Location—Aerial Photo



Floor Plan









Previous Awnings

Amended Proposal:

Following HPB recommendations applicant changed the awning color of stripes from bright to light pink, and awning material from vinyl to canvas.





Proposed Awning









Awnings in Downtown Area

Design examples

Sec . 22-59 Design Review (also to be considered):

Awnings.

a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding *design*, color, scale and fabric.

b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent *design*, scale, color scheme, and fabric throughout.

c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.

d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

Staff Recommendation

The applicant amended the proposed awning to address the Historic Preservation Board concerns and recommendations. The awning material was changed from glossy vinyl to canvas, and the proposed pink color was adjusted to match the color of the Kennedy Building.

With the changes the proposed awning composes better with the existing color pallet and materials of the other awnings in the downtown area.

Staff recommends approval of the proposed awning, as it meets Standards two and nine of the Secretary of the Interior's Standards for Rehabilitation, and most of Design Review Guidelines;







Pictures provided by the applicant

Bldg. Permit # _____ COA# 18-33

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED
APR 13 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 205 Orange Ave

Parcel ID #: _____

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

CONTACT EMAIL: JOE SIGNATURESNL@AOL.COM

Property Owner(s)
Name(s): K & K II
Mailing Address: 3636 N. Milton Road
Phone Number(s): 772-464-5632 Email: bcb637@AOL.com

Applicant
Name(s): The Cake Lady
Mailing Address: 205 Orange Ave, Ft. Pierce
Phone Number(s): 772-242-8128 Email: TheCakeLadyBakes@att.net

Representative
Name(s): Staci Dunn
Mailing Address: 205 Orange Ave Ft. Pierce, FL
Phone Number(s): 772-242-8128 Email: TheCakeLadyBakes@att.net

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

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

Signature of Owner 3-22-18 *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) UPDATED CANOPY GRAPHIC

☐ Other (describe) ASKING FOR APPROVAL

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

REPLACED EXISTING CANOPY
30" TALL X 24' FRONTAGE W/ EDGE
BUILDING WIDTH 24' X 16' TALL BUILDING FRONTAGE

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.



30" x 420" canvas awning cover
printed light pink (stripes) and logo on matte canvas


LAW OFFICES
JOHN W. JORDAN, P.L.


ANDREW J. KENNEDY BLDG
ART


ACE




St. Lucie
BATTERY & TIRE




LDG
VARSITY
VARSITY
SPORT SHOP



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

Property Identification

Site Address: 105 S 2nd ST
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: C4

Parcel ID: 2410-507-0001-000-8
Account #: 23118
Use Type: 1200
Jurisdiction: Fort Pierce

Ownership

K and K II Inc

3636 N Milton Rd
Fort Pierce, FL 34946



Legal Description

TYLER`S S/D BLK J LOT 1 AND E 20 FT BY 110 FT OF LOT 2 AND THAT PART OF SUNRISE FRUIT CO`S RE-S/D MPDAF :BEG NW COR LOT 1 RUN N 89 49 19 E 150 FT TO NE COR OF LOT 1 & W R/W LI OF S 2ND ST,TH SWLY ALG E LI 40 FT M/L,TH N 89 09 42 W 70 FT,TH N 00 17 20 W 8.30 FT TO S FACE OF BLDG,TH N 70 59 52 W ALG S FACE 15.5 FT,TH N 89 36 31 W 66.76 FT TO W LI OF LOT 1,TH N 01 58 00 E ALG W LI 26.18 FT TO POB (MAP 24/10B) (0.30 AC) (OR 721-2482:2483)

Current Values

Just/Market Value:	$527,300
Assessed Value:	$527,300
Exemptions:	$0
Taxable Value:	$527,300

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

Total Areas

Finished/Under Air (SF):	11,780
Gross Area (SF):	13,043
Land Size (acres):	0.29
Land Size (SF):	12,714

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 26, 1990	0721 / 2483	XX01	WD	Ruhl W Koblegard	$100
Dec 1, 1986	0525 / 1549	XX01	CV		$0

Building Information (1 of 2)

Finished Area: 8,986 SF

Gross Total Area: 10,117 SF

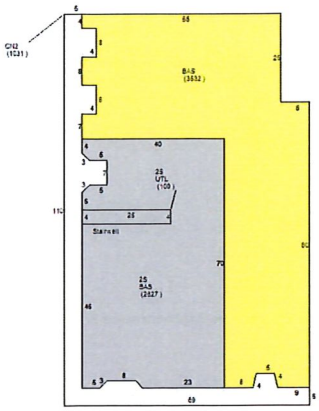
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: STRH	Year Built: 1905	Frame:
Grade: Y_C+	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 4	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: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	2727	2727	341
BAS	BASE AREA	6259	6259	643
CN2	CANOPY	1031	0	393
UTL	UTILITY ROOM	100	0	58

Building Information (2 of 2)

Finished Area: 2,794 SF

Gross Total Area: 2,926 SF

Exterior Data

View:
Building Type: STRH
Grade: Y_C
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1946
Effective Year: 1960
No. Units: 1

Roof Structure: Flat/Shed
Frame:
Primary Wall: CB Stucco
Secondary Wall:

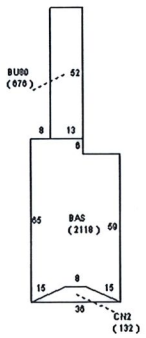
Interior Data

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

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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	2118	2118	204

	BUILDOUT			
CN2	CANOPY	132	0	74

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1808	1980
ASP2 LOW	1	7500	1987
CHAINLINK 4'	1	175	1987

Current Year Values

Current Values Breakdown

Building:	$342,900
Land:	$184,400
Just/Market:	$527,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$527,300
Exemption(s):	$0
Taxable:	$527,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4.9	Fort Pierce Stormwater Charge	$264.60

This does not necessarily represent the total Special Assessements 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	$527,300	$527,300	$0	$527,300
2016	$479,800	$479,800	$0	$479,800
2015	$467,900	$467,900	$0	$467,900

Permits

Number	Issue Date	Description	Amount	Fee
CR2004123	Jan 26, 2005	Alterations/Remodeling	$132,000	$1,687
MC2005410	Oct 4, 2005	Air Conditioning Only	$6,200	$150
MC200652	Mar 22, 2006	Air Conditioning Only	$8,400	$75
BP09-0251	May 21, 2009	Alterations/Remodeling	$15,000	$225
BP09-1117	Jul 22, 2009	Alterations/Remodeling	$250	$20
BP15-1861	Jul 16, 2015	Air Conditioning Only	$6,158	$170
BP17-0493	Feb 21, 2017	Plumbing	$1,500	$0
BP17-599	Jan 1, 2017	Commercial New Construction	$0	$0
BP17-0599	Mar 8, 2017	Electric	$1,500	$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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board **6.b.**

Meeting Date: 07/23/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-53 - Shed - 720 Citrus Avenue

LOCATION

720 Citrus Avenue (Parcel ID: 2410-706-0088-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 07/16/2018 10:59 AM
Final Approval Date: 07/16/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JULY 23, 2018

COA 18-53

Owner/Applicant

Valerie Ryan

Location

720 Citrus Avenue

Parcel

2410-502-0001-000-3

Historic Status

Contributing structure located in the Sample Oaks Historic District.

Requested Action

Consideration of an approval for the installation of a new prefabricated shed.

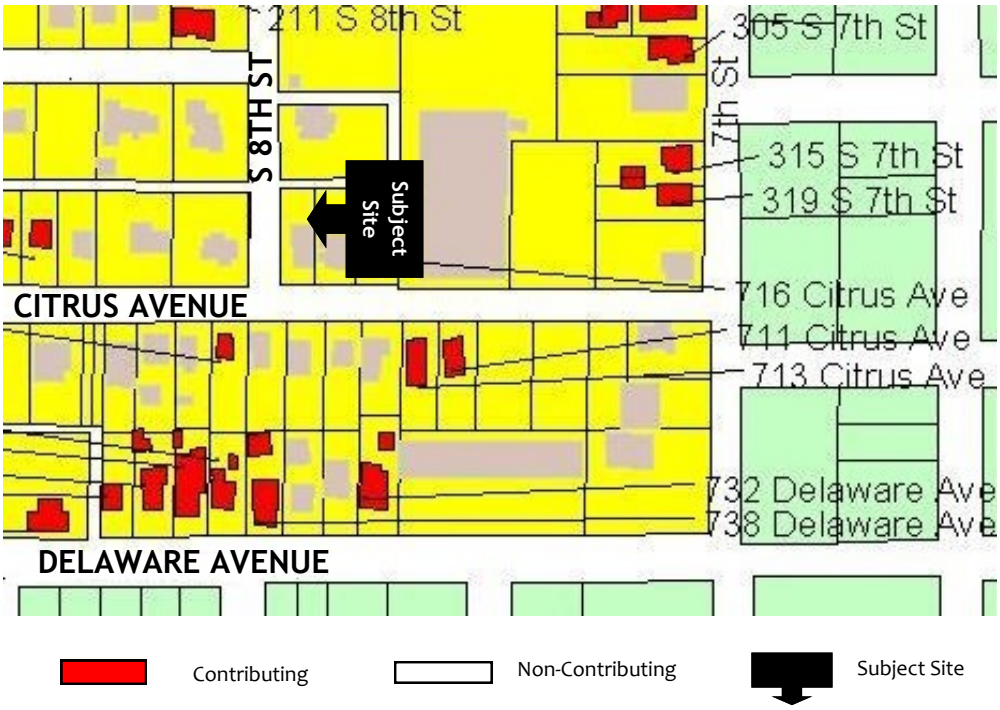
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

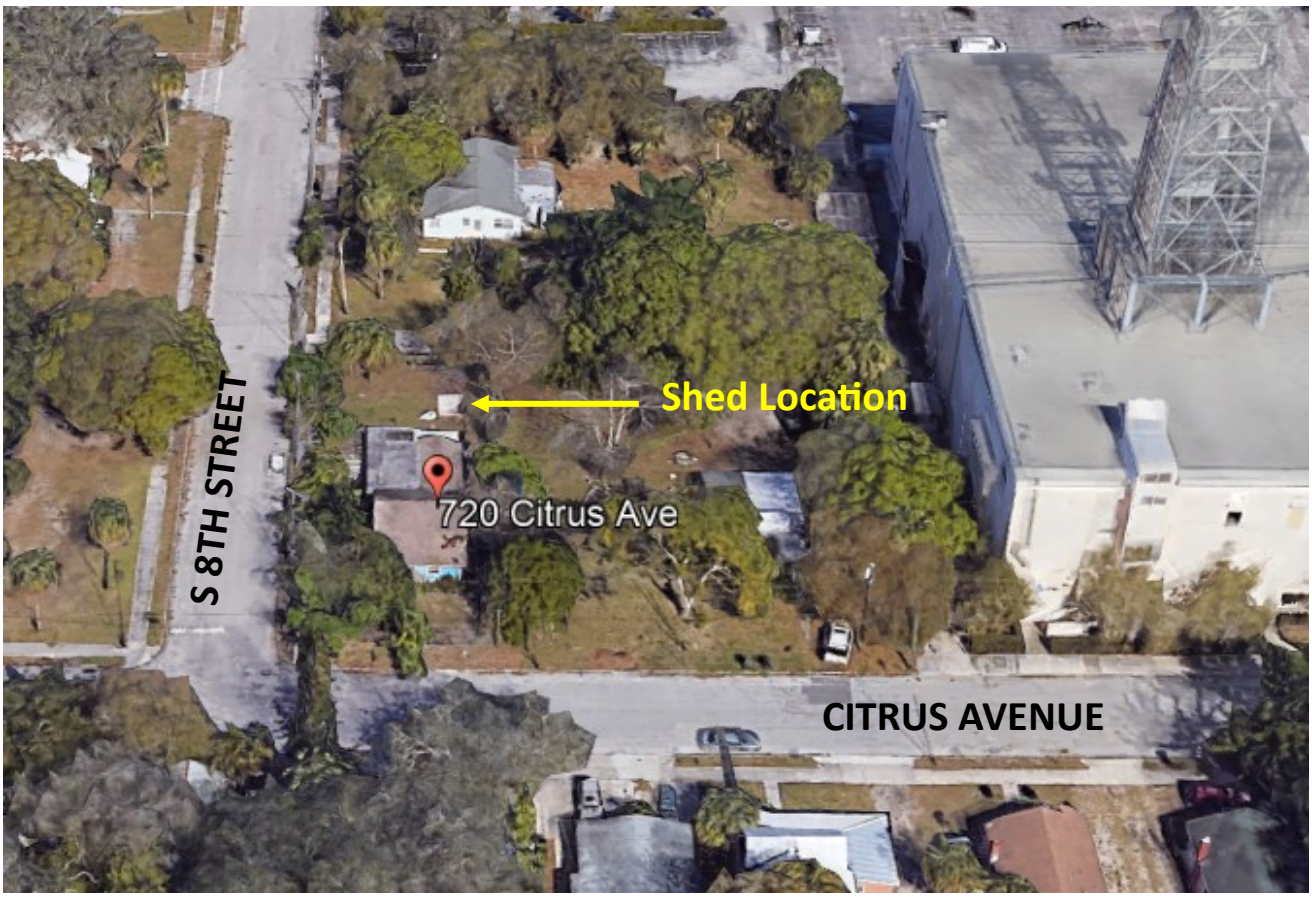


EXISTING CONDITIONS:

This one-story frame vernacular residential structure is listed as noncontributing in the Sample Oaks Historic District. The frame vernacular style is expressed by a rectangular floor plan, off-centered 1-leaf door, front porch with shed roof and drop siding exterior wall fabric. This structure was built in 1940.

REQUEST

The applicant is requesting consideration of an approval for the installation of a new 10'x 10' prefabricated storage shed. The proposed shed will be located on the rear yard on an existing concreate slab. It will be painted the same colors as main building/single family residence.



Aerial View of the Site



View of the Proposed Shed

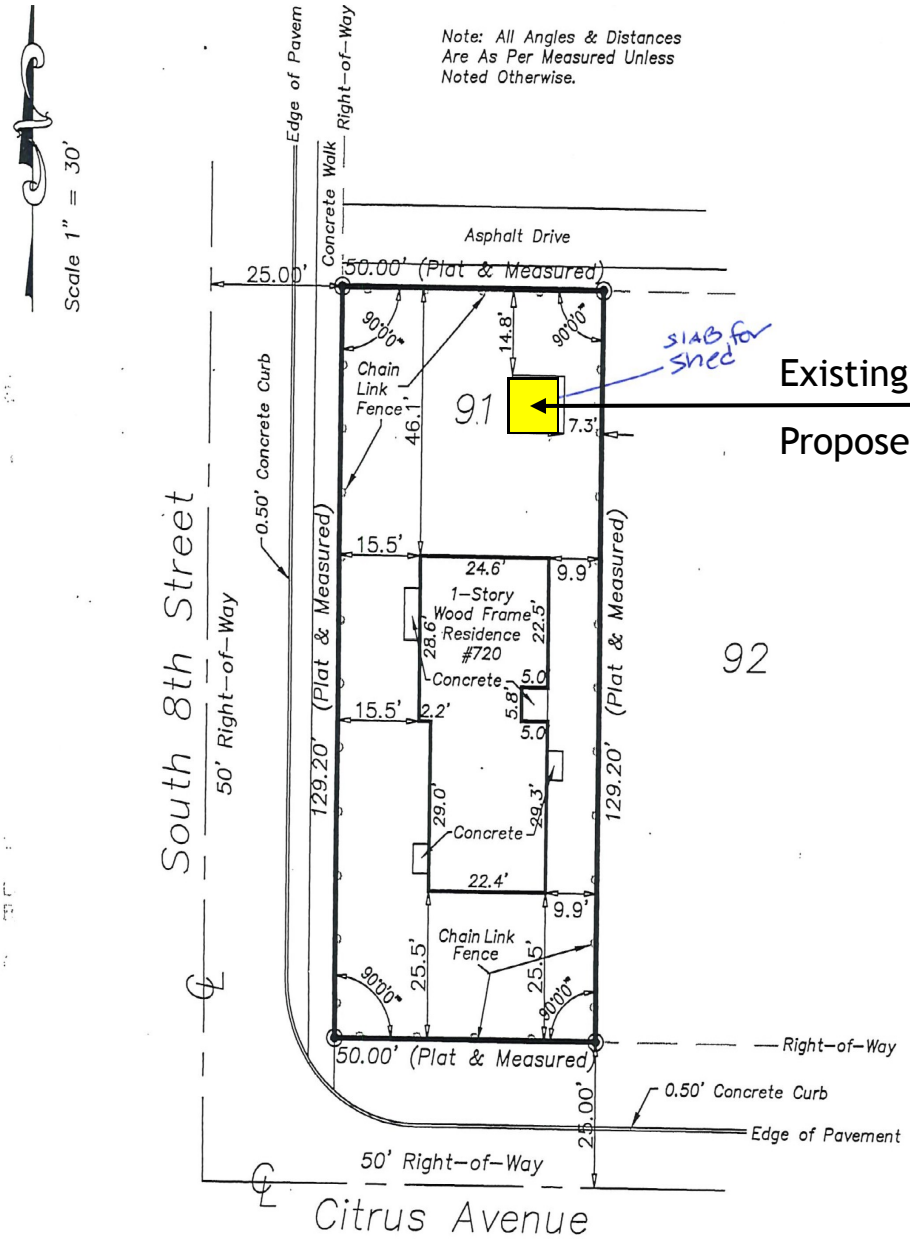


Front/Citrus Ave Façade of the Existing Residence



Side/S 8th Street Façade of the Existing Residence

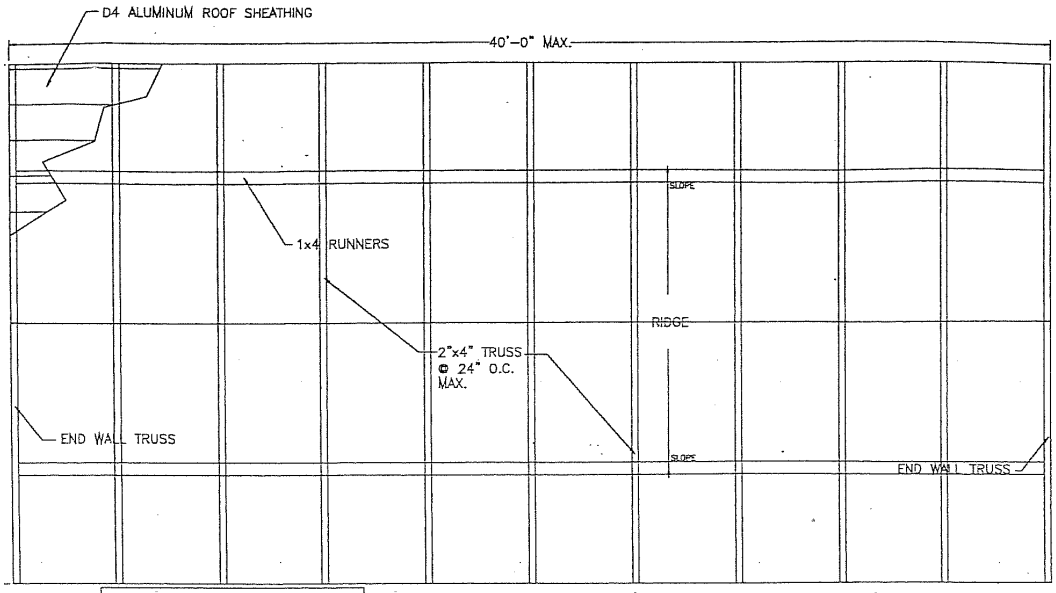
Site Plan



Existing concrete pad

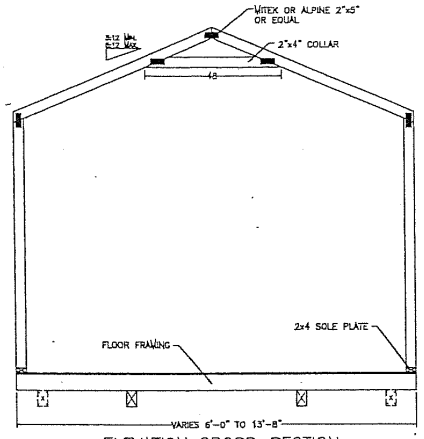
Proposed shed location



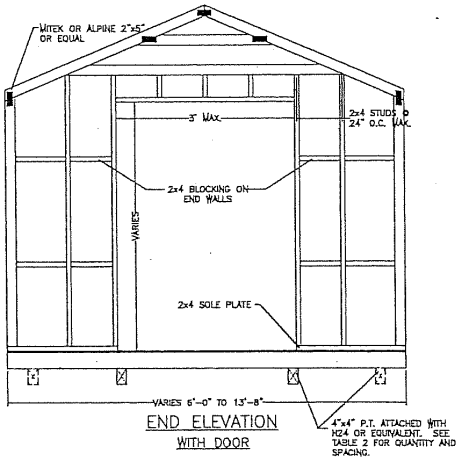


DESIGN PRESSURES	
ROOF	+27.8/-94.7
WALLS/DOORS/WINDOWS	+32.5/-29.2

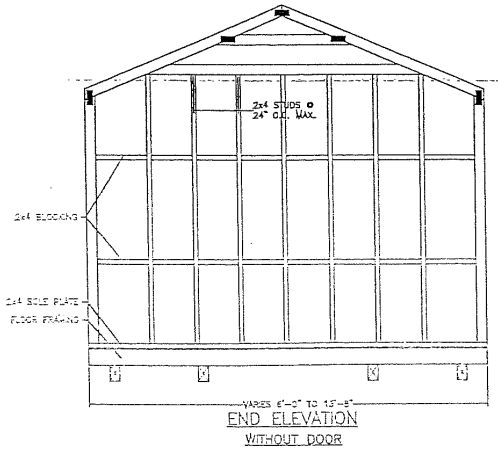
ROOF FRAMING PLAN



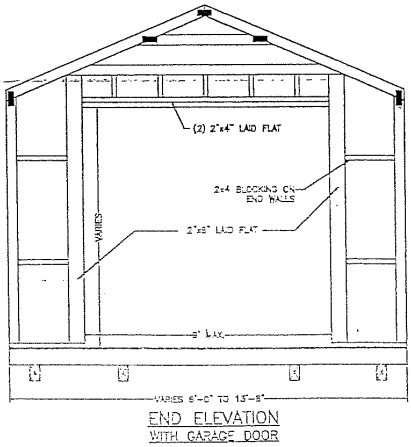
ELEVATION CROSS-SECTION
TYPICAL ARCH FRAME



END ELEVATION
WITH DOOR



END ELEVATION
WITHOUT DOOR



END ELEVATION
WITH GARAGE DOOR

Proposed Shed Design

STAFF ANALYSIS

Secretary of Interior Standards for Consideration

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





Neighboring Accessory Structures

Staff Recommendation

The proposed shed materials and construction technique differ from the existing structure. Yet, the shed will be placed on the back of the property in a location screened by landscape and not visible from the street. The character of the property and visual esthetics will still be preserved. Therefore, staff recommends approval of the proposed shed as it meets Secretary's Standard #5, with a suggestion that the proposed shed's colors assimilate with the overall site.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 27 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-53

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 720 Citrus Ave

Parcel ID #: 2410-706-0088-000-2

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): Valerie Ryan

Mailing Address: P.O. Box 3514 Ft. Pierce, FL 34950

Phone Number(s): 772-240-4799 Email: ValerieAnnRyan@hotmail.com

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Valerie Ryan
Signature of Owner

6-27-18
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☒ Shed	☐ Door(s)	☐ Roof
☐ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

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

Storage Shed to be placed on existing slab
will be painted same ~~std~~ color as house.
Shed is 10 x 10'

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): _____

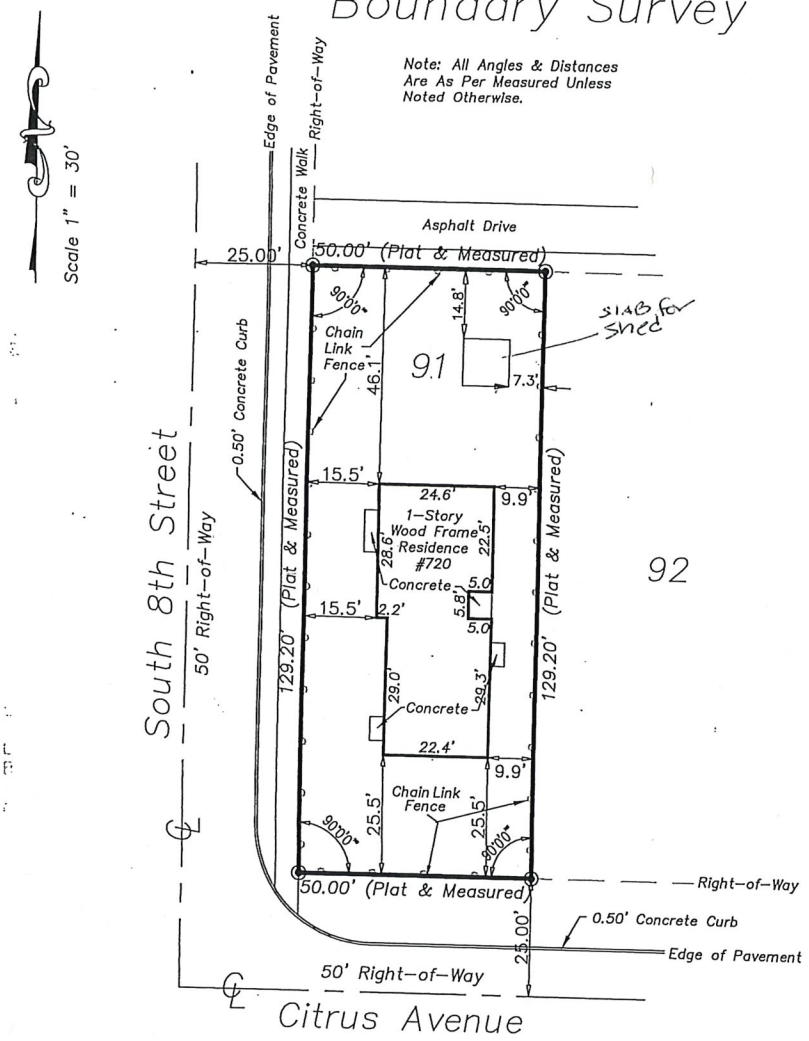
Application Requirements

- ❑ $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.

A BOU ARY AND RECORD SURVEY FOR VALERI YAN

Boundary Survey

Note: All Angles & Distances Are As Per Measured Unless Noted Otherwise.



ADDRESS: 720 Citrus Avenue
Ft. Pierce, Florida

LEGAL DESCRIPTION:

Lot 91, PARKWAY PLACE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 7A, of the Public Records of St. Lucie County, Florida.

CERTIFIED TO:

VALERIE RYAN;
AMNET MORTGAGE,INC. d/b/a AMERICAN MORTGAGE NETWORK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, ATIMA;
SUPERIOR TITLE SERVICES, INC.;
COMMONWEALTH LAND TITLE INSURANCE COMPANY

◉ = Found 5/8" Iron Rod (No Cap)

CERTIFICATE: This is to certify that this SKETCH OF SURVEY, of the hereon described property, is true and correct to the best of my knowledge and belief, contains no visible encroachments, unless shown, and meets the Minimum Technical Standards set forth in Chapter 61G17-6 F.A.C. by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes.

PHILIP W. LANGBEHN
P.L.S.M. #3152

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
This SURVEY prepared from legal description supplied by client.

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF
SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD

FLOOD ZONE – X

REVISIONS

PROJECT NAME: Ryan

Philip W. Langbehn
Land Surveyor
10556 South Federal Highway
P.O. BOX 698 JENSEN BEACH, FLORIDA 34958
(772) 398 – 8166
FAX (772) 337 – 7404

SCALE	FIELD	SHEET	FIELD BOOK & PAGE
1" = 30'	NL/SS	1	File /
DATE OF FIELD SURVEY 9/13/2006	DRAWN PCF	OF 1	WORK ORDER NO. 25004
	CHECKED PWL		


Untitled Map
Write a description for your map.
Legend
720 Citrus Ave
720 Citrus Ave
Google Earth


10 X 10

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

Property Identification

Site Address: 720 CITRUS AVE
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: OFFICE COM

Parcel ID: 2410-706-0088-000-2
Account #: 23621
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Valerie Ryan
PO Box 3514
Fort Pierce, FL 34948

Legal Description

PARKWAY PLACE LOT 91 (MAP 24/10E) (OR 2682-1726)



Current Values

Just/Market Value:	$23,200
Assessed Value:	$22,264
Exemptions:	$0
Taxable Value:	$22,264

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

Total Areas

Finished/Under Air (SF):	1,274
Gross Area (SF):	1,310
Land Size (acres):	0.15
Land Size (SF):	6,450

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 28, 2006	2682 / 1726	XX00	WD	Thomas,Maybel A	$110,000
Sep 20, 1994	0921 / 1656	XX00	WD	Charles J Neitz	$17,500
Feb 4, 1991	0725 / 2570	XX01	QC		$100

Building Information (1 of 1)

Finished Area: 1,274 SF

Gross Total Area: 1,310 SF

Exterior Data

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

Roof Cover: Dim Shingle
Year Built: 1940
Effective Year: 1965
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: Abs Shingle
Secondary Wall:

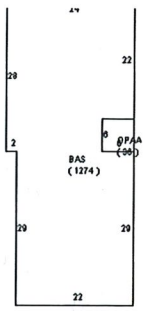
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1274	1274	174
OPAA	Open Porch Attached Average	36	0	24

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

Current Year Values

Current Values Breakdown

Building:	$18,500
Land:	$4,700
Just/Market:	$23,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$936
Assessed:	$22,264
Exemption(s):	$0
Taxable:	$22,264

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

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 Assessements 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	$23,200	$22,264	$0	$22,264
2016	$20,800	$20,240	$0	$20,240
2015	$18,400	$18,400	$0	$18,400

Permits

Number	Issue Date	Description	Amount	Fee
RF20051235	Mar 17, 2005	Roof	$2,200	$75

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board **6.c.**

Meeting Date: 07/23/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-55 - Roof and Carriage House - 531 N 2nd Street

LOCATION

531 N 2nd street (Parcel ID: 2403-705-0070-000-8)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 07/16/2018 11:21 AM
Final Approval Date: 07/16/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JULY 23, 2018

COA 18-55

Owner

Paul S Moyer

Representative

David Cleveland

Location

531 N 2nd Street

Parcel

2403-705-0070-000-8

Historic Status

Contributing structure located in the Edgar Town Historic District.

Requested Action

Consideration of an approval for the construction of a new roof over existing flat roofs and building carriage house.

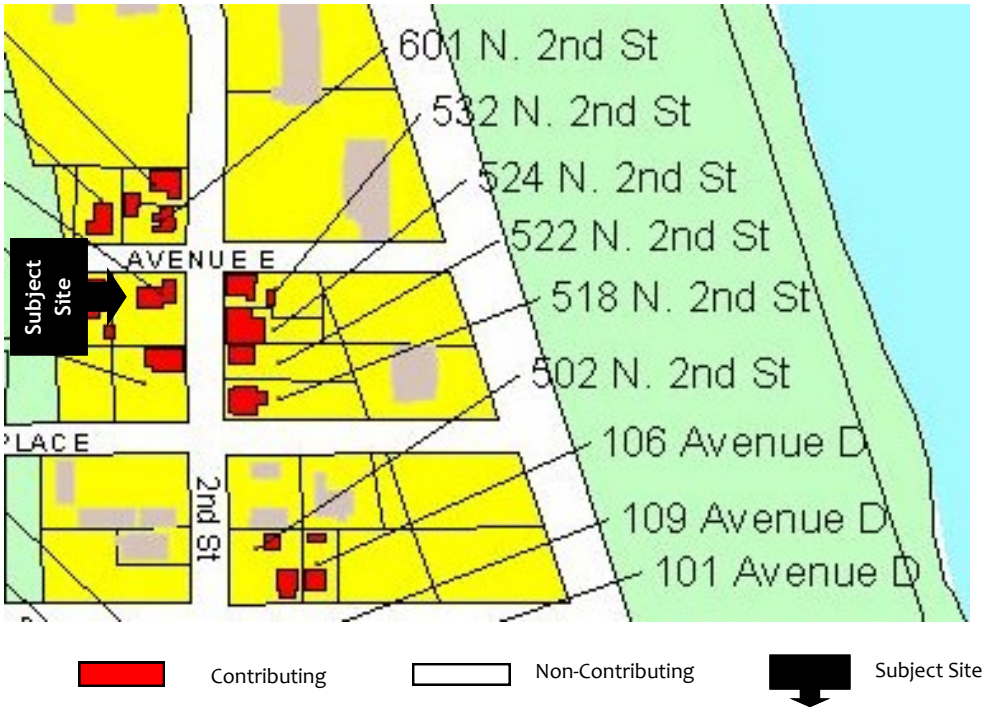
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING CONDITIONS:

This two-story frame vernacular residential structure is listed as contributing in the Edgartown Historic District. Notable architectural features include a gable roof, centered entrance and entrance porch. Fenestration consist of 2/2 double hung sash windows. This structure was built in 1916.

In 2002 building was extensively remodeled including front porch addition.

REQUEST

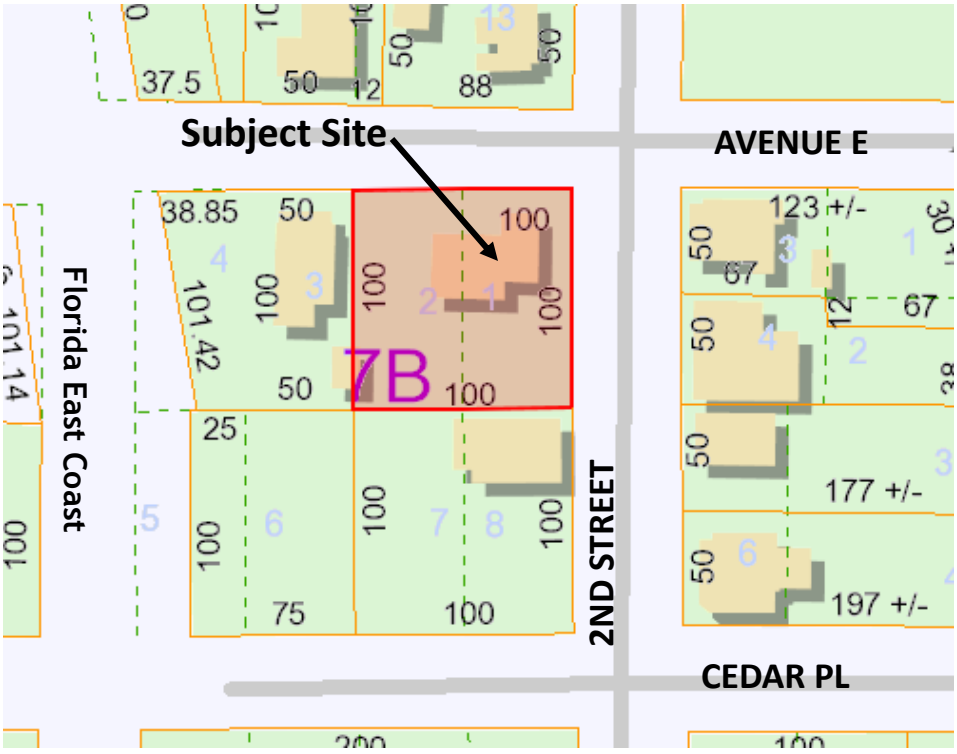
The applicant is requesting consideration of an approval for the construction of a new roof over existing flat roofs (1st Phase) and building carriage house to be used by the owner (2nd Phase).

The applicant plans to convert main house to three (3) vacation rental units.

All new finishes will match existing.



Aerial View of the Subject Site



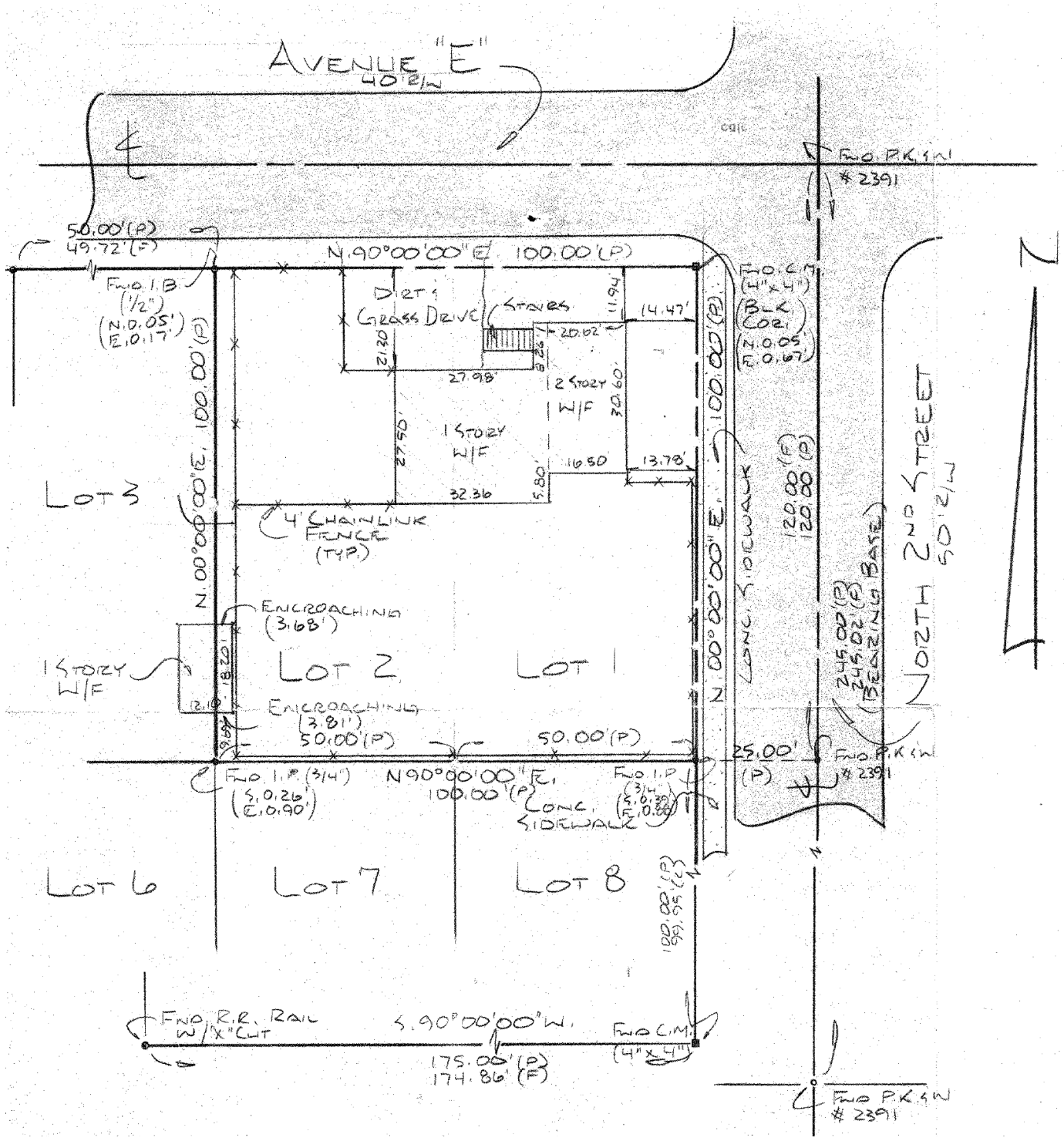
Location Map



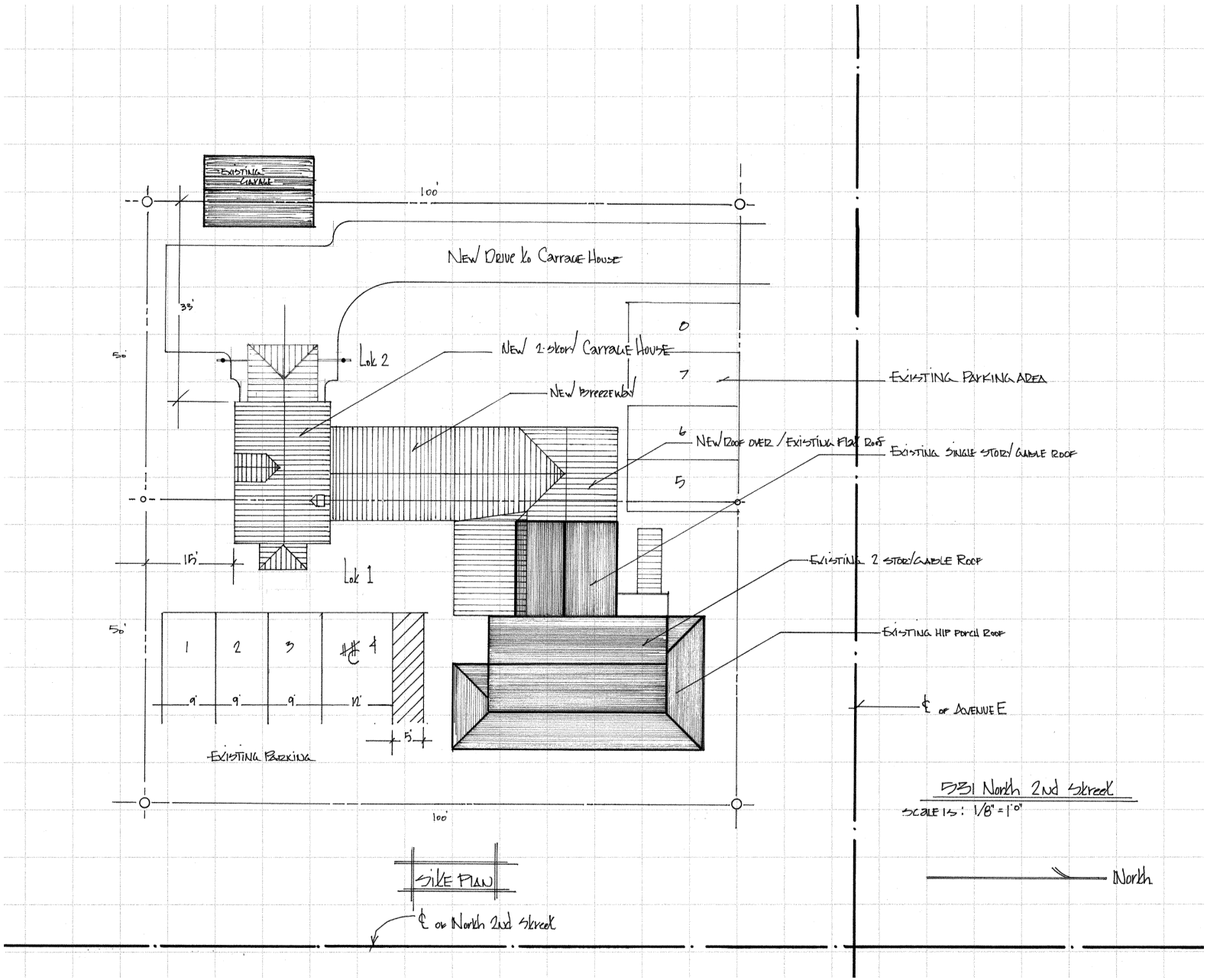
Front/2nd Street Façade of the Existing Building



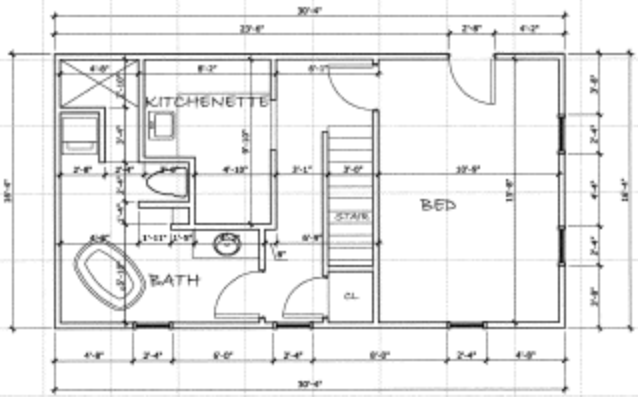
Side/Avenue E Façade of the Existing Building



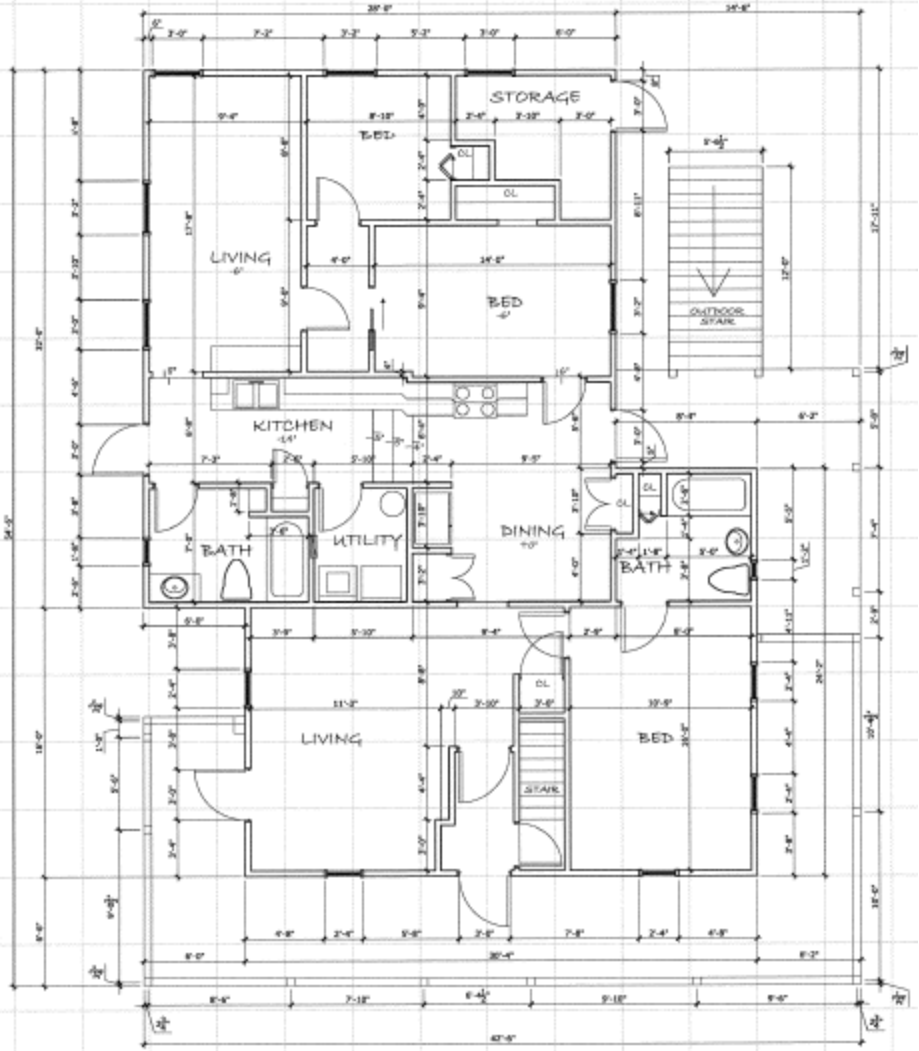
Existing Site Plan



Proposed Site Plan

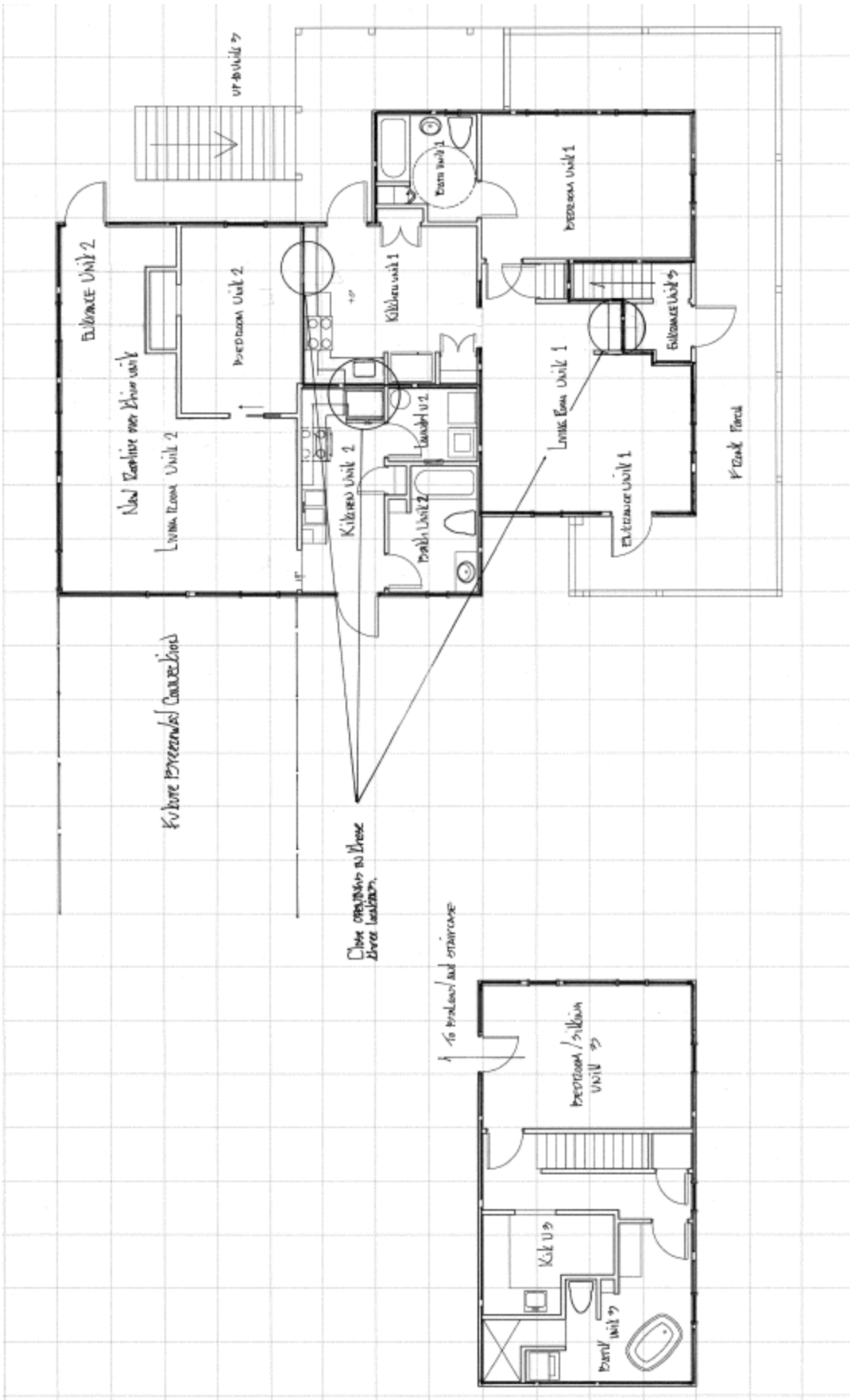


Second Floor



First Floor

Existing Floor Plans



Revised Floor Plans

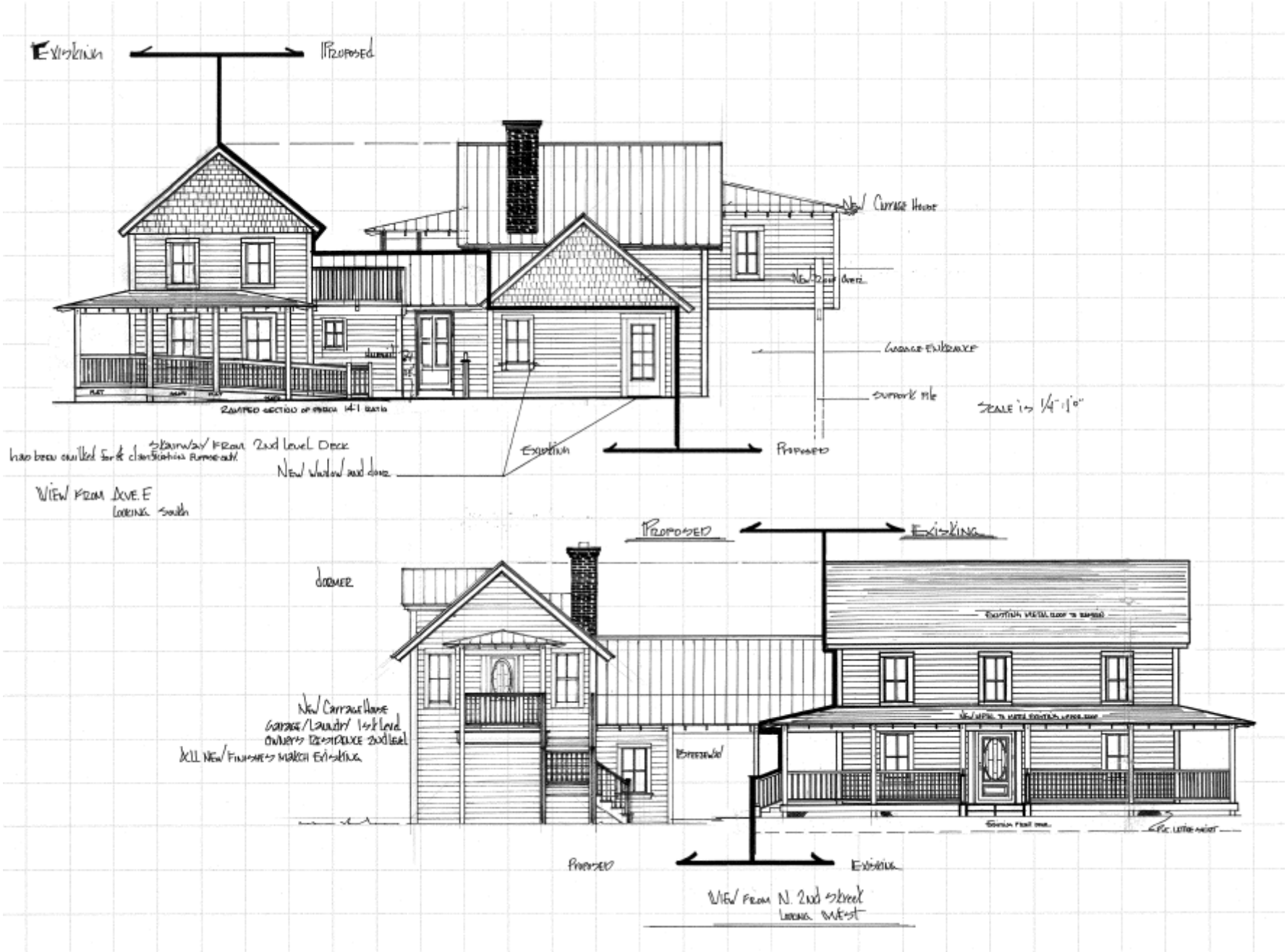








Existing Elevations



Proposed Elevations





Neighboring Properties





STAFF ANALYSIS

Secretary of Interior Standards for Consideration

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be com patible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATIONS

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings of the overall Edgar Town development patterns.

The design scheme of the proposed additions are compatible with the architectural style of the adjacent structures in massing, size, scale and continuation of some architectural elements.

Staff recommends approval of the proposed additions as they meet Secretary's Standards 9 and 10.



Property to the North/East of the Subject Structure

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUL 09 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____ COA# 18-55

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 531 North 2nd Street Fort Pierce Fl

Parcel ID #: 2403705007000008

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): Paul S. Moyer
Mailing Address: 531 N 2nd Street / 1711 Avalon Ave Fort Pierce 34949
Phone Number(s): 772.971.1210 Email: PaulMoyer66@gmail.com

Applicant
Name(s): Paul S. Moyer
Mailing Address: 1711 Avalon Ave Fort Pierce Fl 34949
Phone Number(s): 772 971 1210 Email: PaulMoyer66@gmail.com

Representative
Name(s): David Cleveland
Mailing Address: 100 Ave A Suite 2E Fort Pierce Fl 34950
Phone Number(s): 772 464 2010 Email: vidand12@yahoo.com

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

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

P. S. Moyer
Signature of Owner

7/2/18
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) As per plans

☐Other (describe) _____

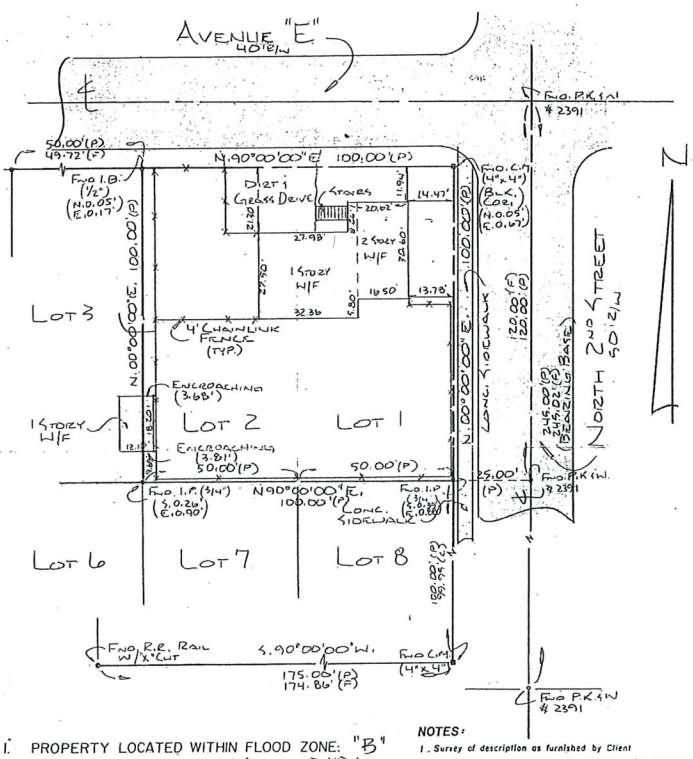
Please provide a detailed description of the proposed work to be performed: Build roofs over existing flat roofs 1st phase. 2nd phase build carriage house for owner, convert use to vacation rental.

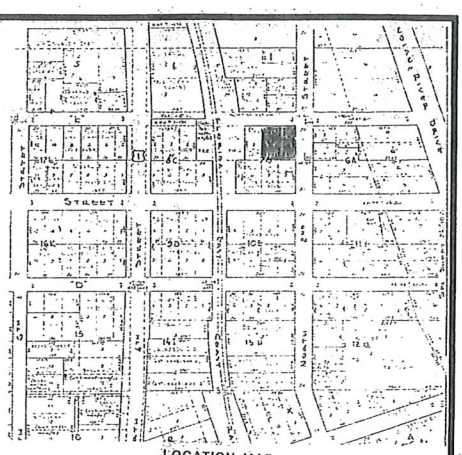
Have other alterations been made to the site within the last 12 months? ☑No ☐Yes, _____

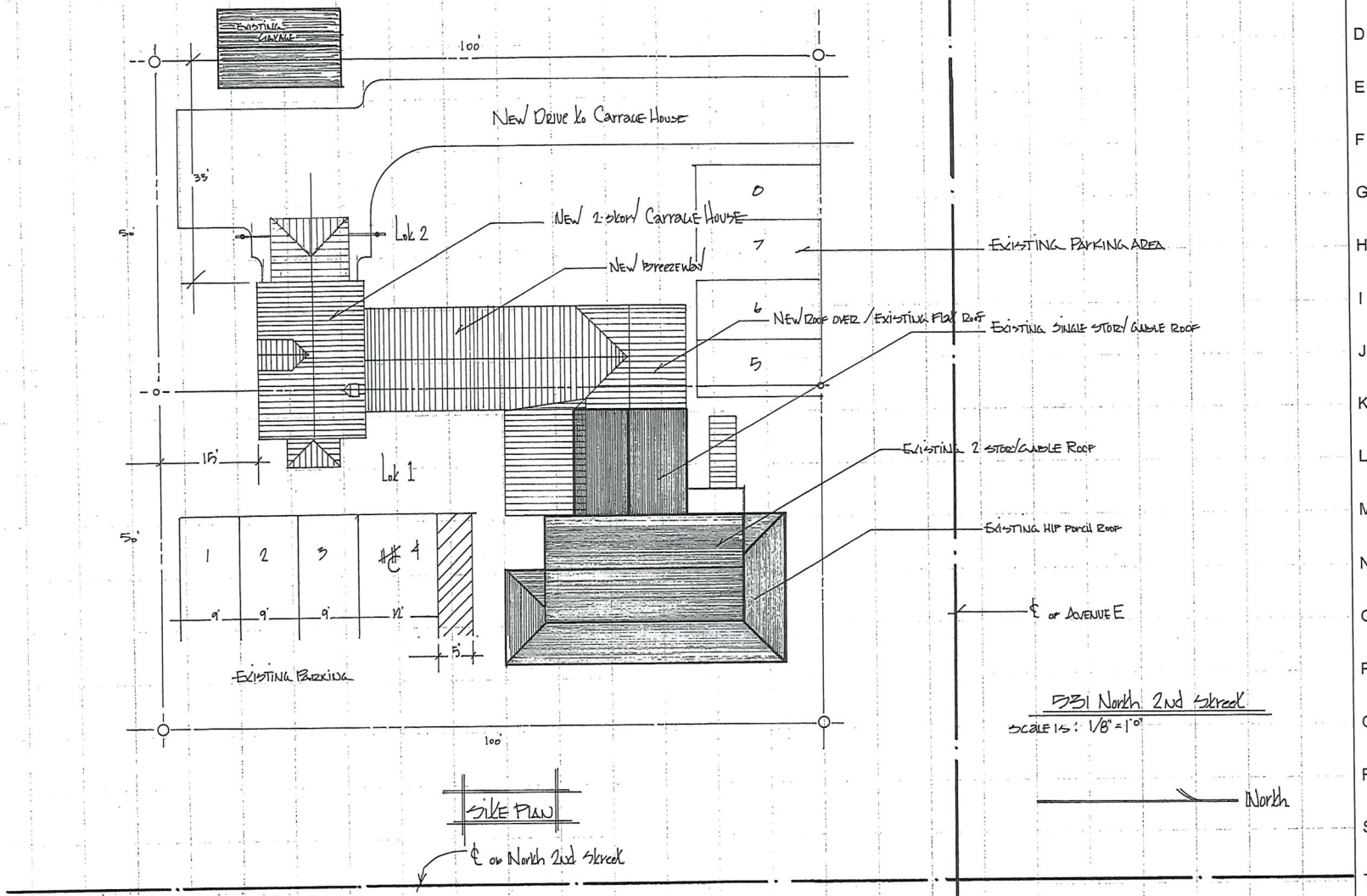
Will the proposed work require a Zoning Variance? ☑No ☐Yes, Code Section(s): _____

Application Requirements

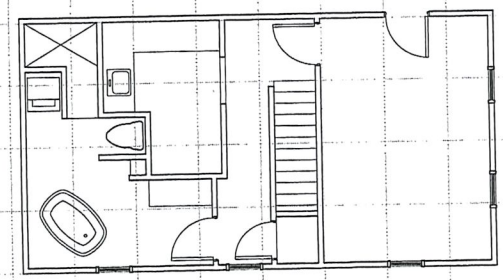
- ❑ $10.00 Application fee
- ❑ Site Plan with dimensions.
- ❑ Architectural Drawings:
  - ➢ Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - ➢ Drawings should indicate materials to be used.
- ❑ Photos - One (1) color photograph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

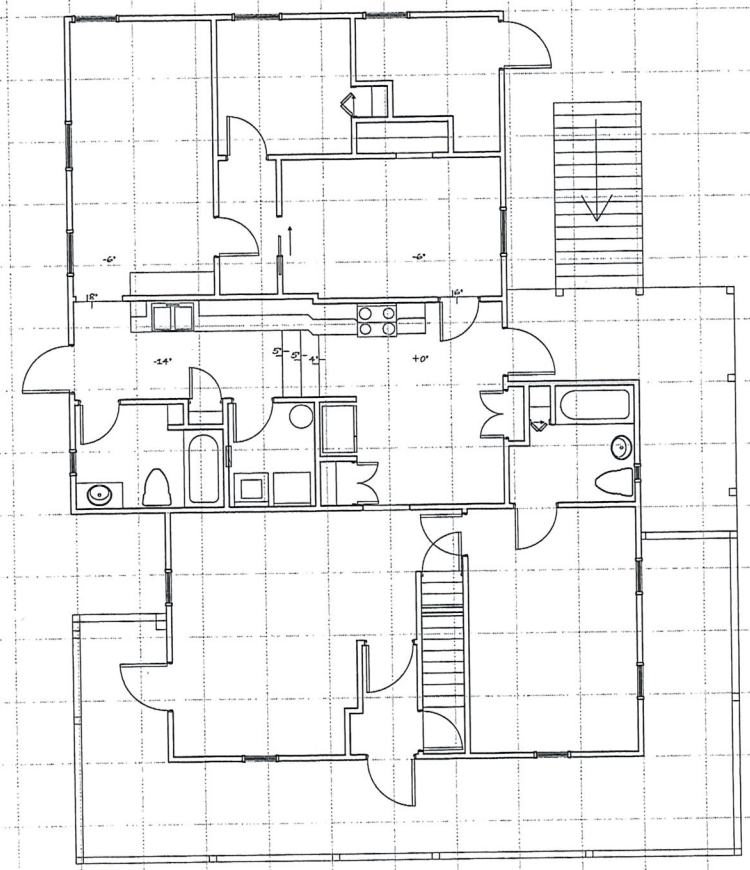



STREET
STREET
OLEAN BLVD.
STREET
STREET
STREET



Cleveland Design Group Inc.

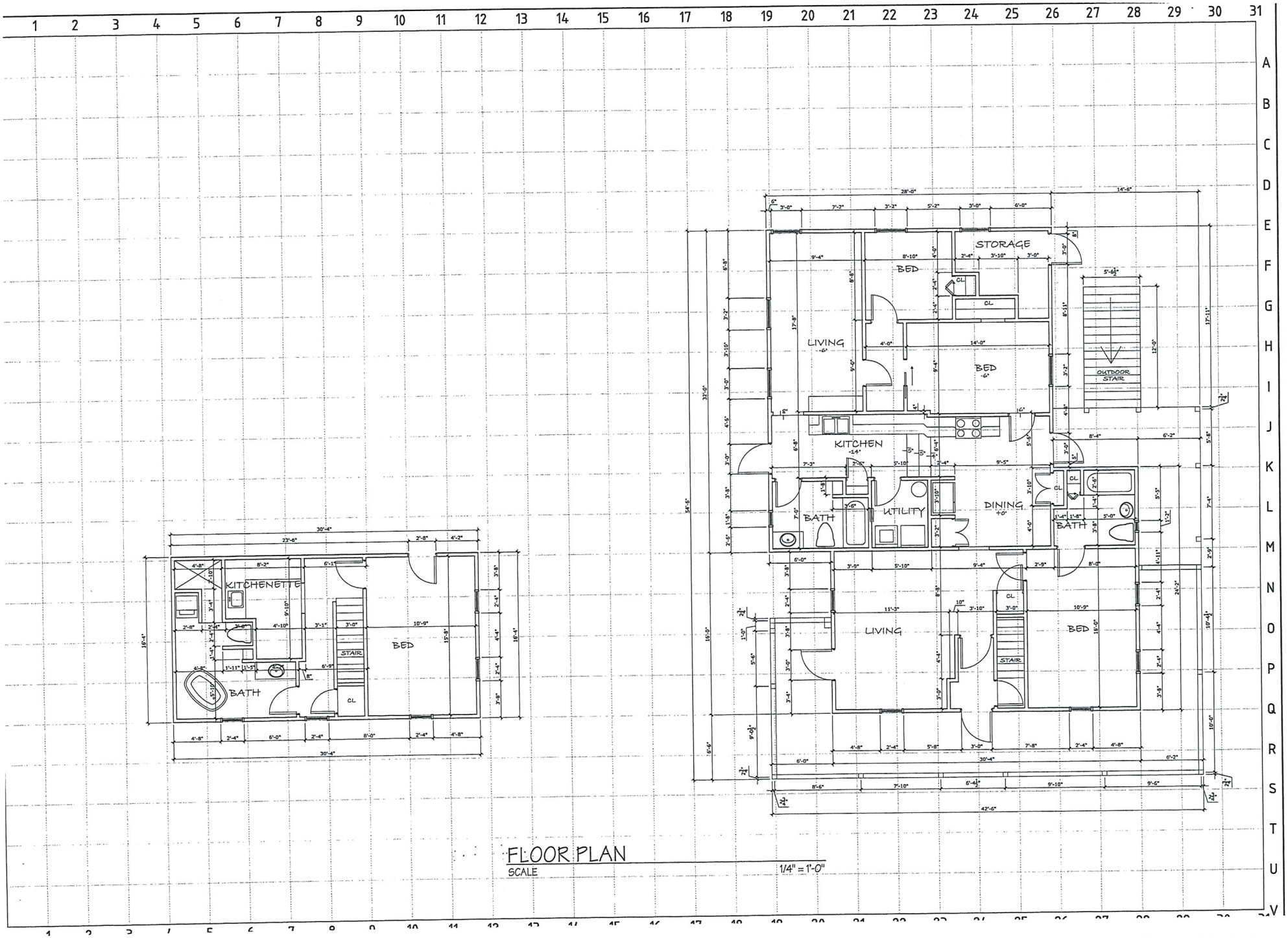




EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

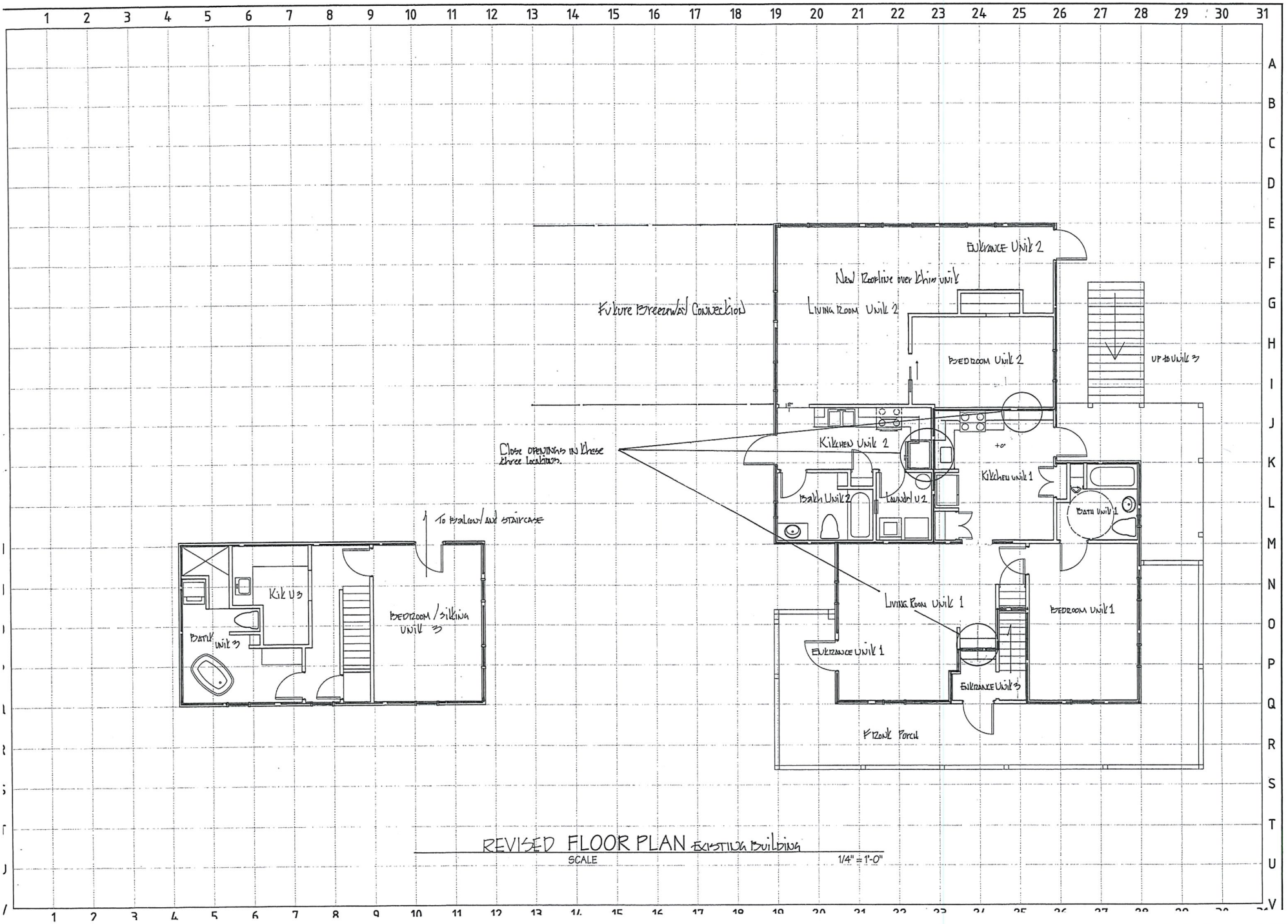
Cleveland Design Group Inc.



FLOOR PLAN

SCALE 1/4" = 1'-0"

Cleveland Design Group Inc.



REVISED FLOOR PLAN Existing Building

SCALE 1/4" = 1'-0"

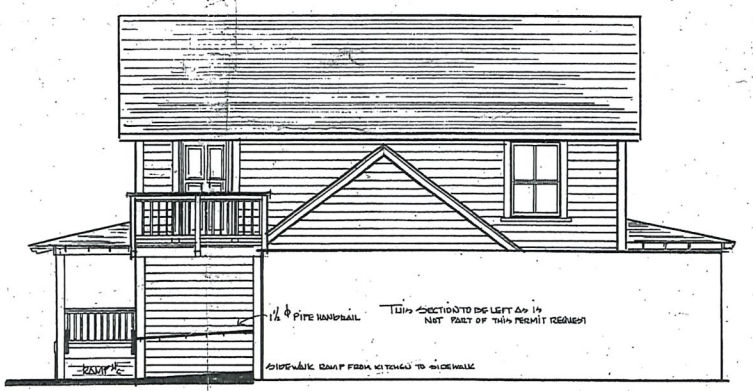
Cleveland Design Group Inc.



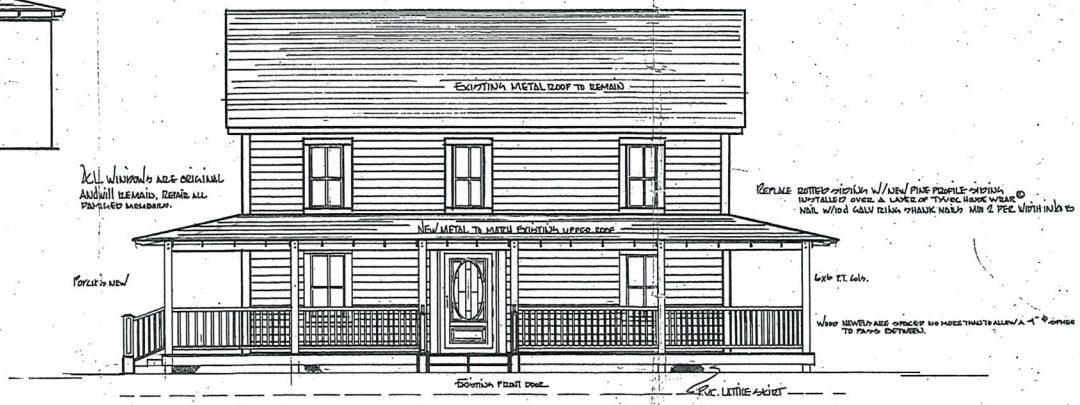
North Elevation



South Elevation



West Elevation



Exist Elevation

SCALE 1/2 1/4"=1'0"

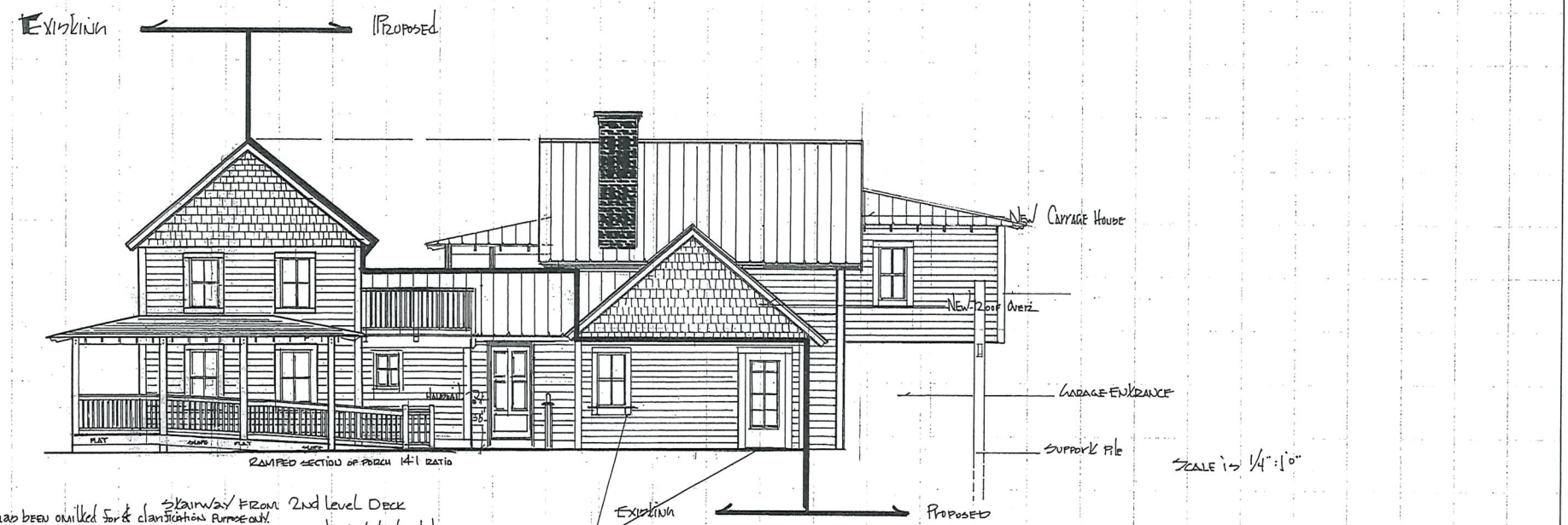
Existing Elevations

July 2018

OMEGA ARCHITECTURAL PRODUCTIONS, INC.

FLORIDA ARCHITECTURAL CORPORATION #AA-0003234

FLORIDA PROFESSIONAL ENGINEERING CORPORATION #8137



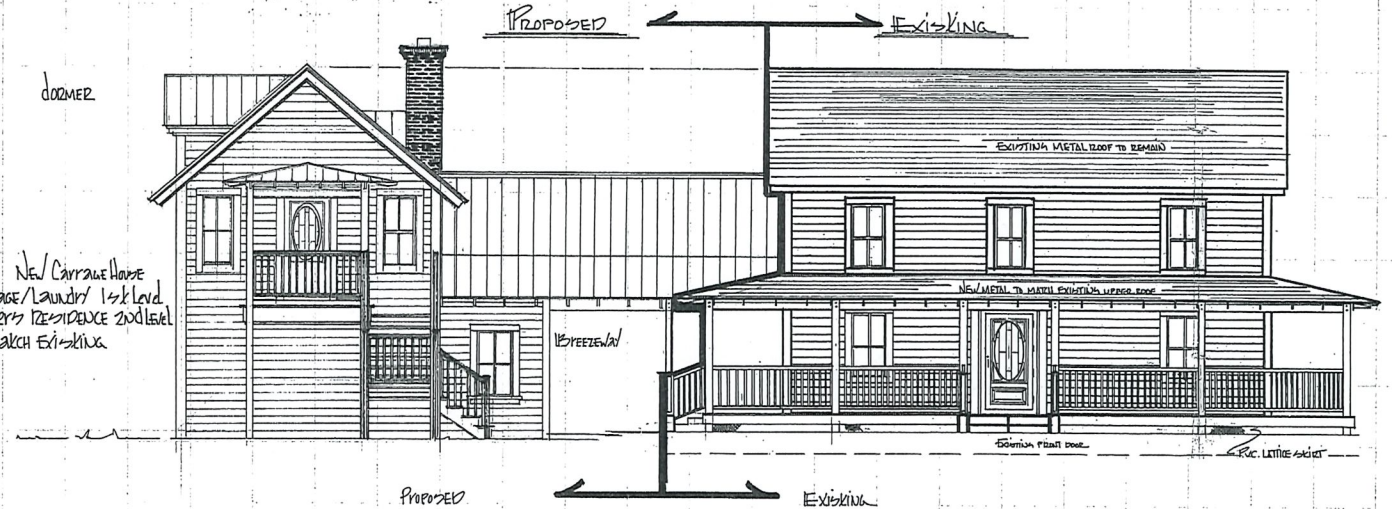
RAMPED SECTION OF PORCH 14:1 RATIO

SCALE is 1/4":1'0"

Stairway from 2nd Level Deck has been omitted for classification purposes only.

New Window and door

VIEW FROM AVE. E
LOOKING South



New Carriage House
Garage/Laundry 1st Level
Owners Residence 2nd Level
ALL NEW Finishes MATCH Existing

VIEW FROM N. 2nd Street
LOOKING WEST

Cleveland Design Group Inc.

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

Property Identification

Site Address: 531 N 2nd ST
Sec/Town/Range: 10/35S/40E
Map ID: 24/10C
Zoning: R4

Parcel ID: 2403-705-0070-000-8
Account #: 15994
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Paul S Moyer III
1711 Avalon AVE
Fort Pierce, FL 34949-3515



Legal Description

ASSESSOR`S MAP OF N PART OF FORTPIERCE BLK 7-B- LOTS 1 AND 2 (OR 4031-1639)

Current Values

Just/Market Value:	$153,400
Assessed Value:	$112,994
Exemptions:	$50,000
Taxable Value:	$62,994

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

Total Areas

Finished/Under Air (SF):	1,996
Gross Area (SF):	2,678
Land Size (acres):	0.23
Land Size (SF):	10,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 15, 2017	4031 / 1639	0001	WD	Stubley Charles A	$310,000
Jun 30, 2004	2012 / 1749	XX03	WD	Stubley,Charles A	$90,000
May 21, 2001	1396 / 0941	XX02	WD	Hatfield,James E	$85,000
Jun 1, 1988	0589 / 0633	XX00	CV		$25,000
Jan 1, 1988	0573 / 2399	XX01	CV		$0
Feb 1, 1985	0455 / 0518	XX00	CV		$54,500
Dec 1, 1981	0367 / 1278	XX00	CV		$38,000
Sep 1, 1977	0274 / 1080	XX00	CV		$14,000

Building Information (1 of 1)

Finished Area: 1,996 SF

Gross Total Area: 2,678 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 2 Story

Roof Cover: Mtl Shingles
Year Built: 1916
Effective Year: 1985
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: Pine Bd/Btn
Secondary Wall:

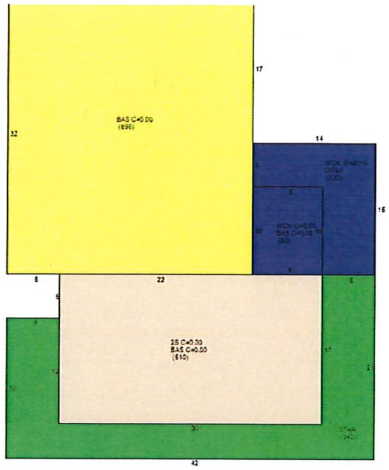
Interior Data

Bedrooms: 3
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	510	510	94
BAS	BASE AREA	1486	1486	250
OPAA	Open Porch Attached Average	130	0	58
SPAA	Screen Porch Attached Average	342	0	150
WDK	WOOD DECK	210	0	94

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$83,300
Land:	$70,100
Just/Market:	$153,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$40,406
Assessed:	$112,994
Exemption(s):	$50,000
Taxable:	$62,994

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2017	2011	0500	Homestead Exemption	$25,000
2017	2011	0550	Homestead Exemption over $ 50,000	$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	$64.80

This does not necessarily represent the total Special Assessements 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	$153,400	$112,994	$50,000	$62,994
2016	$145,400	$108,712	$50,000	$58,712

Permits

Number	Issue Date	Description	Amount	Fee
F01-1553	Nov 26, 2001	Demolition	$1,200	$100
F02-50	Jan 16, 2002	Exterior Siding	$1,800	$75
CR2002-44	Nov 21, 2002	Alterations/Remodeling	$15,000	$291
RF2003446	Dec 18, 2003	Roof	$2,125	$75
0700000164	Jun 15, 2007	Exterior Siding	$2,800	$50
BP10-1976	Oct 12, 2010	Fence	$1,000	$75
BP14-0905	Aug 15, 2014	Alterations/Remodeling	$1,800	$80
BP15-0653	Mar 26, 2015	Air Conditioning Only	$5,180	$170
BP15-0935	Jun 16, 2015	Window replacement	$6,500	$80
BP14-0905	Jun 16, 2016	Alterations/Remodeling	$1,800	$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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board **6.d.**

Meeting Date: 07/23/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-56 - Accessory Structure Demolition- 604 Beach Court

LOCATION

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

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 07/16/2018 11:51 AM
Final Approval Date: 07/16/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

JULY 23, 2017

COA 18-56

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

Owner

Fernando Velasco

Applicant

Fernando Velasco

Location

604 Beach Court

Parcel

2410-709-0068-000-5

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

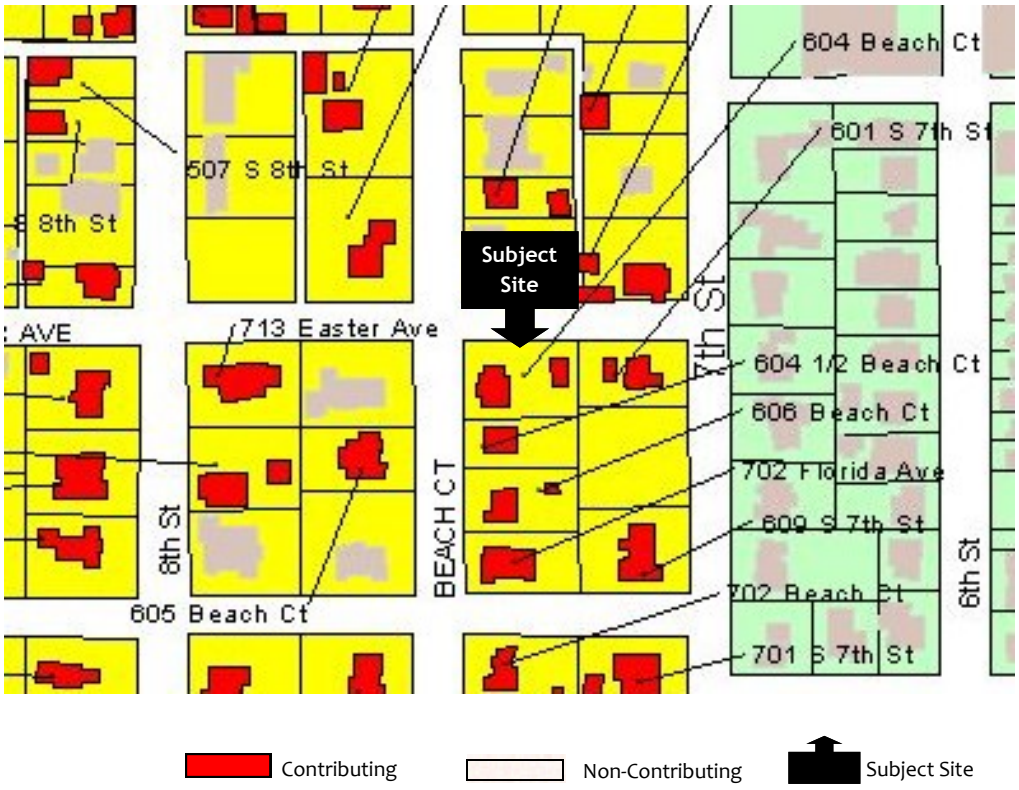
Consideration of an approval for demolition of the accessory structure.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

1928

The structure was built.

10/23/2017

Historic Preservation Board approved COA for extensive renovation of the Residence.

ARCHITECTURAL SIGNIFICANCE

The subject building is an accessory structure and has no architectural significance.



Aerial View of the Site



Front Façade of the Garage





Request

The applicant is requesting consideration of approval for demolition of the detached, deteriorated garage/accessory structure located on the back yard of the property.





Pictures showing extensive deterioration of the structure.

Staff Analysis

Criteria for Demolition (23-49): 604 Beach Ct. Garage/Accessory Structure	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 an accessory to the main residence located on the site listed as a contributing in the Oakland Park Historic District. The structure overwhelming deterioration has significantly diminished its historic 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.	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 Oakland 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 garage/accessory structure.	Yes

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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Bldg. Permit # _____

COA# 18-56

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 604 BEACH CT

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

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): FERNANDO VELASCO

Mailing Address: 2440 S JENKINS Rd Fort Pierce 34947

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

Applicant
Name(s): SAME AS ABOVE

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative
Name(s): SAME AS ABOVE

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

_____ 7/9/18
Signature of Owner *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) Demolition of Shed / Signage

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Demolish Existing Structure Approximately (20 x 20)

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

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

Ownership

Fernando Velasco
2440 S Jenkins RD
Fort Pierce, FL 34947

Legal Description

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



Current Values

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

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

Total Areas

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

Sale History

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

Building Information (1 of 2)

Finished Area: 2,310 SF

Gross Total Area: 2,576 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 2 Story

Roof Cover: Tar & Gravel
Year Built: 1928
Effective Year: 1928
No. Units: 1

Roof Structure: Flat/Shed
Frame:
Primary Wall: Frm Stucco
Secondary Wall:

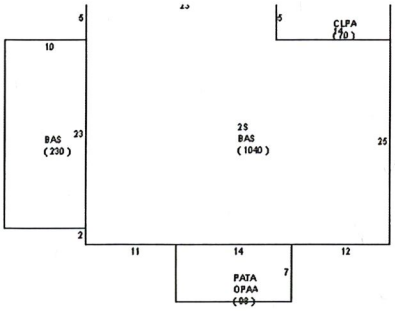
Interior Data

Bedrooms: 3
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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





Sketch Area Legend

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

Building Information (2 of 2)

Finished Area: 0 SF

Gross Total Area: 400 SF

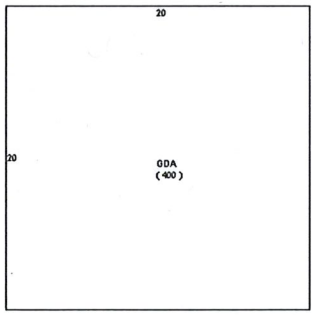
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: DGAR	Year Built: 1928	Frame:
Grade: DG-	Effective Year: 1928	Primary Wall: Wood/Sheath
Story Height: 1 Story	No. Units: 0	Secondary Wall:

Interior Data

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





Sketch Area Legend

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

Type	Qty	Units	Year Blt
Driv-Concret	1	200	1977

Current Year Values

Current Values Breakdown

Building:	$5,700
Land:	$22,700
Just/Market:	$28,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$28,400
Exemption(s):	$0
Taxable:	$28,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

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 Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$28,400	$28,400	$0	$28,400
2016	$26,700	$26,700	$0	$26,700
2015	$27,100	$27,100	$0	$27,100

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-80	Jan 20, 2006	Roof	$4,550	$50
F8800079B	Jan 1, 1988	Residential New Construction	$4,500	$4,500
F8800079E	Jan 1, 1988	Additions to existing construction	$4,500	$4,500
RR200616	Mar 10, 2006	Alterations/Remodeling	$75,000	$1,777
RF20051272	Mar 21, 2005	Roof	$7,500	$200
BP17-3830	Jan 22, 2018	Roof	$2,100	$0
BP18-0679	Mar 22, 2018		$68,000	$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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board **7.a.**

Meeting Date: 07/23/2018

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - June 2018

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA, June 2018

Form Review

Form Started By: Maria Lewicka Started On: 07/16/2018 10:46 AM
Final Approval Date: 07/16/2018

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in June 2018.

- COA #18-49, 701 N Indian River Drive 204 – Replace windows & doors.
- COA #18-50, 605 S 7th Street – Install new roof
- COA #18-52, 330 North US Highway 1 – Replace eight (8) windows

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-49 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 701 N Indian River Drive, #204

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace front and sliding patio doors and exterior windows with new impact doors and windows. Exterior color same as existing color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Paul Samson, Chair Date
Historic Preservation Board

Administrative Approval

Maria Lewicka 6/05/18
Maria Lewicka, AICP Date
Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

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

Provided to:	Name/Address	Via
Owner	Belgau Holdings LLC 701 N Indian River Drive #204 Fort Pierce, FL 34950	E-Mail Robert.belgau@derservices.com
Applicant	Firestone Construction Inc. 2183 S Brocksmith Road Fort Pierce, FL 34945	E-Mail firestoneconst@gmail.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 04 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-49

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 701 N INDIAN River Dr #304

Parcel ID #: _____

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): BELGAU Holdings LLC

Mailing Address: 801 S Ocean Blvd #1105

Phone Number(s): 772-342-6215 Email: Robert.belgau@derservices.com

Applicant

Name(s): Firestone Construction Inc

Mailing Address: 2183 S. Bocksmith Rd Fort Pierce FL 34945

Phone Number(s): 772-216-9379 Email: firestoneconst@gmail.com

Representative

Name(s): Jeanne Belgau

Mailing Address: 801 S Ocean Dr #1105 Fort Pierce 34949

Phone Number(s): 772-342-6215 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, Jeanne Belgau as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Jeanne Belgau
Signature of Owner

6/1/18
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☐ Shed	☒ Door(s)	☐ Roof
☒ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Replace Existing Front door, Exterior Windows and Sliding Patio Door with new Front door, Impact windows and Impact rear sliding door. Exterior Color to match existing color

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.

plastpro
5200 W. CENTURY BLVD.
LOS ANGELES, CA 90045

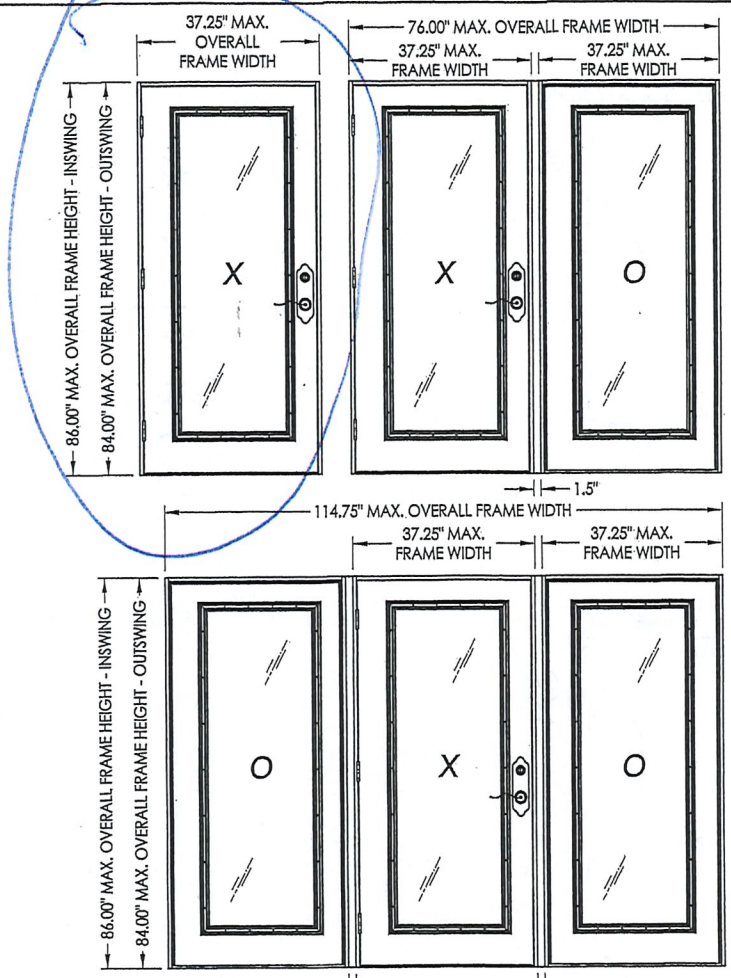
GLAZED FIBERGLASS SINGLE DOOR w/ or w/out SIDELITES
INSWING / OUTSWING
"NON-IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 6th Edition (2017) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection, this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	Typical elevations, design pressures & general notes
2	Door panel details
3	Sidelite panel details
4	Horizontal cross sections
5	Horizontal cross sections
6	Vertical cross sections
7	Vertical cross sections
8	Buck & frame anchoring (X)
9	Buck & frame anchoring (OX / XO)
10	Buck & frame anchoring (OXO)
11	Components
12	Bill of materials & glazing detail



CONFIGURATION	MAX. FRAME DIMENSION	MAX. D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
				POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
X	37.25" x 86.00"	21.00" x 62.50"	G1	+45.0	-45.0	+45.0	-45.0
OX / XO	76.00" x 86.00"	21.00" x 62.50"		+45.0	-45.0	+45.0	-45.0
OXO	114.75" x 86.00"	21.00" x 62.50"		+45.0	-45.0	+45.0	-45.0

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
10-10-17

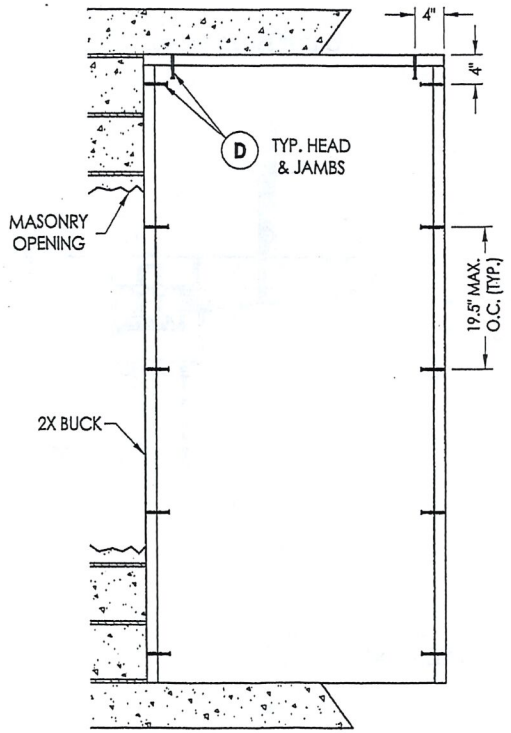
PRODUCT: PLASTPRO FIBERGLASS DOOR
PART OR ASSEMBLY: TYPICAL ELEVATIONS, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS	BY
2	08/02/17	UPDATE TO 6TH ED. (2017) FBC	JK
2	3/10/16	ADDED ADA O.S. BUMP THRESHOLD	JK
1	04/22/15	UPDATE TO 5TH ED. (2014) FBC	JK

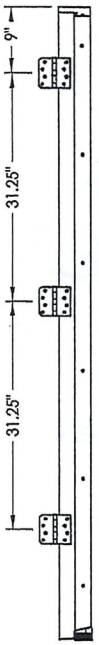
DATE: 8/25/14
SCALE: N.T.S.
DWG. BY: AL
CHK. BY: LFS
DRAWING NO.: FL-17184.11
SHEET 1 OF 12

© 2014 R.W. BUILDING CONSULTANTS INC.

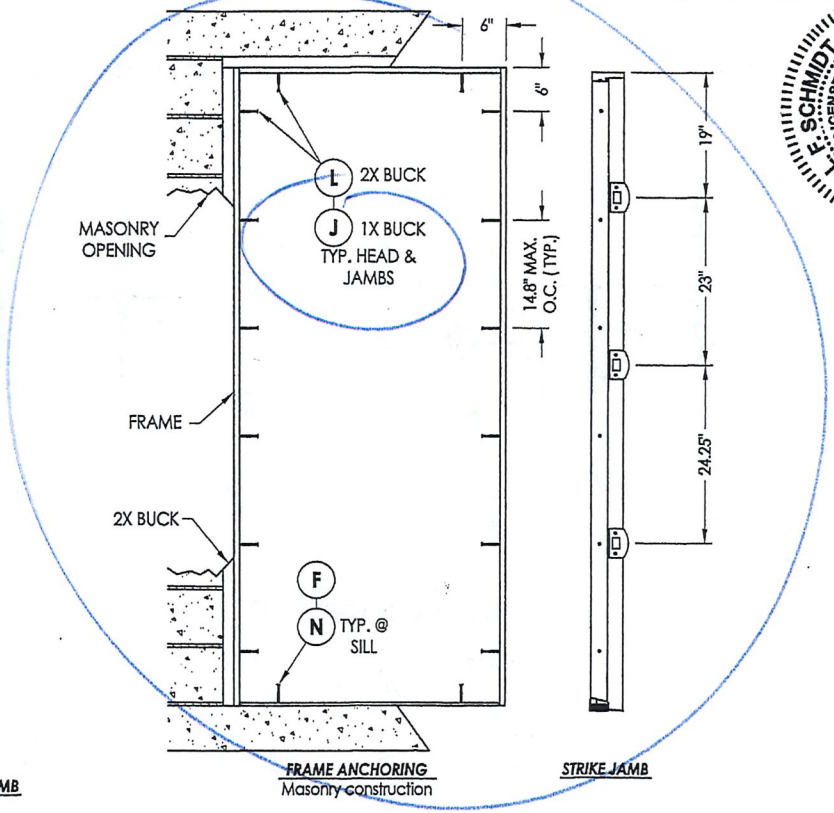
stpro, Inc PERMANENTA - Florida Product Approvals\FL-17184 Fiberglass Door - Inswing-Outswing (8HI)\C - Drawings\FL-17184 6TH ED (2017)\FL-17184.11-12.dwg, FL-17184.11



BUCK ANCHORING



HINGE JAMB



FRAME ANCHORING
Masonry construction

STRIKE JAMB

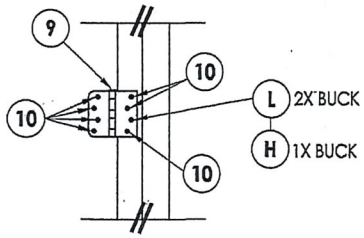
CONCRETE ANCHOR NOTES:

1. *Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.*
2. *Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.*
3. *Concrete anchor table:*

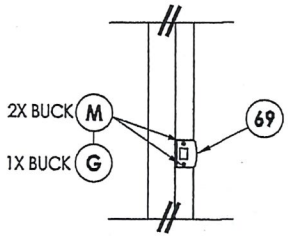
ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"
ITW TAPCON®	3/16"	1-1/4"	3"	1-1/2"

WOOD SCREW INSTALLATION NOTES:

1. *Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.*



HINGE DETAIL



LATCH DETAIL

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R|W BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO FIBERGLASS DOOR

PART OR ASSEMBLY: BUCK AND FRAME ANCHORING (X)

NO.	DATE	REVISIONS	BY
2	08/02/17	UPDATE TO 6TH ED. (2017) FBC	JK
2	3/10/16	ADDED ADA O.S. BUMP THRESHOLD	JK
1	04/22/15	UPDATE TO 5TH ED. (2014) FBC	JK

DATE: 8/25/14
SCALE: N.T.S.
DWG. BY: AL
CHK. BY: LFS
DRAWING NO.: FL-17184.11
SHEET 8 OF 12

© 2014 R.W. BUILDING CONSULTANTS INC.

R:\Clients\Plastpro, Inc PERMANENT\A - Florida Product Approvals\FL-17184 Fiberglass Door - Inswing-Outswing (BHI)\C - Drawings\FL-17184 6TH ED (2017)\FL-17184.11-12.dwg, 1-8

Architectonic Inc

May 10, 2018

City of Fort Pierce Building Department
100 N. US Highway 1
Fort Pierce, FL 34954

Re: Product specification prepared for the City of Fort Pierce Building Dept. for the structure located at 701 N. Indian River Drive, Fort Pierce, FL

Manufacturer:	Plastpro
Profiles:	Opaque/Fiberglass Door, FL# 17184.11
Code:	FBC 2017; Section R 905.10
Wind Speed:	165MPH; Ultimate Design Wind Speeds
Exposure:	C
Required Design Pressure:	Zone4: -36.1 Zone5: -43.8
Maximum Uplift Pressure:	-50 psf

Manufacturer:	Viwinco Inc.
Profiles:	Oceanview Impact S.H. Window 36" x 72", FL# 15590.2
Code:	FBC 2017; Section R 905.10
Wind Speed:	165 MPH; Ultimate Design Wind Speeds
Exposure:	C
Required Design Pressure:	Zone4: -36.1 Zone5: -43.8
Maximum Uplift Pressure:	-50 psf

Manufacturer:	Viwinco Inc.
Profiles:	Oceanview Impact S.H. Window 52" x 80", FL# 15576.4
Code:	FBC 2017; Section R 905.10
Wind Speed:	165 MPH; Ultimate Design Wind Speeds
Exposure:	C
Required Design Pressure:	Zone4: -36.1 Zone5: -43.8
Maximum Uplift Pressure:	-50 psf

Manufacturer:	Viwinco Inc.
Profiles:	Oceanview Impact S.H. Window 52" x 80", FL# 15576.4
Code:	FBC 2017; Section R 905.10
Wind Speed:	165 MPH; Ultimate Design Wind Speeds
Exposure:	C
Required Design Pressure:	Zone4: -36.1 Zone5: -43.8
Maximum Uplift Pressure:	-50 psf

Manufacturer:	Viwinco Inc.
Profiles:	Oceanview Alum. Vertical Mullion, FL# 19281.1
Code:	FBC 2017; Section R 905.10
Wind Speed:	165 MPH; Ultimate Design Wind Speeds
Exposure:	C
Required Design Pressure:	Zone4: -36.1 Zone5: -43.8
Maximum Uplift Pressure:	-120 psf

The above approved, as per Florida Building Code Compliance acceptances, 2017 Florida Building Code, and the Manufacturer's recommendations.

Respectfully submitted,



Michael Seal
Architectonic Inc.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348




Indian
River
Place

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-50 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 605 S 7th Street

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove parts of existing shingle roof and install new shingles with the same color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Paul Samson, Chair — Date
Historic Preservation Board

Administrative Approval

Maria Lewicka — 6/07/18
Maria Lewicka, AICP — Date
Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

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

Provided to:	Name/Address	Via
Owner	Alan's Homes LLC 1126 Rosedale Avenue Fort Pierce, FL 34982	E-Mail
Other	Paul Thomas, CFP Building Administrator	E-Mail
	Kim West, CFP Building Department	E-Mail
	Susan Keller, CFP Building Department	E-Mail

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 06 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____ COA# 18-50

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 605 sout 7 St.

Parcel ID #: 2410 0070 0002

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): Alan's Homes Jorge L Morales

Mailing Address: 1038 Martinique AVE.

Phone Number(s): 772 240-4158 Email: _____

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

I / We, Jorge L Morales Alan's Homes as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

_____ 6-6-18

Signature of Owner *Date*

Description of Requested Work

Please indicate the type of work requested:

☐Fence	☐Shed	☐Door(s)	☐Roof
☐Window(s)	☑Signage	☐Shutter(s)	☐Porch

☐Rehabilitation	☐New Construction	☐Demolition	☐Relocation

☐Site Improvements (describe) _____

☐Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Roof Replesment with the Same Shinglos Same color.

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.

FL #	FL10674-R13
Application Type	Revision
Code Version	2017
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Owens Corning
Address/Phone/Email	One Owens Corning Parkway Toledo, OH 43659 (740) 404-7829 greg.keeler@owenscorning.com
Authorized Signature	Greg Keeler greg.keeler@owenscorning.com
Technical Representative Address/Phone/Email	Mel Sancrant 1 Owens Corning PKWY Toledo, OH 43659 (419) 376-8360 mel.sancrant@owenscornig.com
Quality Assurance Representative Address/Phone/Email	
Category	Roofing
Subcategory	Asphalt Shingles
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Robert J.M. Nieminen
Florida License	PE-59166
Quality Assurance Entity	UL LLC
Quality Assurance Contract Expiration Date	05/16/2020
Validated By	John W. Knezevich, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL10674_R13_COI_2017_01_COI_Nieminen.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM D3161	2016
ASTM D3462	2010
ASTM D7158	2011

Equivalence of Product Standards Certified By

Sections from the Code


767 DLA





THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-52 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 330 North US Highway 1

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace eight windows. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

_____ _____
Paul Samson, Chair Date
Historic Preservation Board

Administrative Approval

6/27/18
Maria Lewicka, AICP Date
Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

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

Provided to:	Name/Address	Via
Owner	Orchid Island Juice Company 330 N US Highway 1 Fort Pierce, FL 34950	E-Mail
Applicant	MJ Wetzel Construction 441 Mississippi Avenue St. Cloud, FL 34769	E-Mail mjwetzelconstruction@hotmail.com
Representative	Richie Roberts 176 E Highland Ave Clermont, FL 34711	E-Mail richieroberts@expeditepermit.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

RECEIVED
JUN 26 2018
CITY OF FORT PIERCE
PLANNING & ZONING

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Bldg. Permit # _____

COA# 18-52

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 HWY 1
Phone Number(s): 772-465-1122 Email: _____

Applicant
Name(s): [redacted] M.J. Wetzel CONSTRUCTION
Mailing Address: 441 Mississippi Ave, ST Cloud, FL 34769
Phone Number(s): 407-469-5595 Email: [redacted] MJWetzelconstruction@Hotmail.com

Representative
Name(s): Richie Roberts
Mailing Address: 176 E Highland Ave, Clermont, FL 34711
Phone Number(s): 407-469-5595 Email: Richie.Roberts@Expedipermit.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, Frank Tranchilla C.O.O. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

6/6/18
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence	☐ Shed	☐ Door(s)	☐ Roof
☒ Window(s)	☐ Signage	☐ Shutter(s)	☐ Porch

☐ Rehabilitation	☐ New Construction	☐ Demolition	☐ Relocation

☐ Site Improvements (describe) _____

☐ Other (describe) _____

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

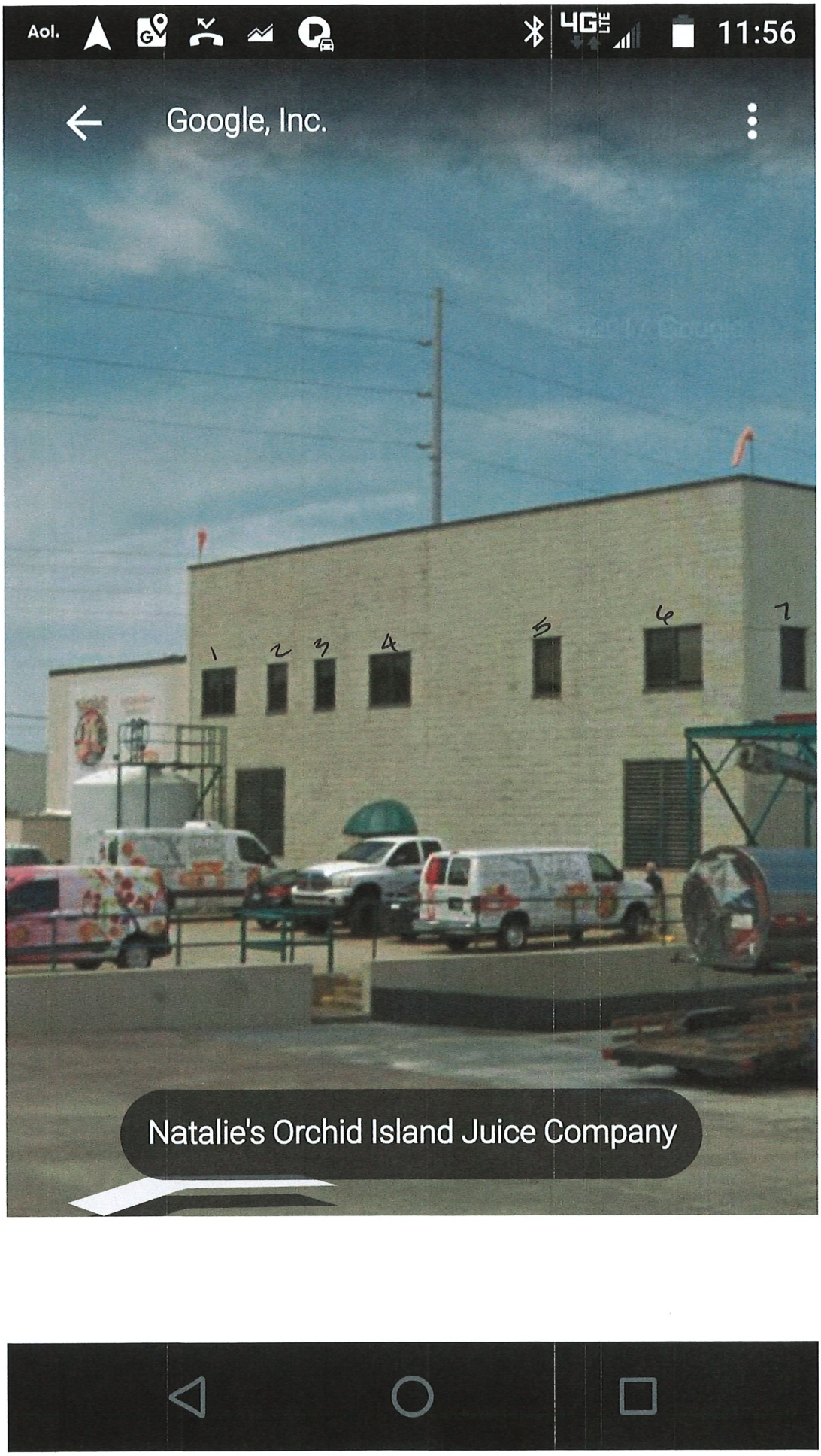
REPLACE 8 WINDOWS SIZE FOR SIZE

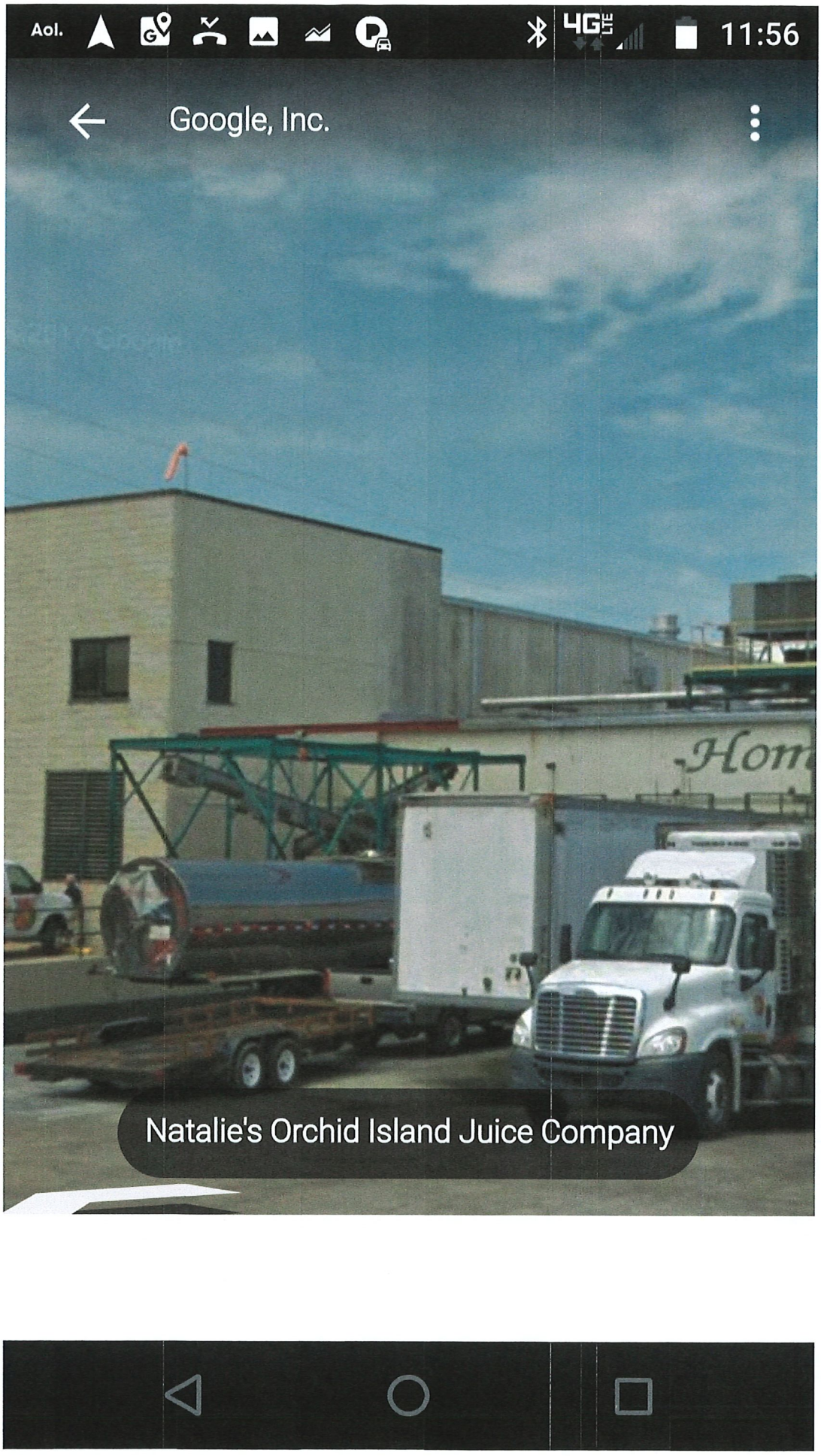
Have other alterations been made to the site within the last 12 months? ☒ No ☐ Yes, _____

Will the proposed work require a Zoning Variance? ☒ No ☐ Yes, Code Section(s): _____

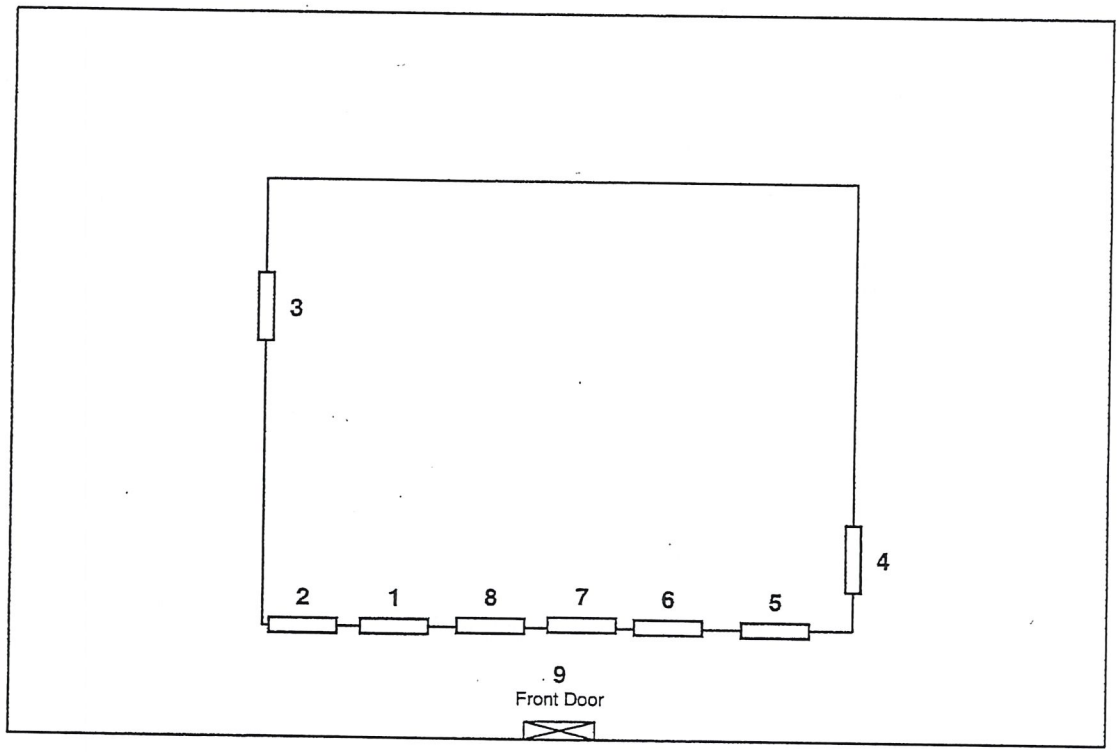
Application Requirements

- ☐ $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.


Aol.
11:56
Google, Inc.
1
2
3
4
5
6
7
Natalie's Orchid Island Juice Company


Aol.
11:56
Google, Inc.
Natalie's Orchid Island Juice Company

Opening	Size (W x H)
1. Picture Window	39 x 53
2. Horizontal Roller	72 x 53
3. Picture Window	26 x 37
4. Picture Window	39 x 54
5. Horizontal Roller	71 x 53
6. Picture Window	39 x 53
7. Horizontal Roller	71 x 53
8. Picture Window	39 x 53
9. N/A	



1740 US Highway 1
Stuart, FL 34994

6401 SE Federal Highway
Stuart, FL 34997

PH: 772-408-0200
FAX: 888-833-0167

Lic #: CBC1311233

Donnell
Impact Windows & Storm Protection

Tranchilla, Frank

330 N US1
Fort Pierce, FL 34950

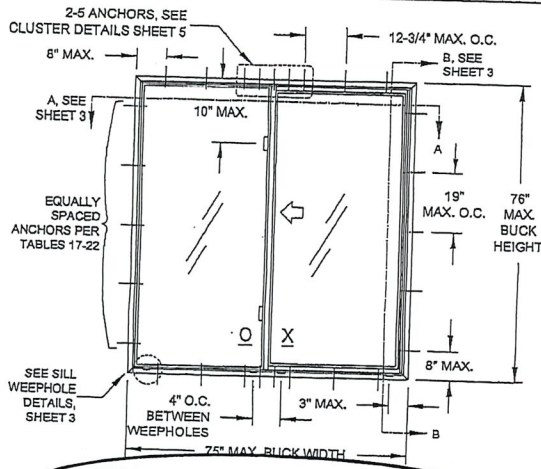
COPYRIGHT E-TEMPEST.COM

SCALE: NOT TO SCALE

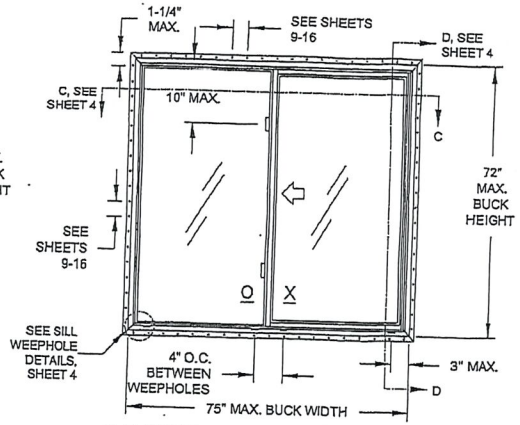
DATE: May 25, 2018

PAGE DESCRIPTION: Site Plan

PAGE: 1 OF 1

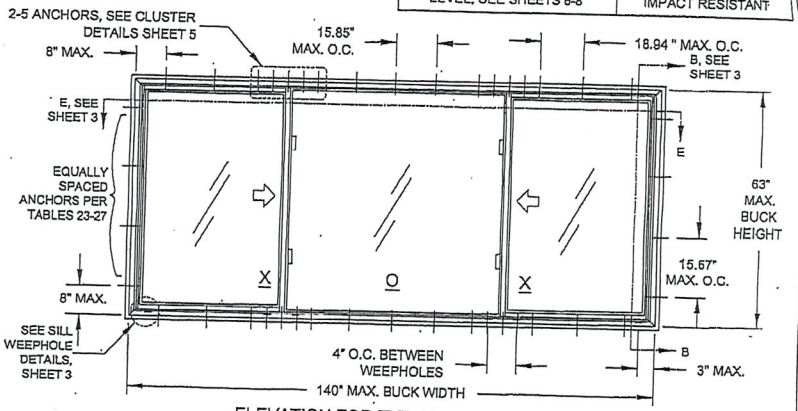


ELEVATION FOR TYP. EQUAL LEG FRAME SHOWN AS OX CONFIGURATION



ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME SHOWN AS OX CONFIGURATION ANCHORED THROUGH THE NAIL-FIN

DESIGN PRESSURE RATING	IMPACT RATING
VARIES PER REINFORCEMENT LEVEL, SEE SHEETS 6-8	LARGE & SMALL MISSILE IMPACT RESISTANT



ELEVATION FOR TYP. FLANGE FRAME SHOWN AS XOX CONFIGURATION

GENERAL NOTES: SERIES 5510 IMPACT RESISTANT HORIZONTAL ROLLER

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS. FOR INSULATED GLASS INSTALLATIONS ABOVE 30' IN THE HVHZ, THE OUTBOARD LITE (CAP) MUST TEMPERED .
3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.
4) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND SECURED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
5) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH TO ACHIEVE REQUIRED MIN. EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
6) 1/4" MAX. SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.
7) DESIGN PRESSURES:
   A. NEGATIVE DESIGN LOADS BASED ON STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
   B. POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
   C. DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.
8) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.
9) METAL SUBSTRATE TO MEET MIN. STRENGTH AND THICKNESS REQUIREMENTS PER CURRENT FLORIDA BUILDING CODE AND TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION.
10) REFERENCES: TEST REPORTS FTL-8072, 8073 & 8074; ELCO ULTRACON NOA; ELCO CRETEFLEX NOA; ELCO AGGRE-GATOR NOA; ENERGI WINDOW AND DOOR PROFILES, LTD WHITE & BRONZE/LIGHTER SHADES OF CAP COATED PVC EXTRUSION NOA'S; NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSI/AF&PA NDS & ALUMINUM DESIGN MANUAL
11) APPLICABLE EGRESS REQUIREMENTS TO BE REVIEWED BY BUILDING OFFICIAL.

USER INSTRUCTIONS:

1) DETERMINE THE SITE SPECIFIC, WINDOW OPENING'S DESIGN PRESSURE REQUIREMENT USING WINDLOAD STANDARD ASCE 7.
2) KNOWING YOUR FRAME TYPE, WINDOW CONFIGURATION (OX, XO, XOX), SIZE, GLAZING OPTION FROM (TABLE 1) AND REINFORCEMENT LEVEL, DETERMINE YOUR WINDOW'S DESIGN PRESSURE REQUIREMENT FOR THE WINDOW OPENING USING TABLES 6-16 (SHEETS 6-8). IT MUST EQUAL OR EXCEED THE DESIGN PRESSURE REQUIREMENT FOR THE WINDOW OPENING OBTAINED IN STEP 1. USE INDEX TABLE 5 ON SHEET 6 TO HELP FIND THE APPROPRIATE TABLE.
3) DETERMINE THE MOST SUITABLE ANCHOR GROUP FROM TABLES 2 AND 3 ON SHEET 2 ACCORDING TO THE INSTALLATION CONDITIONS.
4) DETERMINE THE ANCHOR QUANTITY FROM TABLES 17-27 (SHEETS 9-16), VERIFY THE ANCHOR/SUBSTRATE WILL MEET REQUIREMENTS FOR YOUR OPENING'S CONDITION FROM TABLES 2 OR 3, AND THAT ALL MIN. REQUIREMENTS FROM THIS SHEET SET ARE MET.
5) INSTALL AS PER SHEET 3 FOR FLANGE/EQUAL LEG INSTALLATION OR SHEET 4 FOR INTEGRAL FIN/J-CHANNEL INSTALLATION. USE TABLE 4 ON SHEET 2 TO FIND THE APPROPRIATE DETAILS.

NOTE: DESIGN PRESSURE RATING DETERMINATION IS THE SAME PROCESS FOR ALL FRAME TYPES (J-CHANNEL, FLANGE, INTEGRAL FIN OR EQUAL LEG/BOX), SEE FIGURE B ON SHEET 2.

CODES / STANDARDS USED:
- 2017 FLORIDA BUILDING CODE (FBC), 6TH EDITION
- 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
- ASTM E1300-09
- ANSI/AF&PA NDS-2015 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2015
- AISI S100-12
- AISC 360-10

GENERAL NOTES..... 1
ELEVATIONS..... 1
FRAME, GLASS & ANCHOR OPTIONS..... 2
INSTALLATION, FLANGE & EQUAL LEG/BOX..... 3
INSTALLATION, INTEGRAL FIN & J-CHANNEL..... 4
GLAZING DETAILS..... 5
DESIGN PRESSURES..... 6-8
ANCHOR QUANTITIES..... 9-16
EXTRUSION PROFILES & BOM..... 17
ASSEMBLY..... 18

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 17-0411.08
Expiration Date 09/24/2020
By Miami-Dade Product Control

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/31/17
A. LYNN MILLER, P.E.
P.E.# 58705

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

COPYRIGHT © 2017 PGT INDUSTRIES, INC.
ALL RIGHTS RESERVED

CERT. OF AUTH. #29296

Revised By:	Date:	Revision:
JR	03/27/17	UPDATED TO FBC 2017. ADDED NOTE TO ANCHOR QTY. TBLS.
Revised By:	Date:	Revision:

Description: GENERAL NOTES & ELEVATION
Drawn By: J ROSOWSKI
Title: HORIZONTAL ROLLER - LM
Date: 05/15/15
Series/Model: HR-5510
Scale: NTS
Sheet: 1 OF 18
Drawing No.: MD-HR5510-01
Rev: B

TABLE 1:

Glass Type	Description	Table #
7	7/8" Laminated l.G.: 1/8" A Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	4
8	7/8" Laminated l.G.: 1/8" T Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	5
9	7/8" Laminated l.G.: 3/16" A Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	6
10	7/8" Laminated l.G.: 3/16" T Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	6
11	1" Laminated l.G.: 1/8" T Exterior Cap + 7/16" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" PVB Interlayer	7
12	1" Laminated l.G.: 3/16" A Exterior Cap + 3/8" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" PVB Interlayer	8
13	1" Laminated l.G.: 3/16" T Exterior Cap + 3/8" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" PVB Interlayer	9
14	1" Laminated l.G.: 3/16" A Exterior Cap + 3/8" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	10
15	1" Laminated l.G.: 3/16" T Exterior Cap + 3/8" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	11
16	1" Laminated l.G.: 1/8" T Exterior Cap + 7/16" Air Space + 7/16" Laminated; (2) Lites of 3/16" H Glass with .090" SG Interlayer	12
17	1" Laminated l.G.: 3/16" T Exterior Cap + 3/8" Air Space + 7/16" Laminated; (2) Lites of 3/16" H Glass with .090" SG Interlayer	13

"A" = ANNEALED
"H" = HEAT STRENGTHENED
"T" = TEMPERED
"PVB" = .090" TROSIFOL® PVB BY KURARAY, AMERICA, INC.
"SG" = .090" SENTRYGLAS® INTERLAYER BY KURARAY AMERICA, INC.

GLASS TYPES 14 THROUGH 17 MAY NOT BE USED WITH J-CHANNEL OR INTEGRAL FIN FRAMES.

WINDOW FRAMES MAY BE ANY OF THOSE SHOWN BELOW:

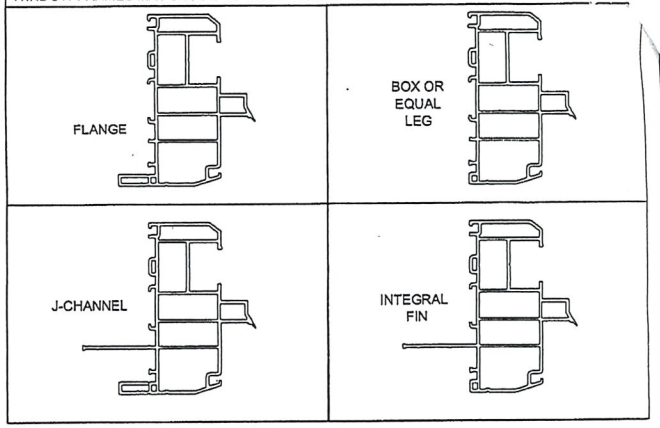


TABLE 2: ANCHORS INSTALLED THROUGH FRAME

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
A	#10 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
		Steel, A36*	3/8"	0.050"
		Steel Stud, A653 Gr. 33*	3/8"	0.0451" (18 Ga.)
		Aluminum, 6063-T5*	3/8"	0.050"
	3/16" steel Ultracon	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
		Concrete (min. 2.85 ksi)	1"	1-3/8"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
B	#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	9/16"	1-3/8"
		Steel, A36*	3/8"	0.050"
		Steel Stud, A653 Gr. 33*	3/8"	0.0451" (18 Ga.)
		Aluminum, 6063-T5*	3/8"	0.063"
	1/4" steel Ultracon	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	1/4" steel Creteflex	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	1/4" steel Aggre-Gator	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
C	1/4" steel Ultracon	Concrete (min. 2.85 ksi)	1"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Creteflex	Concrete (min. 3.35 ksi)	1"	1-3/4"
D	1/4" steel Ultracon	Concrete (min. 2.85 ksi)	2-1/2"	1-3/4"
	1/4" steel Creteflex	Concrete (min. 3.35 ksi)	2-1/2"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Aggre-Gator	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"
		Grouted CMU, (ASTM C-90)	2"	2"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.

"UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

ALL ARCHITECTURAL WINDOW SHAPES QUALIFIED, COMMON EXAMPLES SHOWN. INSCRIBE THE SHAPE IN A BLOCK (SEE EXAMPLES BELOW), AND OBTAIN DESIGN PRESSURES FOR THAT BLOCK SIZE FROM DESIGN PRESSURE TABLES 4-13, SHEETS 6-10.

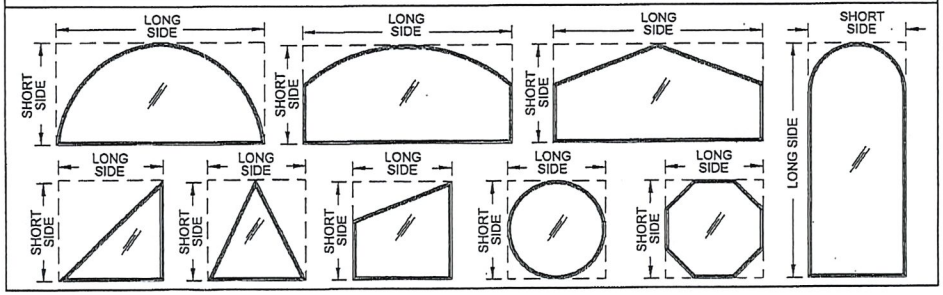


TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
E	2-1/2" x .131" Common Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
F	2-1/2" Ring-shank Roofing Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
	#10 Trusshead SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	1/2"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.050"
		Steel Stud, Gr. 33*	3/8"	0.0451" (18 Ga.)
		Steel, A36*	3/8"	0.050"
	#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	9/16"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.063"
		Steel Stud, Gr. 33*	3/8"	0.050"
		Steel, A36*	3/8"	0.050"

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.

Material	Min. F_y	Min. F_u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
Elco Aggre-Gator®	57 ksi	96 ksi
Elco UltraCon®	155 ksi	177 ksi
410 SS Elco CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

PRODUCT REVISED as complying with the Florida Building Code
Acceptance No 17-0614.09
Expiration Date April 30, 2017
By Manuel Perez
Miami Dade Product Control

Revision: NO CHANGES THIS SHEET.

PGT®
CERT. OF AUTH. #29296

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

COPYRIGHT © 2017 PGT INDUSTRIES, INC.
ALL RIGHTS RESERVED

Title	VINYL FIXED WINDOW NOA (LM&SM)	Date	9/9/14
Desc.	GLASS/ANCHORS/FRAME OPTIONS	Drawn By	J ROSOWSKI
Series	PW-5520	Scale	NTS
Sheet	2 OF 11	DWG No.	MD-5520.0
Rev.	B		

ANTHONY LYNN MILLER LICENSE No. 58705 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/9/17
A. LYNN MILLER, P.E.
P.E.# 58705