HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, September 24, 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 August 27, 2018 meeting

6. **PUBLIC HEARINGS**

   a. Certificate of Appropriateness 18-70 - Demolition - 431 Dundas Court

   b. Certificate of Appropriateness 18-71 - Demolition of an existing commercial structure (The Original Tiki Bar & Restaurant) and construction of a new restaurant (Crabby's Dockside) - 5 Avenue A

   c. Certificate of Appropriateness 18-73 - Construction of a 12 Unit Multi-Family Development - 401 & 411 S. Indian River Drive

7. **NEW BUSINESS**

   a. Administratively Approved Certificates of Appropriateness - August 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: 09/24/2018

Information

REQUESTED ACTION

Minutes from the August 27, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board minutes 8.27.18

Form Review

Form Started By: Alicia Rosenthal Started On: 08/28/2018 11:07 AM

Final Approval Date: 09/13/2018

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, AUGUST 27, 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

Present: **Jared Osteen**; **Michael Broderick**; **Patrick Small**; **Suzanne Boardman**; **Paul Sampson**, **Chairman**

Absent: **Holly Theuns**; **Peggy Harris-Smith**; **Charlie Hayek**

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

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

Mr. Small was made a regular voting member.

5. APPROVAL OF MINUTES

a. Minutes from the July 23, 2018 meeting

Motion was made by Michael Broderick, and seconded by Suzanne Boardman to approve the minutes from the July 23, 2018 meeting.

AYE: **Michael Broderick**, **Patrick Small**, **Suzanne Boardman**, **Jared Osteen**, **Chairman Paul Sampson**

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 18-59 - Roof - 500 S.10th Street**

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

Motion was made by Michael Broderick, and seconded by Patrick Small to approve Certificate of Appropriateness 18-59 for the replacement of the existing asphalt shingle roof with 5V Crimp metal roof located at 500 S. 10th Street.

AYE: **Patrick Small**, **Suzanne Boardman**, **Jared Osteen**, **Michael Broderick**, **Chairman Paul Sampson**

Passed

b. **Certificate of Appropriateness 18-57 - Wall Sign - 100 S. 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding enhancements to the sign and signage calculation. Ms. Lewicka explained to the Board that a meeting was held between the building department, planning department and the owner of the building and it was determined that the steer protruding from the wall is considered to be a sign. Ms. Lewicka stated that the building department has approved the permit for the sign.

Gus Gutierrez, Owner, stated he was under the impression the steer was a piece of art when the definition was looked up. Mr. Gutierrez said the steer was to be a contribution of art that was different and interesting.

Mike Adams, Resident, stated the steer is more of a pierce of art.

Board discussion ensued on art versus signage and setting a precedence downtown.

Ms. Mosley stated it was determined by the building department that the steer is a sign and it conforms to Sections 15-1, 15-6 and 15-8 of the City Code.

Motion was made by Suzanne Boardman, and seconded by Patrick Small to approve Certificate of Appropriateness 18-57 for the installation of a new projecting sign at 100 S. 2nd Street.

AYE: **Suzanne Boardman**, **Jared Osteen**, **Michael Broderick**, **Patrick Small**, **Chairman Paul Sampson**

Passed

7. NEW BUSINESS

a. Administratively Approved Certificates of Appropriateness - July 2018

8. CONSIDERATION OF ABSENCES

Mr. Hayek, Ms. Theuns and Ms. Harris-Smith were excused from the meeting.

9. ADJOURNMENT

Historic Preservation Board **6.a.**

Meeting Date: 09/24/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-70 - Demolition - 431 Dundas Court

LOCATION

431 Dundas Court (Parcel ID: 2410-601-0005-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Inspection Report
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 09/17/2018 11:02 AM
Final Approval Date: 09/17/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

SEPTEMBER 24, 2018

COA 18–70

Owner

Patrick K Duval

Applicant

Rod Waller Sunrise City CHDO

Location

431 Dundas Court

Parcel ID

2410-601-0005-000-5

Historic Status

This building is a noncontributing structure located in the Lincoln Park Historic District.

Requested Action

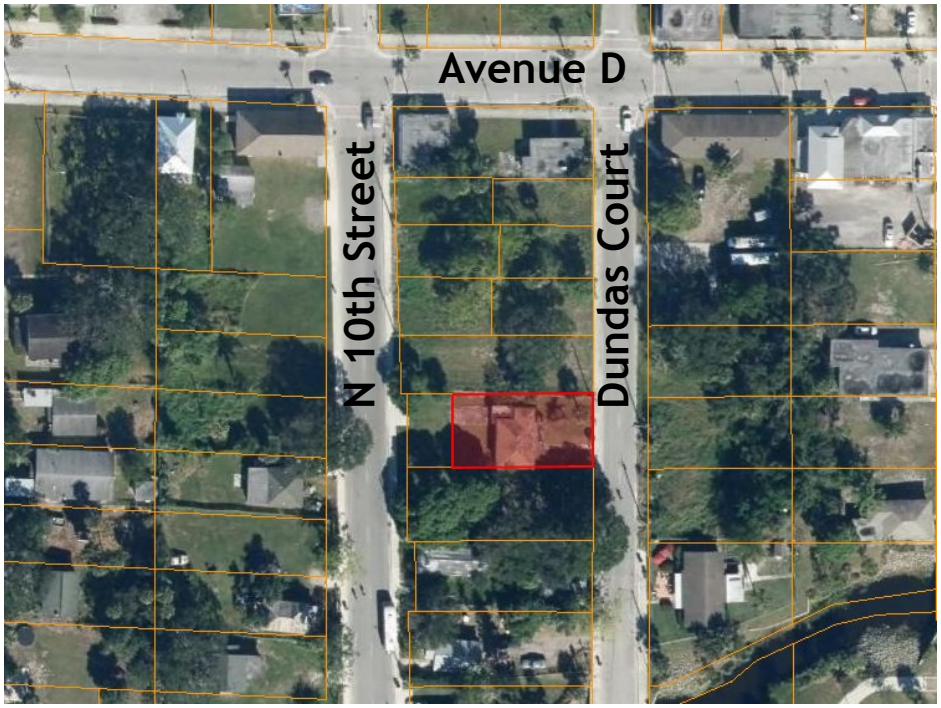
The applicant is requesting demolition of the residential structure.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



Subject Property

BACKGROUND

This one-story Frame Vernacular residential building was built in 1949 and is classified as a noncontributing structure. The owner has no plans to use the building in the future, nor current plans to develop the property. After the demolition all debris will be removed.

STAFF ANALYSIS

In March 2018, a Building Department inspector completed a Property Maintenance Inspection Report. Building was condemned due to condition of the roof. The inspector allowed for the building to be rehabilitated but, if not done, he recommended demolition of the structure due to unsafe conditions. (further details are provided in the attached *Property Maintenance Inspection Report*).

Criteria for Demolition (23-49): 431 Dundas Court	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is listed as noncontributing in the Lincoln Park Historic District. In addition the overwhelming deterioration has significantly diminished its historic and architectural values. It does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	There is no significant design or craftsmanship present.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure has no historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure is 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 does not have architectural, historical or cultural value.	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, all debris will be removed. There is no plans for reuse of the property at this time. When plans for new structure will be submitted they will be presented to the Historic Preservation Board for approval.	No

Outside of the structure

Exterior and interior damage —
pictures provided by the building inspector

Exterior damage — pictures provided by the building inspector

STAFF RECOMMENDATION

Given that the application meets all but one criteria for demolition of a structure within a designated historic district and building's current state of disrepair, the staff recommendation is to approve the demolition request.

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FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
AUG 23 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-70

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 431 DUNDAS CT, Fort Pierce

Parcel ID #: 2410-601-0005-000/5

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): DUVAL, PATRICK

Mailing Address: 431 DUNDAS CT Fort Pierce, FL 34946

Phone Number(s): 772-413-8582 Email: _____

Applicant

Name(s): Rod Waller Sunrise City CHDO Inc.

Mailing Address: 130 S Indian River Drive Suite 202, Fort Pierce FL

Phone Number(s): 772-201-2850 Email: rodwaller1@gmail.com

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Patrick Duval
Signature of Owner

8/16/18
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: _____

Demo and Remove Debris

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.

Mar 30, 2018 9:17:55 AM
Fort Pierce

Mar 30, 2018 9:17:39 AM
Fort Pierce

Mar 30, 2018 9:17:11 AM
Fort Pierce

Mar 30, 2018 9:16:28 AM
Fort Pierce

Mar 30, 2018 9:16:08 AM
Fort Pierce

Mar 30, 2018 9:15:49 AM
Fort Pierce

Mar 30, 2018 9:15:40 AM
Fort Pierce

Mar 30, 2018 9:14:46 AM
Fort Pierce

Mar 30, 2018 9:14:19 AM
Fort Pierce

Mar 30, 2018 9:13:57 AM
Fort Pierce

NO
TRESPASSING
NOTICE OF UNSAFE STRUCTURE
Apr 5, 2018 2:58:29 PM

NOTICE OF UNSAFE STRUCTURE
THIS BUILDING HAS BEEN CONDEMNED AND DECLARED UNSAFE BY THE CITY OF FORT PIERCE
DUE TO ITS UNSAFE CONDITION(S) THIS BUILDING SHOULD BE VACATED. OCCUPANCY OR USE OF THIS STRUCTURE IS AT THE RISK OF THE OCCUPANTS AND ANY REGISTERED OWNER OR OTHER RESPONSIBLE PERSONS.
THIS NOTICE SHALL REMAIN POSED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED. IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION.
OWNER: PATRICK K DUVAL
ADDRESS: 431 DUNDAS CT
CODE OFFICIAL:
DATE POSTED: 4/5/18
Apr 5, 2018 2:56:14 PM

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FORT PIERCE
CODE ENFORCEMENT
Florida

Property Maintenance Inspection Report

Property Address	431 Dundas Ct	Parcel ID #	2410-601-0005-000-5		
House Color	Cream	# of Units		Historic?	Non-Contributing
Type of Structure	Single Family Residence	Building Occupied	No	Time to Comply	60 days

Action to be take - Select all that apply

(●) Unsafe Building - Rehab (●) Unsafe Building - Demo ( ) Nuisance Abatement - Board up

Inspector	Shaun Coss	Date	3/30/2018	Property Posted?	No

Comments: Condemned due to condition of roof. Allow chance to rehab, but if not done demolition is recommended.

(●) Active Code Cases Case # 17-1826 ( ) NONE ( ) Active Building Permit ( ) NONE

( ) Lis Pendens check ( ) Rehab letter sent

( ) Demo letter sent ( ) Nuisance letter sent

( ) Title search done ( ) Affidavit recorded

Contact Information Add new contact

Contact Info

Comments

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[X] Unsafe structures

[x] 108.1.1 - Unsafe structure

- [ ] Lacks adequate protection from fire
- [ ] Contains unsafe equipment
- [x] All or part of building is likely to collapse

[ ] 108.1.2 - Unsafe equipment

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

[x] 108.1.3 - Structure unfit for human occupancy

- [ ] Unsafe or unlawful
- [ ] Unsanitary / contains filth / contamination
- [ ] vermin or rat infested
- [ ] lacks illumination
- [ ] Location of structure constitutes a hazard
- [ ] lacks ventilation
- [ ] lacks heat
- [x] lacks maintenance
- [ ] lacks sanitary facilities

[ ] 108.1.4 - Unlawful structure

- [ ] Occupied by more persons than permitted
- [ ] Erected, altered or occupied contrary to law

[ ] 108.1.5 - Dangerous structure or premises

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

Comments

[ ] Section 302 - Exterior property areas

[ ] Section 303 - Swimming Pools, Spas and Hot Tubs

[X] Section 304 - Exterior Structure

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

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

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

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

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

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

Comments: cracks & holes in exterior walls and foundation.

- [x] Section 305 - Interior Structure
  - [ ] 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
    - [ ] 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
      - [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
      - [ ] 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
      - [ ] 3. Structures or components thereof that have reached their limit state.
      - [ ] 4. Structural members are incapable of supporting nominal loads and load effects.
      - [ ] 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
      - [ ] 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
  - [ ] 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
  - [x] 305.3 - Interior surfaces - Interior surfaces, including windows and doors,shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
  - [ ] 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
  - [ ] 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
  - [ ] 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments: damaged drywall from roof leak-visible from window. interior inspection not conducted.

- [ ] Section 306 - Component Serviceability

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☐	Section 307 - Handrails and guardrails
☐	Section 308 - Rubbish and garbage
☐	Section 309 - Pest Elimination
☐	Section 404 - Occupancy Limits
☐	Section 502 - Required facilities
☐	Section 503 - Toilet Rooms
☐	Section 504 - Plumbing systems and fixtures
☐	Section 505 - Water system
☐	Section 506 - Sanitary drainage system
☐	Section 507 - Storm drainage
☐	Section 601 - Mechanical - General
☐	Section 602 - Heating facilities
☐	Section 603 - Mechanical equipment
☐	Section 604 - Electrical Facilities
☐	Section 605 - Electrical equipment
☐	Section 606 - Elevators, escalators and dumbwaiters
☐	Section 607 - Duct systems
☐	Section 701 - General fire safety requirements
☐	Section 702 - Means of egress
☐	Section 703 - Fire resistance ratings
☐	Section 704 - Fire protection systems

Additional Comments	

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

Property Identification

Site Address: 431 DUNDAS CT
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: R4

Parcel ID: 2410-601-0005-000-5
Account #: 23148
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Patrick K Duval
P O Box 791
Fort Pierce, FL 34954

Legal Description

FEE AND MAY`S RE-S/D BLK A E 100FT OF LOT 5-LESS ST- (MAP 24/10C)

Current Values

Just/Market Value:	$31,300
Assessed Value:	$23,716
Exemptions:	$0
Taxable Value:	$23,716

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

Total Areas

Finished/Under Air (SF):	996
Gross Area (SF):	1,152
Land Size (acres):	0.11
Land Size (SF):	5,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 996 SF

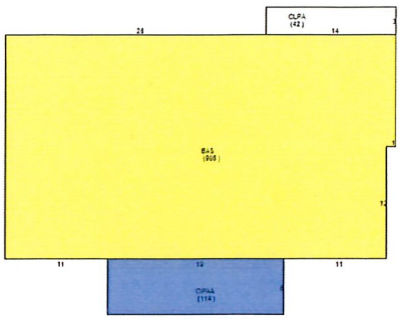
Gross Total Area: 1,152 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HD	Year Built: 1949	Frame:
Grade: D	Effective Year: 1970	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	996	996	132
CLPA	Closed Porch Average	42	0	34
OPAA	Open Porch Attached Average	114	0	50

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	82	

Current Year Values

Current Values Breakdown

Building:	$28,600
Land:	$2,700
Just/Market:	$31,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$7,584
Assessed:	$23,716
Exemption(s):	$0
Taxable:	$23,716

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
2018	$31,300	$23,716	$0	$23,716
2017	$25,200	$21,560	$0	$21,560
2016	$19,600	$19,600	$0	$19,600
2015	$19,800	$19,800	$0	$19,800

Number	Issue Date	Description	Amount	Fee

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Historic Preservation Board **6.b.**

Meeting Date: 09/24/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-71 - Demolition of an existing commercial structure (The Original Tiki Bar & Restaurant) and construction of a new restaurant (Crabby's Dockside) - 5 Avenue A

LOCATION

5 Avenue A (Parcel ID: 2410-503-0041-030-7)

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: 09/17/2018 11:45 AM
Final Approval Date: 09/17/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

SEPTEMBER 24/2018

COA 18-71

Owner

City of Fort Pierce

Applicant

Beachside Hospitality Group
Greg Powers CEO

Representative

Architectonic Inc., Mike Seal

Location

5 Avenue A (Marina Way)

Parcel

2410-503-0041-030-7

Historic Status

The subject side is a noncontributing site located in the Downtown Historic District.

Requested Action

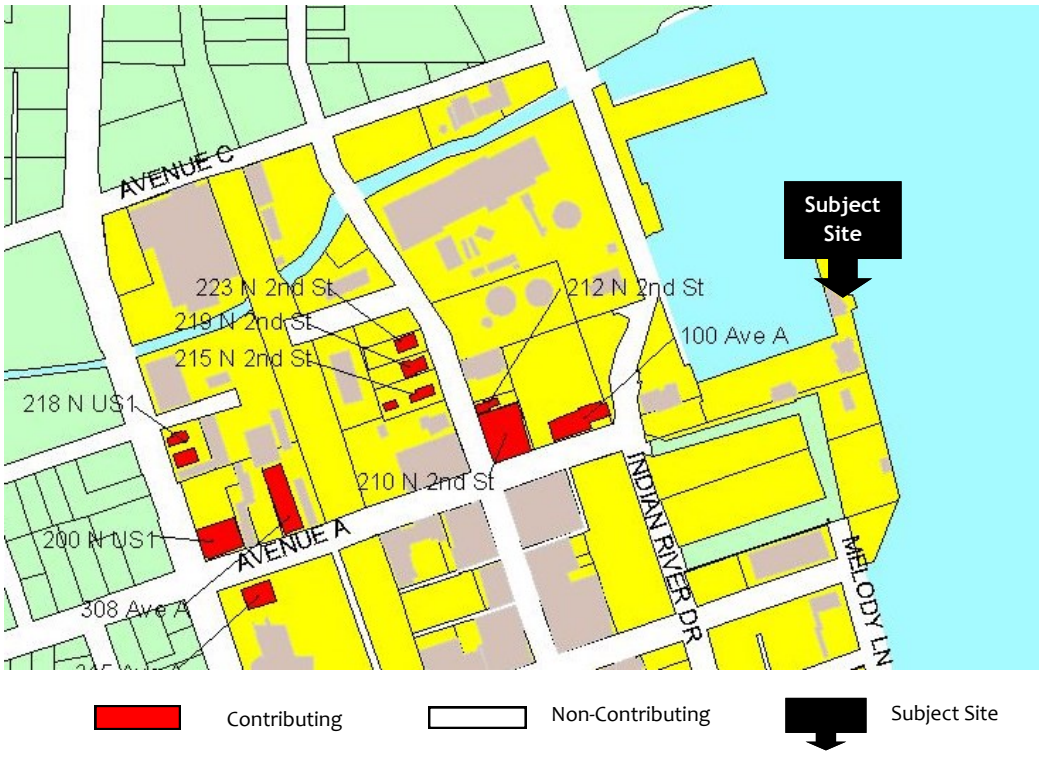
Consideration of an approval for the construction of a new restaurant.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

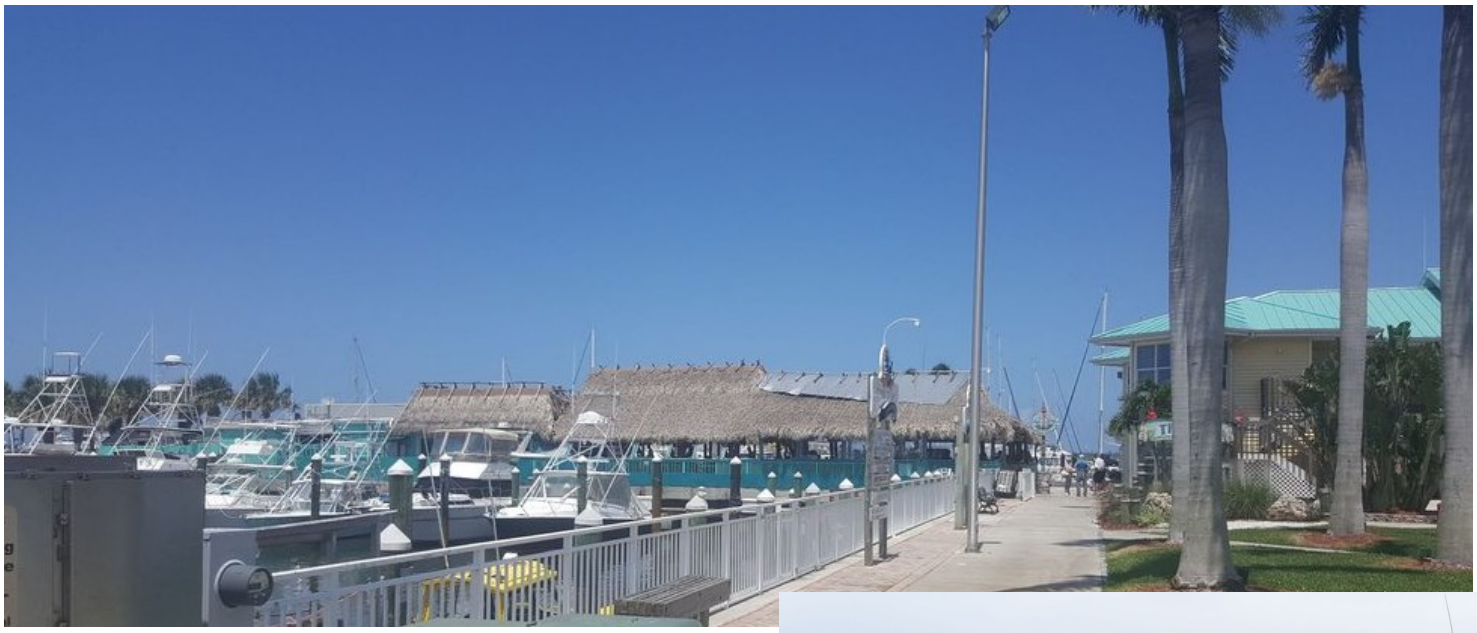


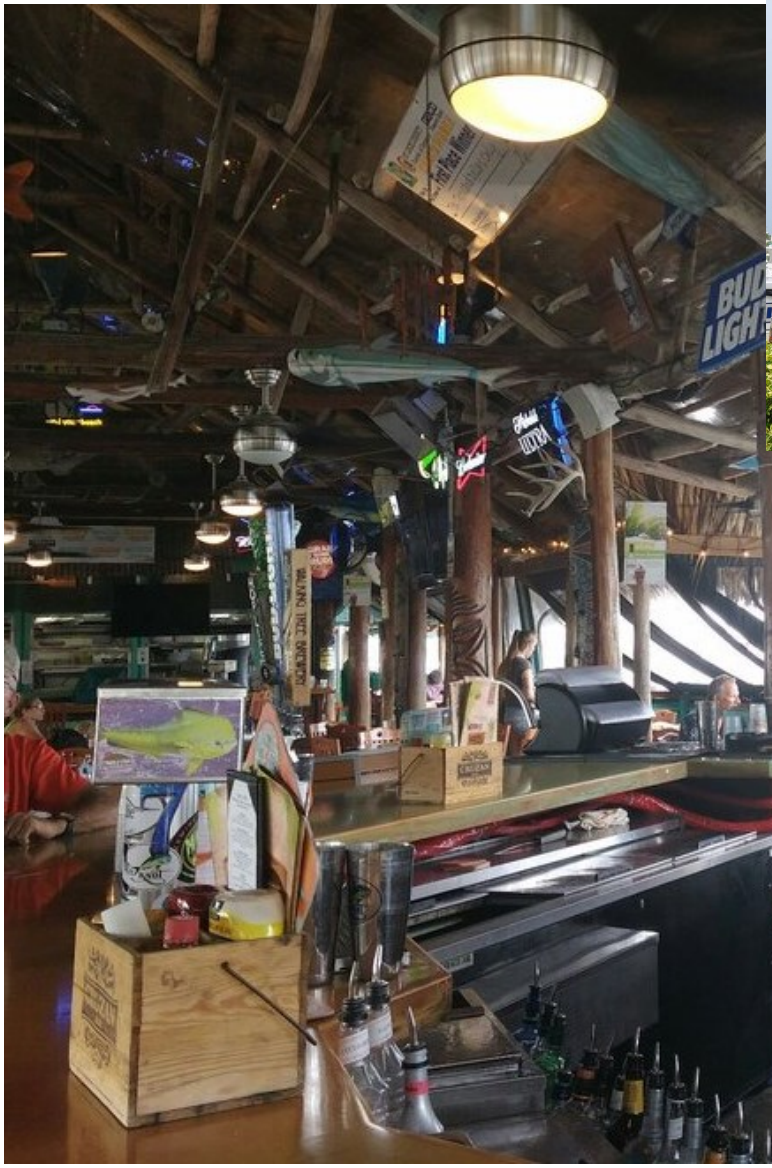
HISTORY

The Downtown Historic District was designated in 2002. It is significant for its association with the commercial, political, and social history of Fort Pierce from its establishment in 1882 through the late 1950s. It is also significant for its architecture, icontaining historic resources in the Mediterranean Revival, Mission, Art Moderne, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular styles.

EXISTING CONDITIONS

The 0.225 acre subject site is located In the Downtown Historic District on the north side of Avenue A and is incorporated into the City of Fort Pierce Marina. The site is currently occupied by The Original Tiki Bar & Restaurant built in 1990 and commonly known for tropical fare and atmosphere.





The Original Tiki Bar & Restaurant

Applicant Request & Statement

The applicant is requesting consideration of approval for the demolition of an existing restaurant, **The Original Tiki Bar & Restaurant** and construction of a new 199 seat, 7,035 sq. ft. restaurant, **Crabby's Dockside.**

The proposed 2-story building is designed to seamlessly fit into the existing fabric of downtown Ft Pierce. The design features a metal roof, lap siding with accented trim around windows and doors and corners of the building. These features complement the character of the neighboring buildings in the vicinity of the project. Stainless steel cable railing systems on the building also complement the existing railing system in the marina, which suggests the proposed building has been a part of the area for an extended period of time.

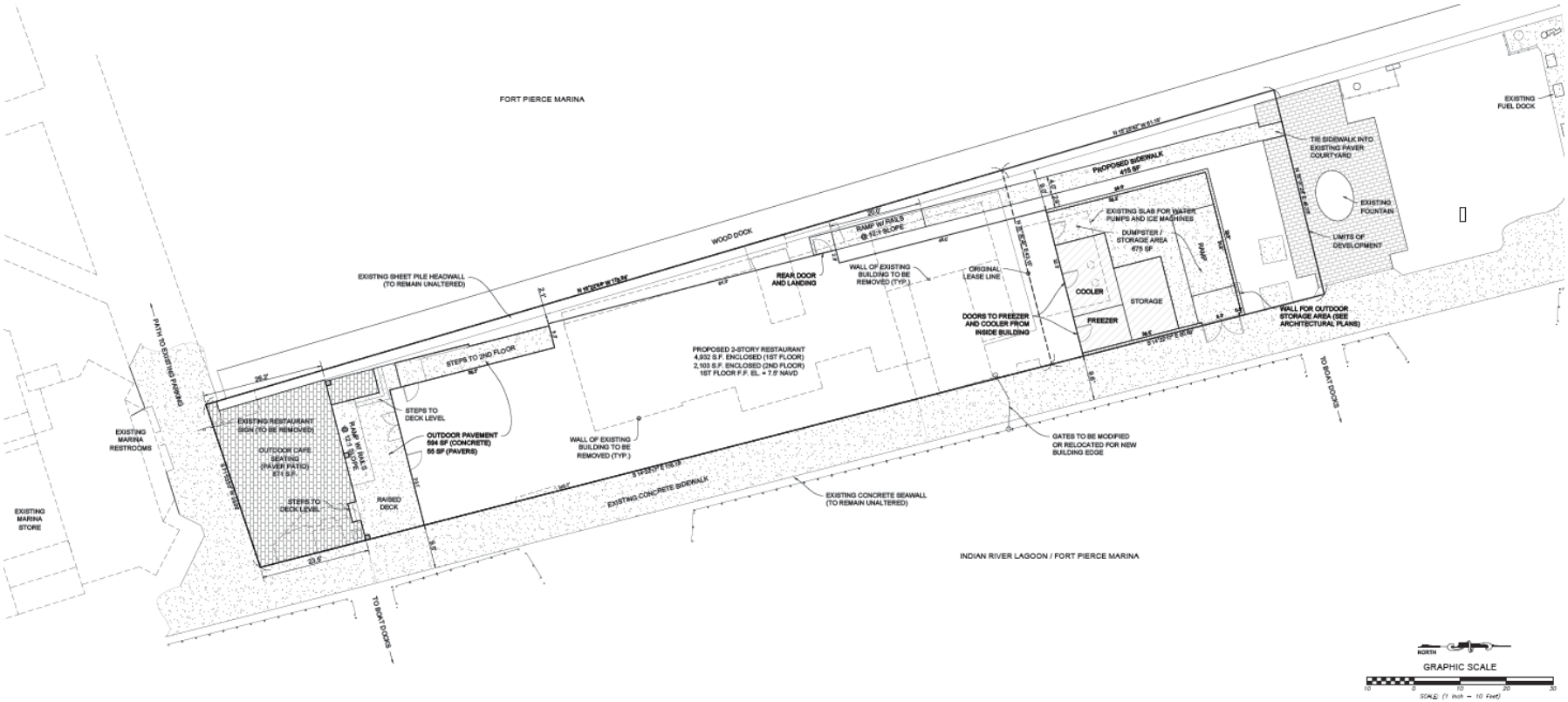
The proposed building's color palette has been chosen to be of neutral colors which will balance the overall aesthetic of the adjacent buildings' colors.

At night the restaurant building will be illuminated by colored LED lights. The colors of the lights will correspond with current holidays and events. Examples of illumination are shown below.

Examples of the building Illumination

Aerial View of the Subject Site

Street View of the Site



Proposed Site Plan

SITE DATA

START / FINISH DATE: Fall 2018 / Spring 2019

FLOOD ZONE: AE (EL 4.0' NAVD 1988),
Map No. 12111C0179J (Dated 2/16/12)

ZONING: PUR (Planned Urban Redevelopment)

LAND USE: CBD (Central Business District)

LEASE AREA: 0.163 (Original), 0.225 Ac.(Limits of Development)

IMPERVIOUS AREA CALCULATIONS (IMPACTED AREAS ONLY):

Existing Impervious Area to Be Removed:

Buildings (Incl. Deck):	5,609 SF
Walks / Equip. Pads:	1,071 SF
Total:	6,680 SF

Proposed Impervious Areas:

Enclosed Buildings:	4,932 SF
Pavement (Under Roof):	
Pavers	55 SF
Concrete	596 SF
Pavement (Outside):	
Pavers	871 SF
Concrete	1,585 SF
Total:	8,039 SF

Net Change In Impervious Area: 8,039 SF - 6,680 SF = 1,359 SF

SEATING CAPACITY:

Existing	197 Seats
Proposed	199 Seats
Net Change	2 Seats

OPERATING HOURS: 12 Hours/Day Average

BUILDING AREAS: Inside (Air Conditioned):

First Floor -	4,932 SF
Second Floor -	2,103 SF
Sub-Total -	7,035 SF

Outside Under Roof:

First Floor -	589 SF
Second Floor -	847 SF
Sub-Total -	1,496 SF

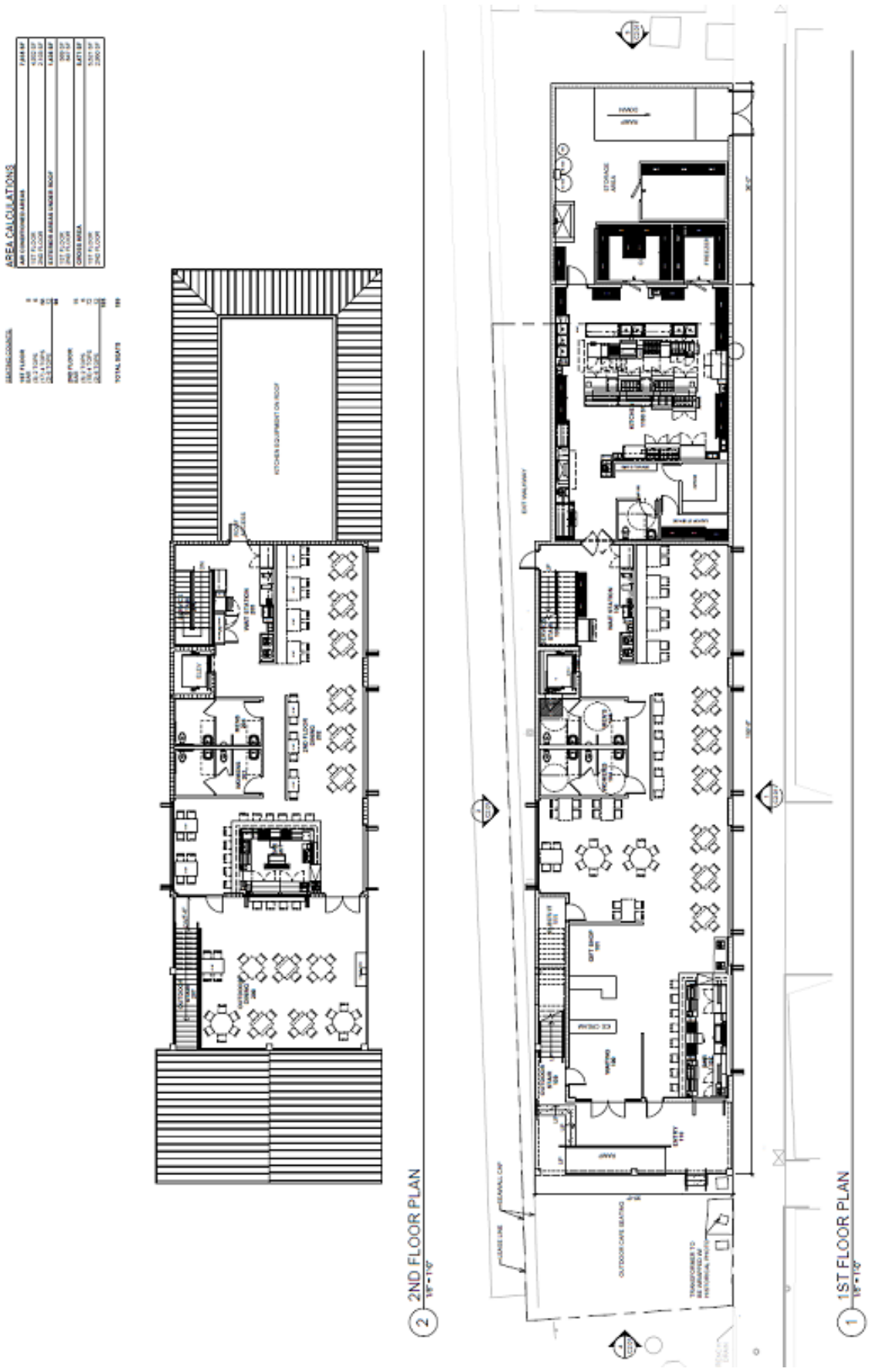
Outdoor Uncovered:

Uncovered Seating:	871 SF
Cooler Units:	495 SF
Enclosed Courtyard:	675 SF
Sub-Total -	2,041 SF

Total Restaurant Related Areas - 10,572 SF

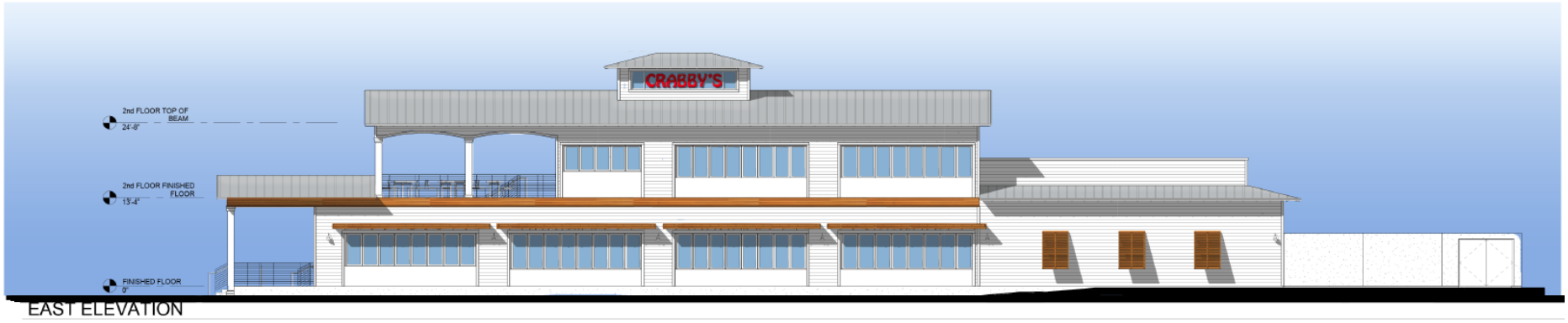
SETBACKS:

Front:	0 Feet
Side:	0 Feet
Rear:	0 Feet



Proposed Floor Plans

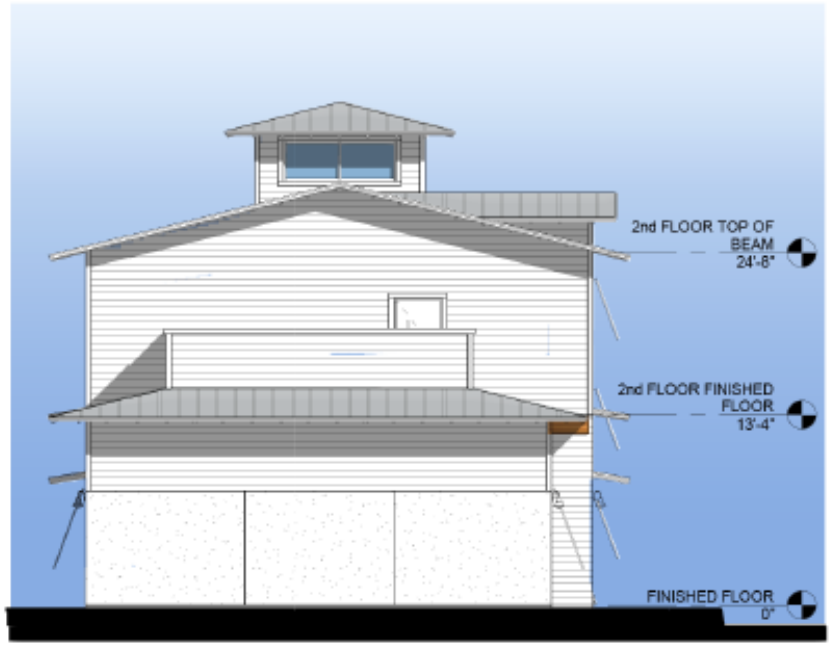
WEST ELEVATION



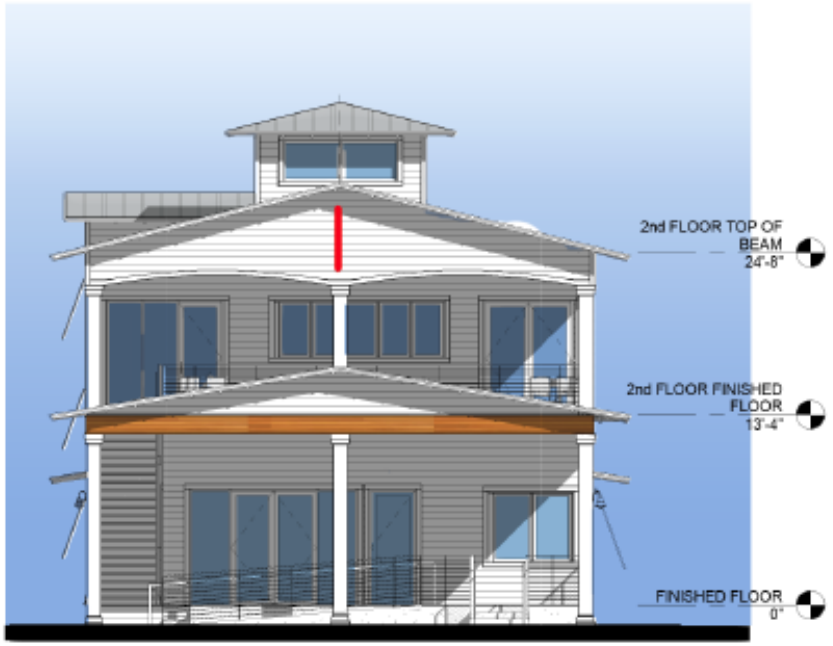
EAST ELEVATION

Building West and East Elevations

SIGN DETAIL



NORTH ELEVATION



SOUTH ELEVATION

Building North and South Elevations

Standing Seam Metal Roofing
Kynar Finish - Pre-weathered Galvalume

Painted Cement Board Lap Siding
Sherwin Williams -SW6254 Lazy Gray

Painted Accent Stucco Trim,
Cement Board Trim, Fascia,
Soffit, Window & Door Trim
Sherwin Williams - SW7757 High Reflective White

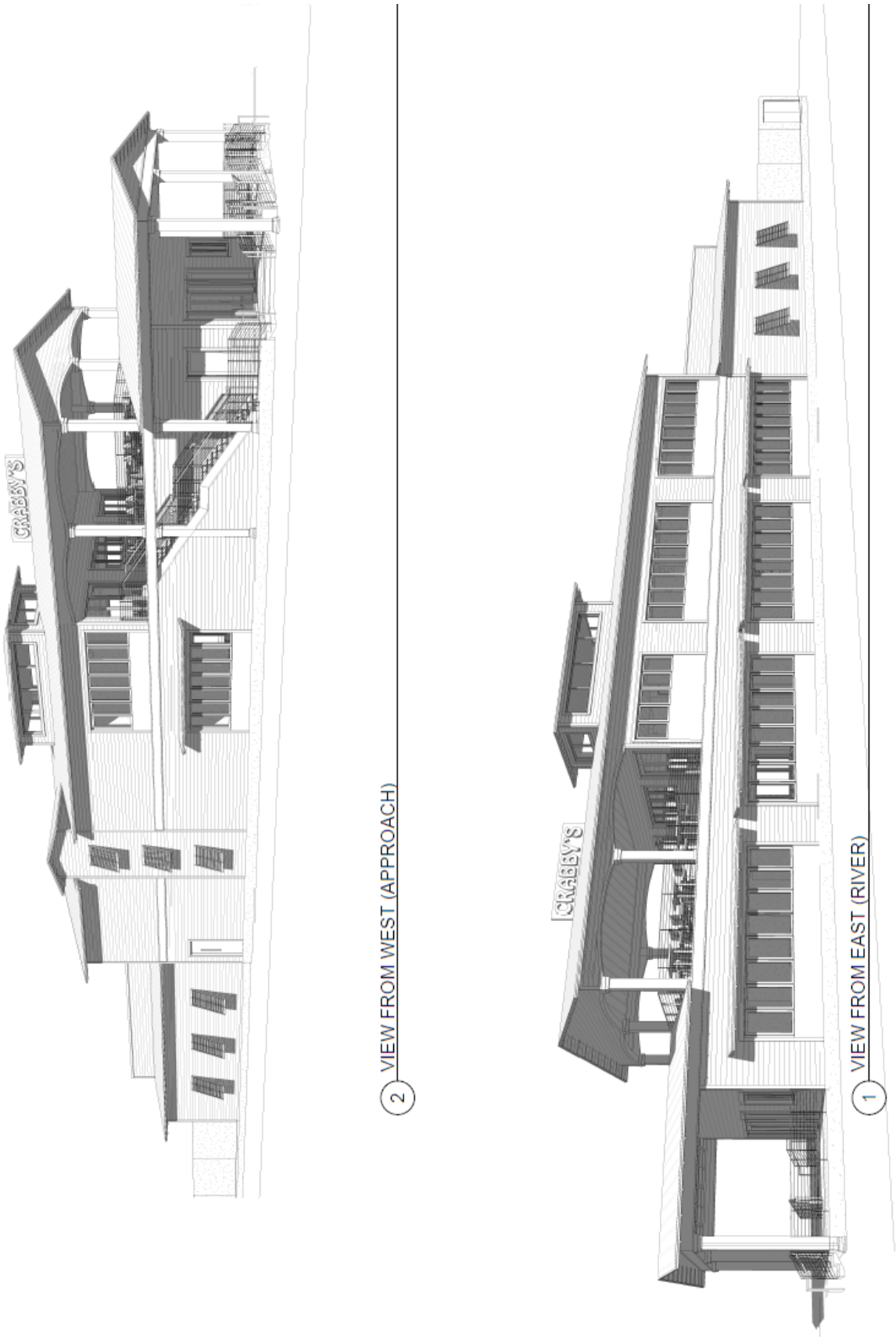
Stained Wood Accent Trim, Column Wraps,
Decorative Shutters & Window Canopies
Sherwin Williams - SW3513 Spice Chest

Painted Cement Board Lap Siding & Stucco
Sherwin Williams - SW9162 African Gray

Powder Coated Cable Railing System
Stainless Steel Finish

Crabby's Paint Colors & Material Board

Architectonic Inc



Views of the Proposed Building

Criteria for Demolition (23-49): 528 N 12th St.	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure 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?	There is no significant design or craftsmanship present.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure has no historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The existing Tiki Bar contribute to social and cultural character of Downtown District but does not contribute significantly to its historic character.	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 does not have architectural, historical or cultural value.	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, a new restaurant—Crabby's Dockside will be constructed.	Yes

STAFF RECOMMENDATION

Given the application meets all criteria for demolition of a structure within a designated historic district the staff recommendation is to approve the demolition request.

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 compatible 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 Analysis and Recommendation

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 and the overall downtown development patterns.

The proposed building is located at a prominent and unique downtown location on the water front and in the center of the city marina. The design scheme of the proposed restaurant building is compatible with the architectural style of downtown buildings in massing, size, scale, and color scheme. It also doesn't overshadow the neighboring building. The appearance of the structure doesn't seem to be intrusive or dramatically interfering with the marina settings and scenic beauty.
The only think which can be point out is using misplaced elements in the design of the building, like for example shutters where there is no windows. Although they break the monotony of the façade they also cause the architecture to miss its authenticity.

And the only think which is gone and maybe missed by frequent customers of The Tiki Bar is tropical fare and atmosphere.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. Staff recommends that the Historic Preservation Board approve the request as submitted.

BUILDING OVERLAY ON SITE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
AUG 24 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-71

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 5 Avenue A

Parcel ID #: _____

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): City of Ft Pierce
Mailing Address: 100 N US1, Ft Pierce, FL 34950
Phone Number(s): 772-460-2200 Email: _____

Applicant
Name(s): Beachside Hospitality Group - Greg Powers
Mailing Address: 11201 Corporate Circle N., Ste 100, St. Petersburg, FL 33716
Phone Number(s): 727-210-0987 Email: greg@bshgrp.com

Representative
Name(s): Architectonic Inc - Mike Seal
Mailing Address: 806 Delaware Ave, Ft Pierce, FL 34950
Phone Number(s): 772-460-7751 Email: mseal@architectonicinc.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, NICHOLAS C. MIMMS as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

_____ 8/24/18
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) remove and replace existing building

☐ Other (describe) _____

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

Demolition of existing Tiki Hut building and new construction of a 2-story restaurant

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.

Architectonic Inc

August 24, 2018

Crabby's Design Narrative

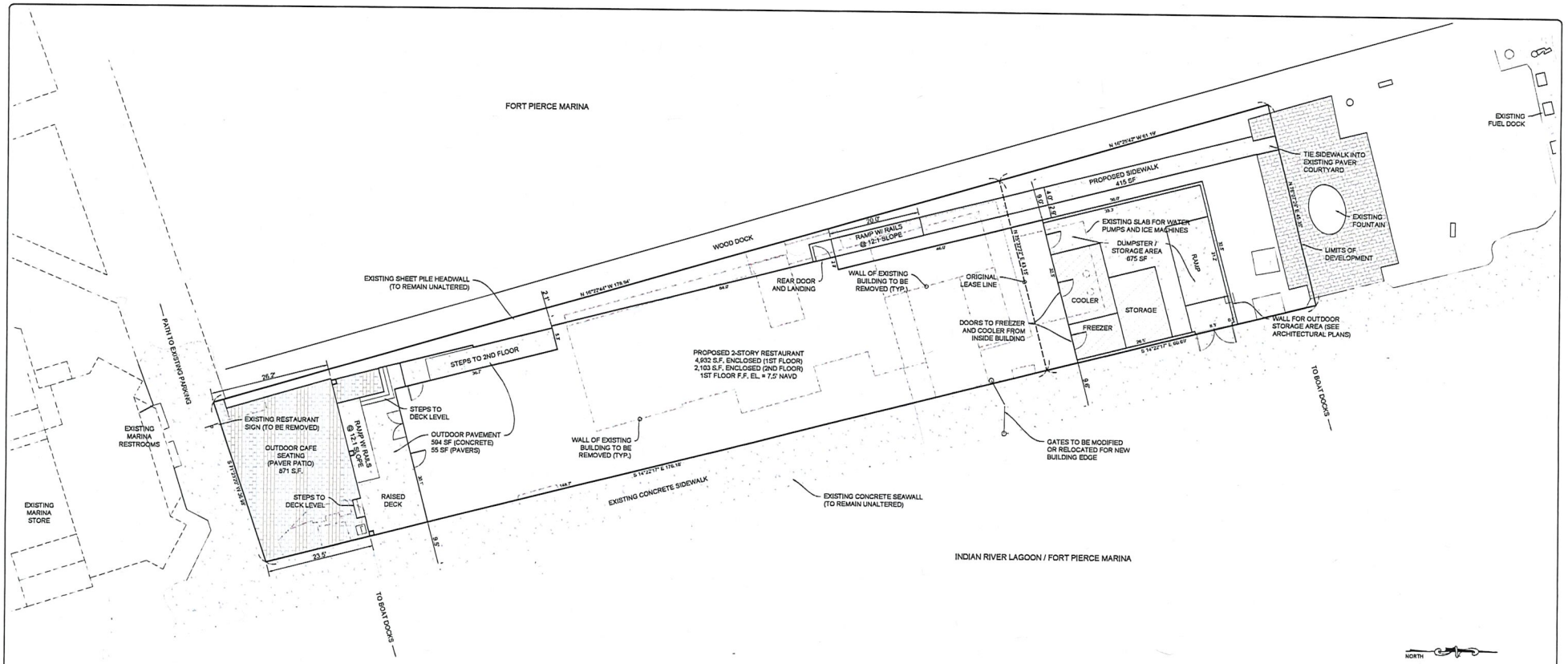
The proposed 2-story building is designed to seamlessly fit into the existing fabric of downtown Ft Pierce. The design features a metal roof, lap siding with accented trim around windows, doors and on corners of the building; these features complement the character of the neighboring buildings in the vicinity of the project. Stainless steel cable railing systems on the building also complement the existing railing system in the marina, which suggests the proposed building has been a part of the area for an extended period of time.

The proposed building's color palette has been chosen to be of neutral colors which will balance the overall aesthetic of the adjacent buildings' colors. The darker color on the bottom of the building helps to provide a layer of contrast with the typically all white boats in the marina.

806 Delaware Avenue
Fort Pierce, Florida 34950

Tel: 772 460 7751
Fax: 772 460 4244

www.architectonicinc.com
FL Reg #AA26003348



NORTH

GRAPHIC SCALE

10 0 10 20 30

SCALE: (1 Inch = 10 Feet)

NOTE:
1. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO INITIATING ANY WORK
2. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES

SITE DATA

PROJECT NAME:	Crabby's Dockside
INTENDED USE:	Restaurant (Replacement of Exist. Buildings)
APPROVAL REQUESTED:	Major Site Plan
SITE ADDRESS:	5 Avenue A
OWNER/APPLICANT:	Beachside Hospitality Group 11201 Corporate Circle N., Suite 100 St. Petersburg, FL 33716 (727) 210-0987
ENGINEER/SURVEYOR:	Carter Associates, Inc. 1708 21st Street Vero Beach, FL 32960 (772) 562-4191
ARCHITECT:	Architectonic, Inc 806 Delaware Ave Fort Pierce, FL 334950 (772) 460-7751
LEGAL DESCRIPTION:	See Survey
SEC-TOWNSHIP-RANGE:	Section 10, Township 35S, Range 40E
TAX PARCEL NO(s).:	2410-503-0041-030-7 (Part of Parcel)

START / FINISH DATE:	Fall 2018 / Spring 2019
FLOOD ZONE:	AE (EL 4.0' NAVD 1988), Map No. 12111C0170J (Dated 2/16/12)
ZONING:	PUR (Planned Urban Redevelopment)
LAND USE:	CBD (Central Business District)
LEASE AREA:	0.163 (Original), 0.225 Ac.(Limits of Development)

IMPERVIOUS AREA CALCULATIONS (IMPACTED AREAS ONLY):

Existing Impervious Area to Be Removed:	
Buildings (Incl. Deck):	5,609 SF
Walks / Equip. Pads:	1,071 SF
Total:	6,680 SF
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Concrete	1,585 SF
Total:	8,039 SF

Net Change in Impervious Area: 8,039 SF - 6,680 SF = 1,359 SF

SEATING CAPACITY:	
Existing	197 Seats
Proposed	199 Seats
Net Change	2 Seats
OPERATING HOURS:	12 Hours/Day Average
BUILDING AREAS: Inside (Air Conditioned):	
First Floor -	4,932 SF
Second Floor -	2,103 SF
Sub-Total -	7,035 SF
Outside Under Roof:	
First Floor -	589 SF
Second Floor -	847 SF
Sub-Total -	1,496 SF
Outdoor Uncovered:	
Uncovered Seating:	871 SF
Cooler Units:	495 SF
Enclosed Courtyard:	675 SF
Sub-Total -	2,041 SF
Total Restaurant Related Areas - 10,572 SF	
SETBACKS:	
Front:	0 Feet
Side:	0 Feet
Rear:	0 Feet

PARKING:	Required Parking Spaces: No offstreet parking required per Downtown Business and Entertainment Overlay District
PROPOSED ELECTRIC:	Connect to existing FPUA Electric
PROPOSED WATER:	Connect to existing FPUA water
PROPOSED SEWER:	Connect to existing FPUA sewer
STORMWATER:	Utilization of creative BMPs to reduce pollutant loading versus existing site. Engineer shall coordinate with City of Fort Pierce and South Florida Water Management District to determine an acceptable solution.
REQUIRED PERMITS:	City of Fort Pierce: • Development Review • Driveway, Sidewalk & Drainage Permit Fort Pierce Utilities Authority: • Water / Sewer Permit • Grease Trap Permit S.F.W.M.D. • 10-2 " No Notice" ERP F.D.E.P. • NPDES - Notice Of Intent

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS +1.50'

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			

Beachside Hospitality Group
11201 Corporate Circle North
Suite 100
St. Petersburg, Florida 33716
TEL: (727) 210-0978 FAX:

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

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JOHN H. BLUM, P.E.
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC.
SIGNATURE DATE
COA 205 / LB 205

DATE : 8/1/18
PROJ. # : 18-56E
DRAWN BY: CJR
APPD. BY : JHB
PLOT BY : Kirk Noonan
FILE NAME:
REF. # : 18-56E
F.B. & PG. : 869/37+

Crabby's Dockside St. Pete, Florida

Site Plan

SHEET
C-1

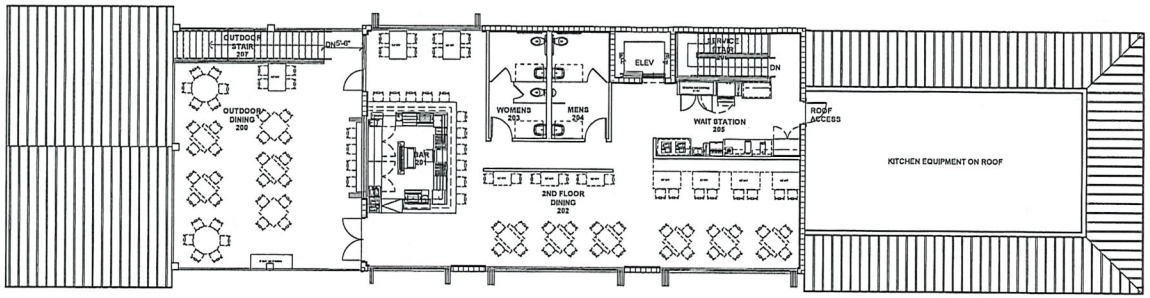
Aug 24, 18 8:51 AM
K:\18-56E Crabby's Dockside\Dwg\18-56E Dwg C-1 Site Plan 11x17.dwg

SEATING COUNT:

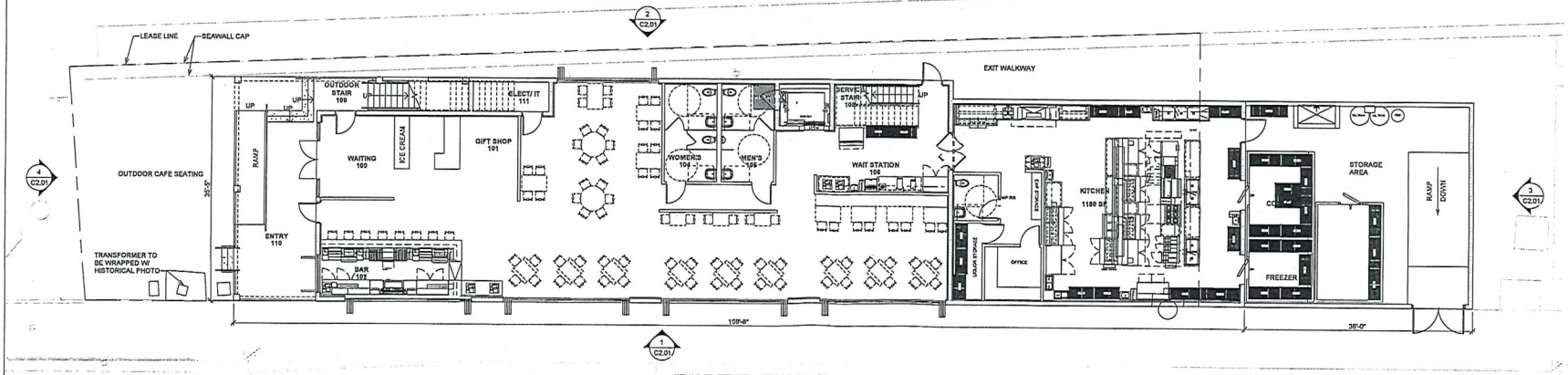
1ST FLOOR	
BAR	0
(3) 2 TOPS	0
(17) 4 TOPS	68
(2) 6 TOPS	12
	94
2ND FLOOR	
BAR	15
(3) 2 TOPS	0
(18) 4 TOPS	72
(2) 6 TOPS	12
	105
TOTAL SEATS	199

AREA CALCULATIONS

AIR CONDITIONED AREAS	7,535 SF
1ST FLOOR	4,932 SF
2ND FLOOR	2,103 SF
EXTERIOR AREAS UNDER ROOF	1,434 SF
1ST FLOOR	589 SF
2ND FLOOR	847 SF
GROSS AREA	8,471 SF
1ST FLOOR	5,521 SF
2ND FLOOR	2,950 SF



2 2ND FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7761
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

CRABBY'S DOCKSIDE

FT. PIERCE, FL

CLIENT

BEACHSIDE
HOSPITATLITY GROUP

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96039

REVISIONS

NO.	DATE	REVISION

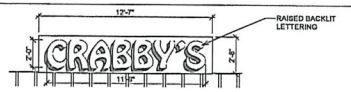
KEY PLAN

SHEET TITLE / SHEET NUMBER

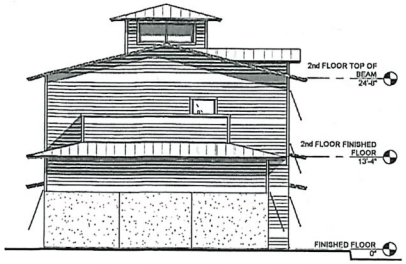
CONCEPTUAL FLOOR PLANS

C1.00

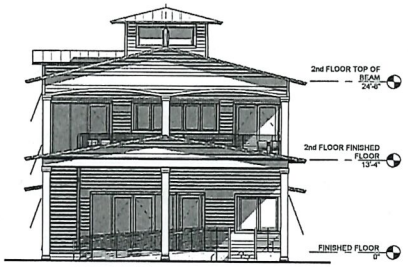
PROJECT NUMBER C18034
DATE 08/24/2018



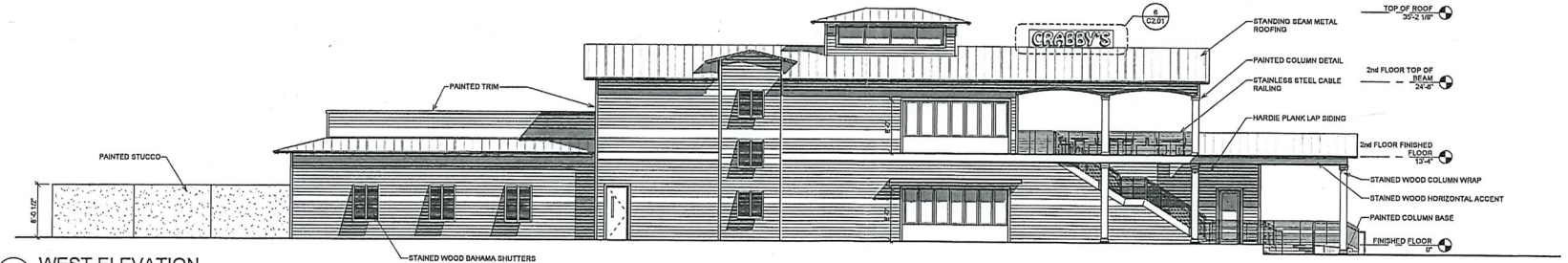
6 SIGN DETAIL
1/4" = 1'-0"



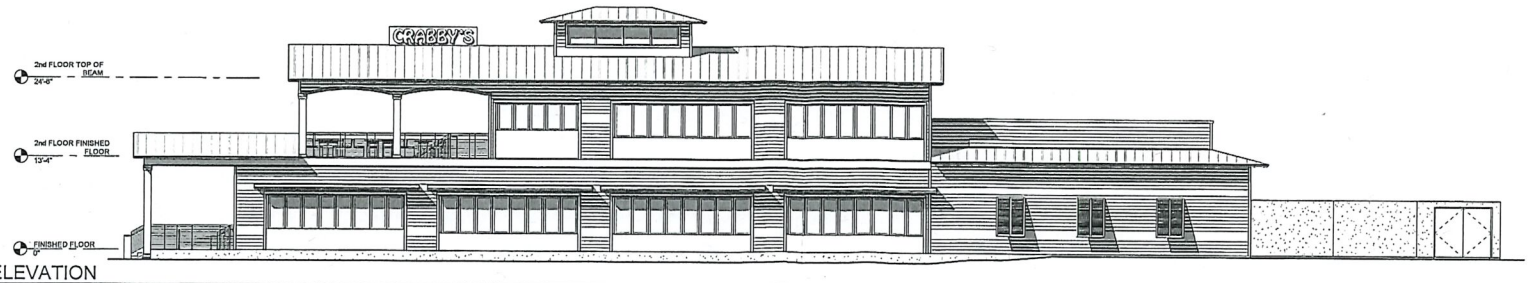
3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

ARCHITECT
Architectonic Inc
806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244
WWW.ARCHITECTONICINC.COM
STATE REG # AA26003348

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PROJECT
CRABBY'S DOCKSIDE
FT. PIERCE, FL

CLIENT
BEACHSIDE HOSPITATLITY GROUP

CONSULTANTS

REGISTRATION
MICHAEL J. SEAL, AIA
AR96806

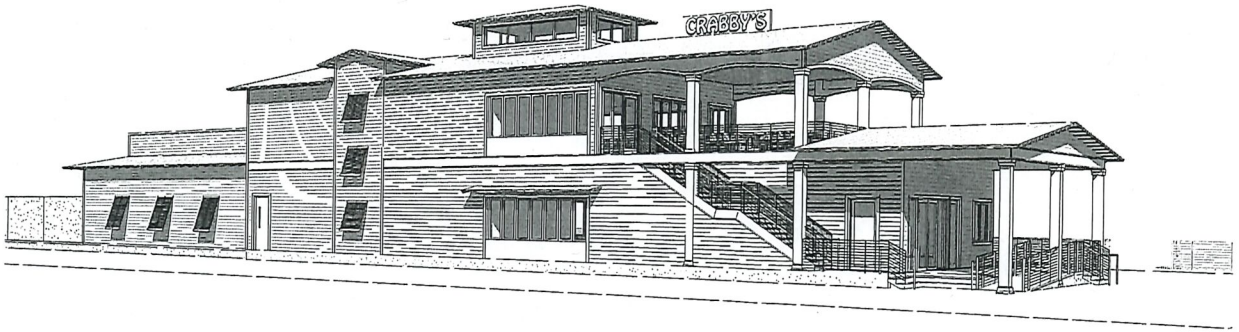
REVISIONS

NO.	DATE	REVISION

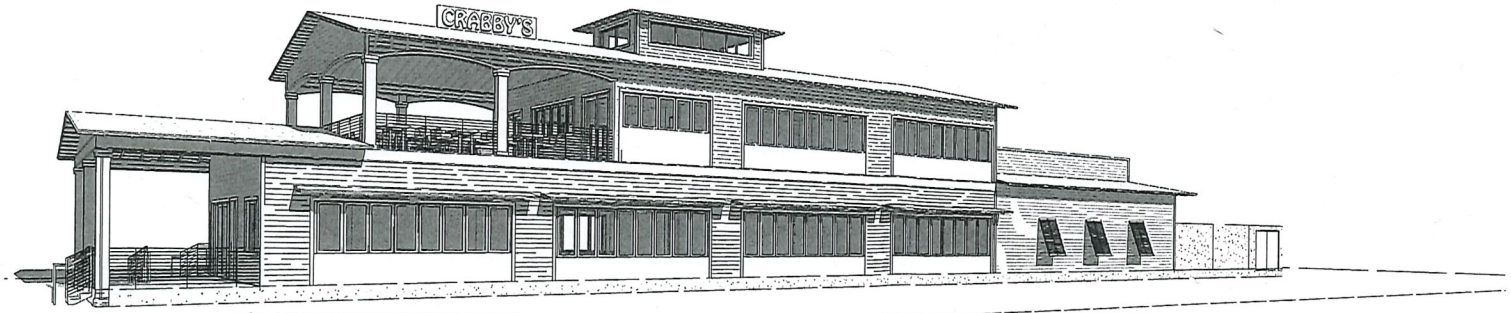
KEY PLAN

SHEET TITLE / SHEET NUMBER
CONCEPTUAL ELEVATIONS
C2.01

PROJECT NUMBER C18034
DATE 08/24/2018



2 VIEW FROM WEST (APPROACH)



1 VIEW FROM EAST (RIVER)

ARCHITECT

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PROJECT

CRABBY'S DOCKSIDE

FT. PIERCE, FL

CLIENT

BEACHSIDE
HOSPITALITY GROUP

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96888

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

CONCEPT
ELEVATION 3D VIEWS

C2.00

PROJECT NUMBER C18034
DATE 08/24/2018

Standing Seam Metal Roofing
Kynar Finish - Pre-weathered Galvalume

Painted Cement Board Lap Siding
Sherwin Williams -SW6254 Lazy Gray

Painted Accent Stucco Trim,
Cement Board Trim, Fascia,
Soffit, Window & Door Trim
Sherwin Williams - SW7757 High Reflective White

Stained Wood Accent Trim, Column Wraps,
Decorative Shutters & Window Canopies
Sherwin Williams - SW3513 Spice Chest

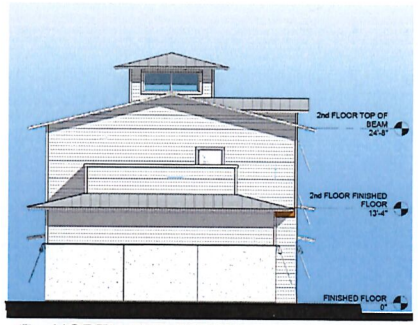
Painted Cement Board Lap Siding & Stucco
Sherwin Williams - SW9162 African Gray

Powder Coated Cable Railing System
Stainless Steel Finish

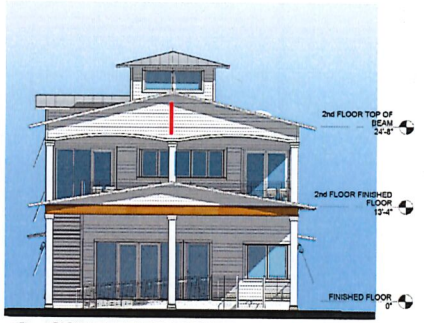
Crabby's Paint Colors & Material Board

Architectonic Inc

5 BUILDING OVERLAY ON SITE



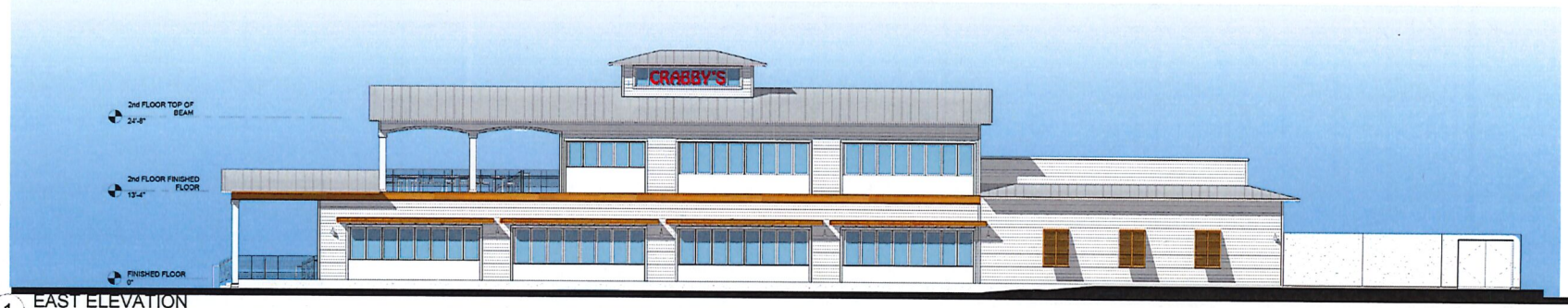
3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

6 SIGN DETAIL
1/4" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"



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PROJECT
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CLIENT
BEACHSIDE HOSPITATLITY GROUP

CONSULTANTS

REGISTRATION
MICHAEL J. SEAL, AIA
AR96896

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER
CONCEPTUAL ELEVATIONS

C2.01

PROJECT NUMBER C18034
DATE 08/24/2018

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

Property Identification

Site Address: 5 Avenue A
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: C-4 - FP

Parcel ID: 2410-503-0041-030-7
Account #: 23051
Use Type: 8900
Jurisdiction: Fort Pierce

Ownership

Ft Pierce City Of

PO Box 1480
Fort Pierce, FL 34954

Legal Description

AARON LEE`S MAP OF FORT PIERCE 10 35 40 COMM AT C/L INT OF N 2ND ST AND ORANGE AV RUN N 20 DEG 01 MIN 58 SEC W ALG C/L OF N 2NDAV 431.70 FT TO INT WITH EXT OF SLY R/W AV C, TH N 70 DEG 01 MIN 00 SEC E ALG SD SLY R/W 537.03 FT TO ELY R/W INDIAN RIVER DR AND POB, TH RUN N 20 DEG 00 DEG 57 MIN W ALG SD R/W 202.34 FT, TH S 78 DEG 27 MIN 08 SEC W 84.79 FT, TH N 14 DEG 54 MIN 14 SEC E 60.87 FT, TH N 75 DEG 05 MIN 46 SEC W 5 FT, TH N 06 DEG 45 MIN 22SEC W 55 FT, TH N 69 DEG 59 MIN 03 SEC E 24 FT, TH N 20 DEG 00 MIN 57 SEC W 116.67 FT, TH N 69 DEG 59 MIN 03 SEC E 50.67 FT, TH N 19 DEG 46 MIN 27 SEC W 120.05 FT, TH S 72 DEG 49 MIN 48 SEC W 19.10 FT, TH N 20 DEG 00 MIN 35 SEC W 35.64 FT, TH S 69 DEG 59 MIN 03 SEC W 32.10 FT, TH N 20 DEG 00 MIN 57 SEC W 213.95 FT, THN 59 DEG 45 MIN 23 SEC E 32.33 FT, TH S 20 DEG 01 MIN 36 SEC E 41.30 FT, TH N 69 DEG 59 MIN 03 SEC E 568.73 FT, TH S 74 DEG 57 MIN 04 SEC E 438.78 FT, TH S 18 DEG 23 MIN 57 SEC E 73.29 FT, TH N 70 DEG 23 MIN 03 SEC E 72.70 FT, TH S 15 DEG 32 MIN 53 SEC E 617.50 FT, TH S 74 DEG 27 MIN 07 SEC W 475 FT, TH N 15 DEG 32 MIN 53 SEC W 11.75 FT, TH S 74 DEG 27MIN 07 SEC W 125 FT, TH N 15 DEG 32 MIN 53 SEC W 15.17 FT, TH N 74DEG 27 MIN 07 SEC E 125 FT, TH N 15 DEG 32 MIN 53 SEC W 189 FT, THS 74 DEG 27 MIN 07 SEC W 125 FT, TH S 15 DEG 32 MIN 53 SEC E 111.13 FT, TH S 70 DEG 01 MIN 00 SEC W 392.21 FT TO POB (17.55 AC) (OR 755-270)

Total Areas

Finished/Under Air (SF):	8,639
Gross Area (SF):	15,435
Land Size (acres):	7.44
Land Size (SF):	323,951

Current Values

Just/Market Value:	$4,200,000
Assessed Value:	$4,200,000
Exemptions:	$4,200,000
Taxable Value:	$0

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					$0

Building Information (1 of 3)

Finished Area: 1,836 SF

Gross Total Area: 6,150 SF

Exterior Data

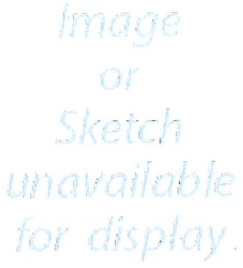
View:	Roof Cover: Roll Comp	Roof Structure: Gable
Building Type: REST	Year Built: 1954	Frame:
Grade: Y_D	Effective Year: 1910	Primary Wall: Wood/Sheath
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Half Baths: 0
A/C %: 100%

Heat Fuel: ELEC
Heated %: 100%

Primary Floors: Hardwood
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1836	1836	212
CN1	CANOPY	120	0	46
CN2	CANOPY	96	0	44
CN3	CANOPY	3810	0	422
URAA	Utility Room Attached Average	288	0	72

Building Information (2 of 3)

Finished Area: 1,280 SF

Gross Total Area: 2,640 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_C
Story Height: 1 Story

Roof Cover: Clay Tile
Year Built: 2008
Effective Year: 2008
No. Units: 1

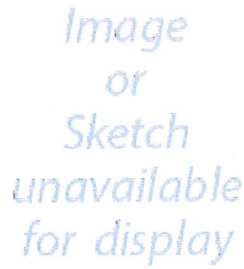
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1280	1280	208
CN3	CANOPY	1360	0	308

Finished Area: 5,523 SF

Gross Total Area: 6,645 SF

Exterior Data

View:
Building Type: HROF
Grade: Y_A
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1991
Effective Year: 1991
No. Units: 2

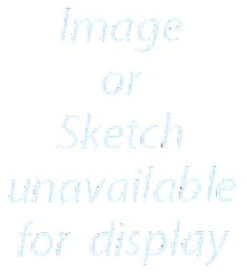
Roof Structure: Hip
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
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)	2557	2557	282
BAS	BASE AREA	2762	2762	408
CN1	CANOPY	250	0	70
CN2	CANOPY	716	0	316
CN3	CANOPY	84	0	55
PATA	Patio Average (Plain Slab)	72	0	44
UBS	UPPER BASE AREA/+1	204	204	114

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	22875	1950
CONCRETE LOW	1	1800	1950
BOARDWALK	1	3242	1991
CONCRET HIGH	1	320	2003
CONCRETE LOW	1	476	2003
WOOD DECK	1	286	2003
WOOD FEN 6'	1	72	2003
COM POOL LOW	1	30	2004
CONCRETE LOW	1	1425	2008
SINGLE LIGHT	1	10	2008
ASP2 LOW	1	15600	2008
CEMENT CURB	1	48	2008
CONC-SRV STA	1	1392	2009

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Tax	Grant	Code	Description	Amount

Just/Market:	$4,200,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,200,000
Exemption(s):	$4,200,000
Taxable:	$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	27.6	Fort Pierce Stormwater Charge	$1,490.40

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
2018	$4,200,000	$4,200,000	$4,200,000	$0
2017	$4,201,300	$4,201,300	$4,201,300	$0
2016	$4,206,700	$4,206,700	$4,206,700	$0
2015	$4,213,200	$4,213,200	$4,213,200	$0

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001041	Sep 21, 2000	Alterations/Remodeling	$500	$0
F01-001306	Oct 2, 2001	Fence	$1,320	$0
F87000605E	Oct 1, 1987	Additions to existing construction	$100	$100
F88000060D	Jan 1, 1988	Demolition	$100	$100
F88000407D	Apr 1, 1988	Demolition	$100	$100
F89000272E	Mar 1, 1989	Additions to existing construction	$1,000	$1,000
F89000725G	Jul 1, 1989	Additions to existing construction	$50,000	$50,000
F900000456	Jun 13, 1990	Alterations/Remodeling	$12,000	$12,000
F900000564	Oct 3, 1990	Commercial New Construction	$100,000	$100,000
F91000210	Apr 17, 1991	Commercial New Construction	$325,000	$325,000
F91-000210	May 24, 1991	Heat and Air Conditioning	$14,000	$14,000
F920000032	Feb 21, 1992	Dock	$3,000	$3,000
F920000033	Feb 21, 1992	Dock	$10,000	$10,000
F920001120	Sep 16, 1992	Fence	$2,500	$2,500
F94-000164	Feb 17, 1994	Dock	$3,000	$3,000
F97-000628	Jul 1, 1997	Additions to existing construction	$3,080	$3,080
F97-000629	Jul 1, 1997	Additions to existing construction	$484	$484
F97-000843	Aug 19, 1997	Dock	$653,000	$653,000
F98-001398	Jan 15, 1998	Alterations/Remodeling	$4,000	$4,000
F98-000587	May 8, 1998	Slab	$350,000	$350,000
F98-000450	Aug 13, 1998	Alterations/Remodeling	$1,400,000	$1,400,000
F98-001094	Aug 26, 1998	Heat and Air Conditioning	$0	$0
F98-001289	Oct 16, 1998	Slab	$7,500	$7,500
F98-001449	Nov 24, 1998	Additions to existing construction	$35,000	$0
F98-001439	Nov 25, 1998	Alterations/Remodeling	$3,500	$3,500
F99-000798	Jul 22, 1999	Additions to existing construction	$330,000	$330,000
F01-00001306	Oct 2, 2001	Fence	$1,320	$75
CA2002-7	Nov 5, 2002	Additions to existing construction	$60,000	$862
DI2002-14	Oct 8, 2002	Demolition	$0	$100
FE2003-64	Apr 16, 2003	Wood Fence	$800	$75
FSP2002-10	May 6, 2003	Sprinkler System	$600	$75
POOL2003-9	Jun 5, 2003	Pool	$5,000	$225
RF2004492	Oct 4, 2004	Roof	$95,000	$0
RF200515	May 25, 2005	Roof	$8,000	$205

0700001201	Aug 27, 2007	Unknown	$0	$0
0700001358	Dec 13, 2007	Seawall	$1,650,526	$19,056
BP09-0486	Apr 6, 2009	Roof	$30,000	$393
BP14-1839	Jun 30, 2014	Air Conditioning Only	$3,400	$162
BP14-1383	Jul 22, 2014	Gazebo/Greenhouse	$25,000	$283
BP14-0936	Jun 3, 2014	Electric	$2,826	$155
BP14-1805	Aug 27, 2014	Dock	$10,993	$114,222
BP14-2751	Dec 1, 2014	Alterations/Remodeling	$285,333	$2,975
BP15-2330	Aug 26, 2015	Electric	$500	$167
BP15-1616	Oct 13, 2015	Air Conditioning Only	$3,400	$155
BP15-2857	Oct 15, 2015	Air Conditioning Only	$3,382	$155
BP17-0408	Feb 13, 2017	Electric	$1,500	$0
BP17-1162	May 11, 2017	Electric	$9,300	$0

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Historic Preservation Board **6.c.**

Meeting Date: 09/24/2018

Information

REQUESTED ACTION

Certificate of Appropriateness 18-73 - Construction of a 12 Unit Multi-Family Development - 401 & 411 S. Indian River Drive

LOCATION

401 & 411 S. Indian River Drive (Parcel ID: 2410-808-0017-000-7/2410-808-0019-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 09/17/2018 12:34 PM
Final Approval Date: 09/17/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

SEPTEMBER 24/2018

COA 18-73

Owner

TA1 (IRD) LLC & TMH, LLC

Applicant

TA1 (IRD) LLC & TMH, LLC

Representative

Schulke, Bittle & Stoddard, LLC

Location

401 & 411 Indian River Drive

Parcel

2410-808-0017-000-7 &
2410-808-0019-000-1

Historic Status

The subject side is a vacant site located in the River's Edge Historic District

Requested Action

Consideration of an approval for the construction of a 12 unit multi-family development.

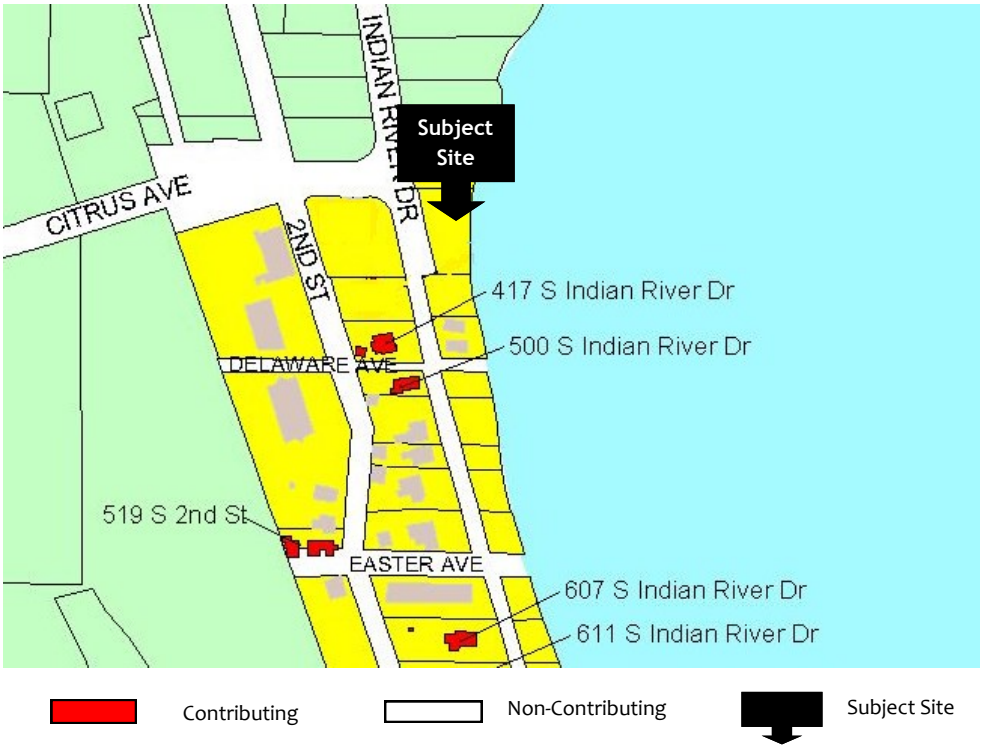
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING CONDITIONS

The 0.96 acre subject site is located In the River's Edge Historic District on the East side of Indian River Drive. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

On February 22, 2016, The Historic Preservation Board approved a construction of the Indian River Villas, 23 multi-family units development with parking and landscaping.

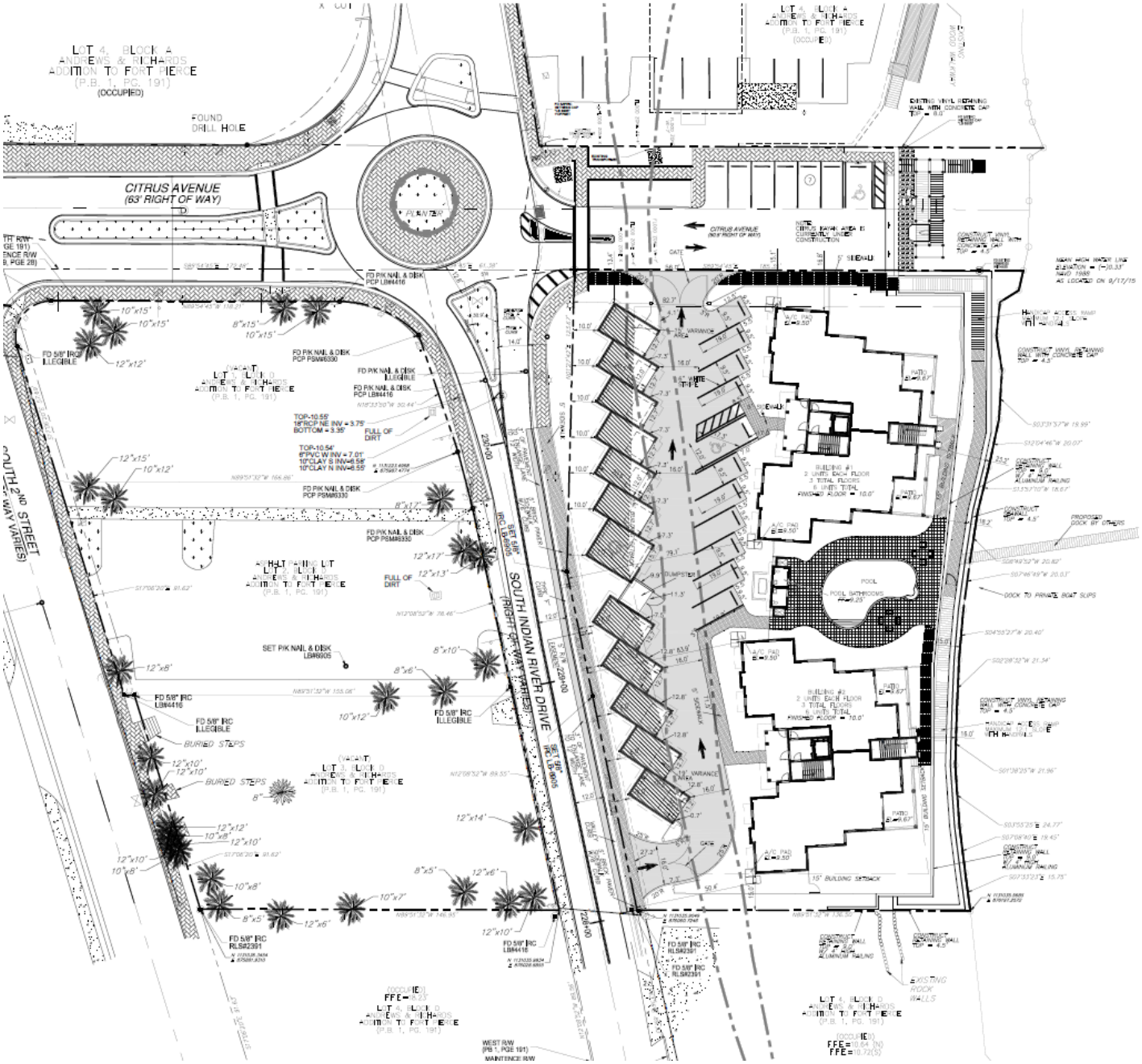
A kayak launch pad approved with this development is currently under construction.

Previously Approved Indian River Villas

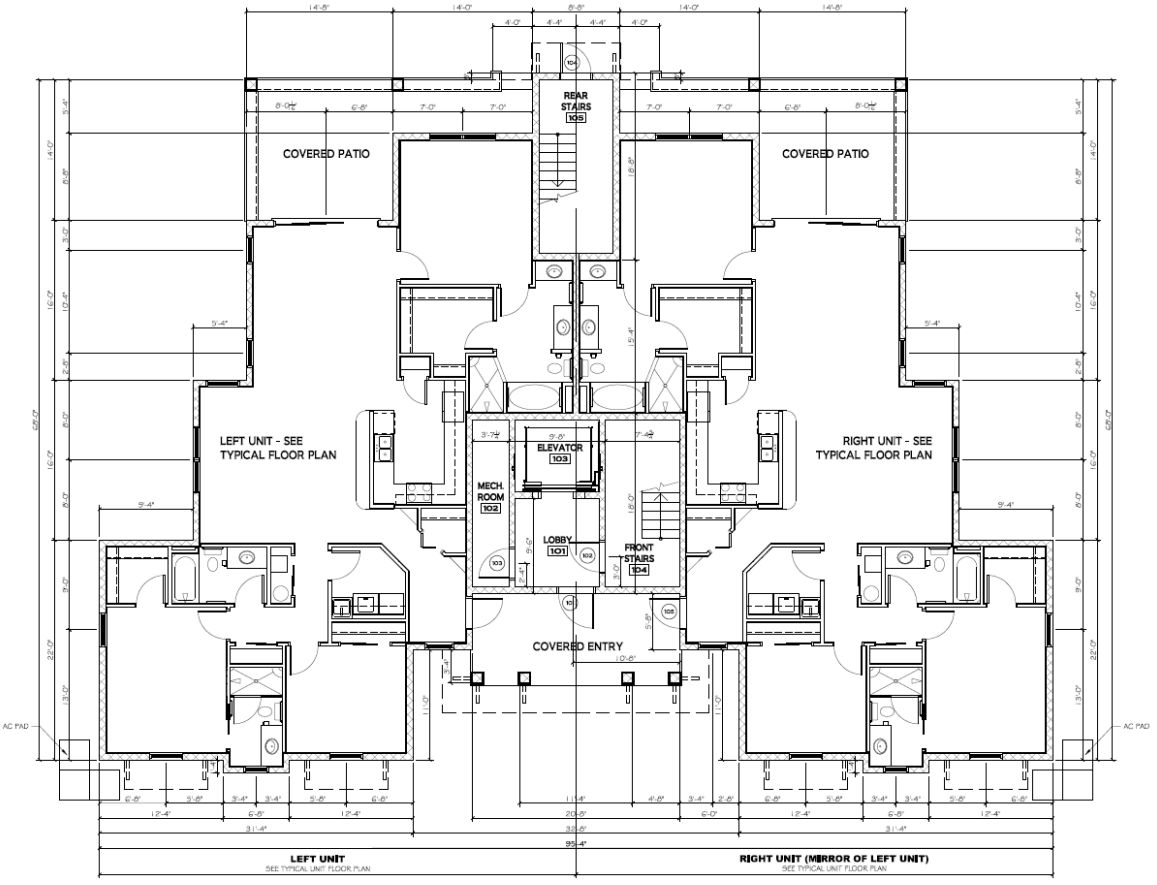
Aerial View of the Subject Site

APPLICANT REQUEST & STATEMENT

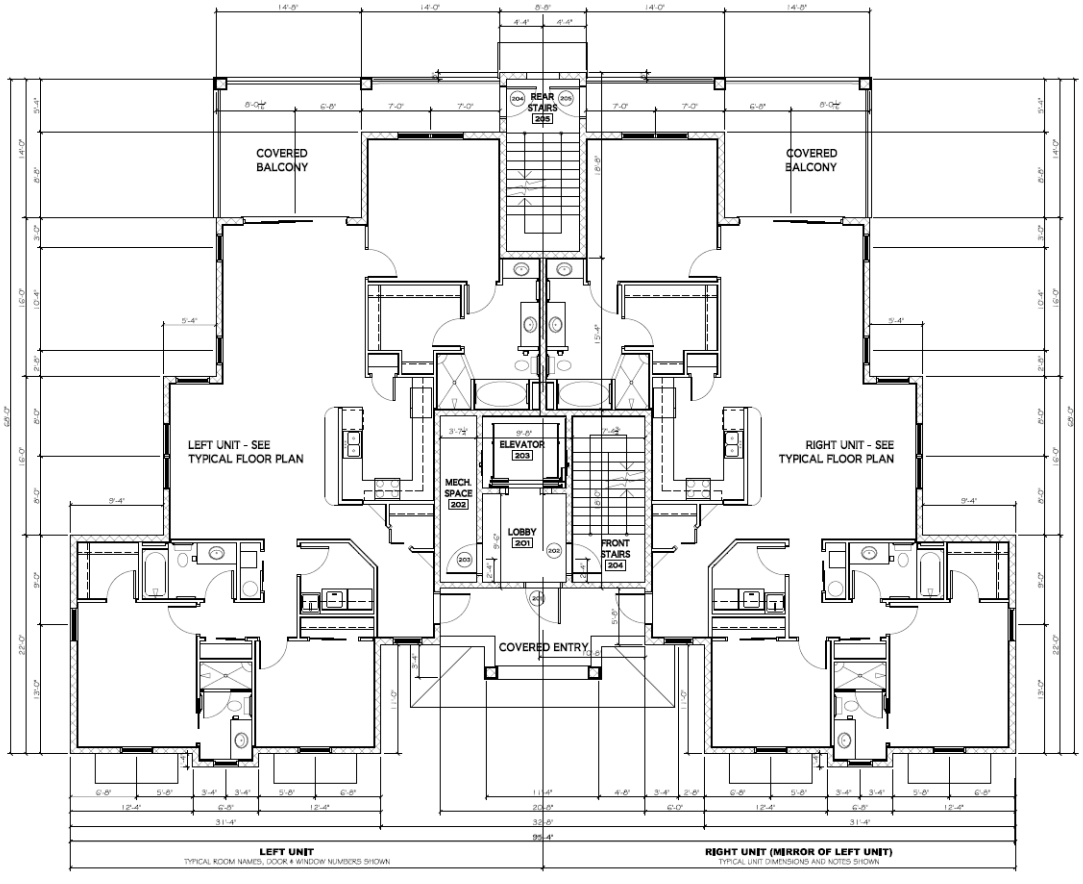
The applicant is requesting consideration of approval for the development of a 12 unit multi-family development that will include 2 (6 unit) buildings with garages, pool with a restroom facility, and accompanying hardscape and landscape.



Proposed Site Plan

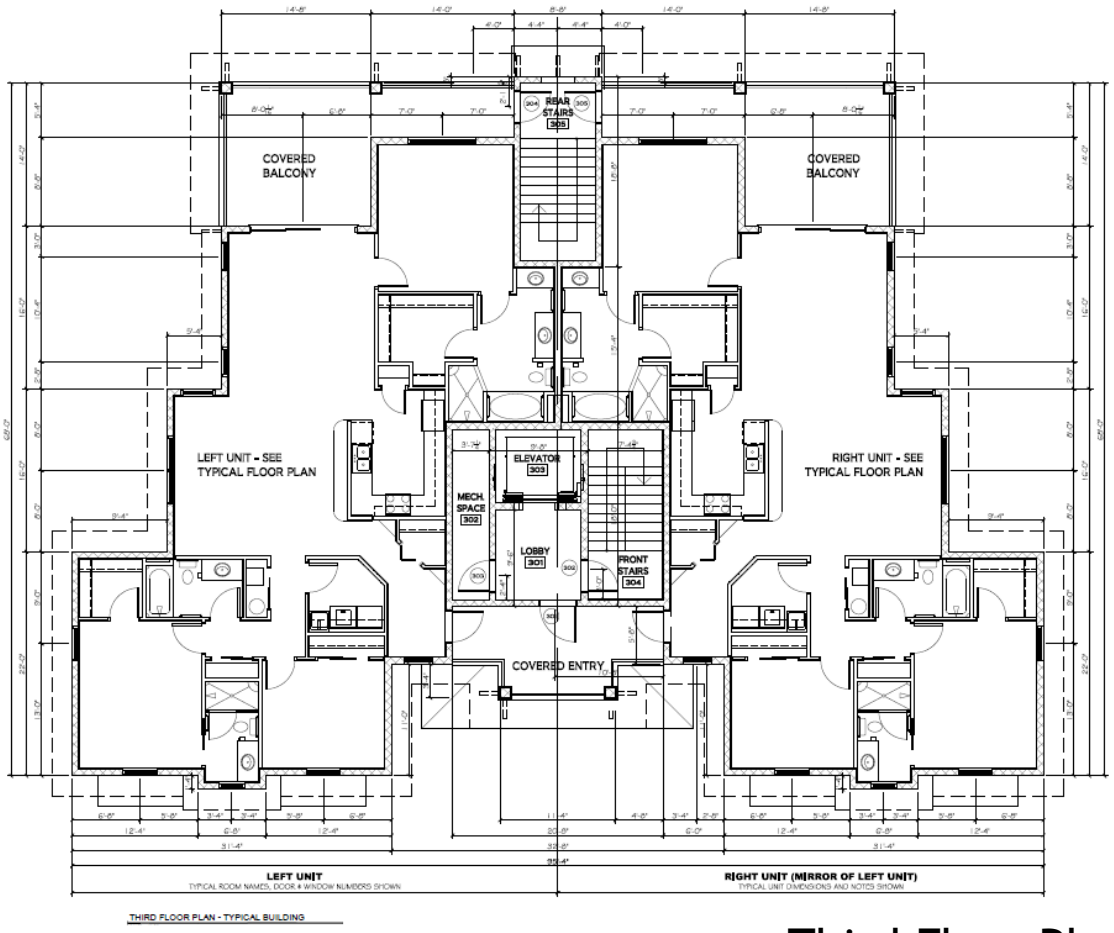


FIRST FLOOR PLAN - TYPICAL BUILDING



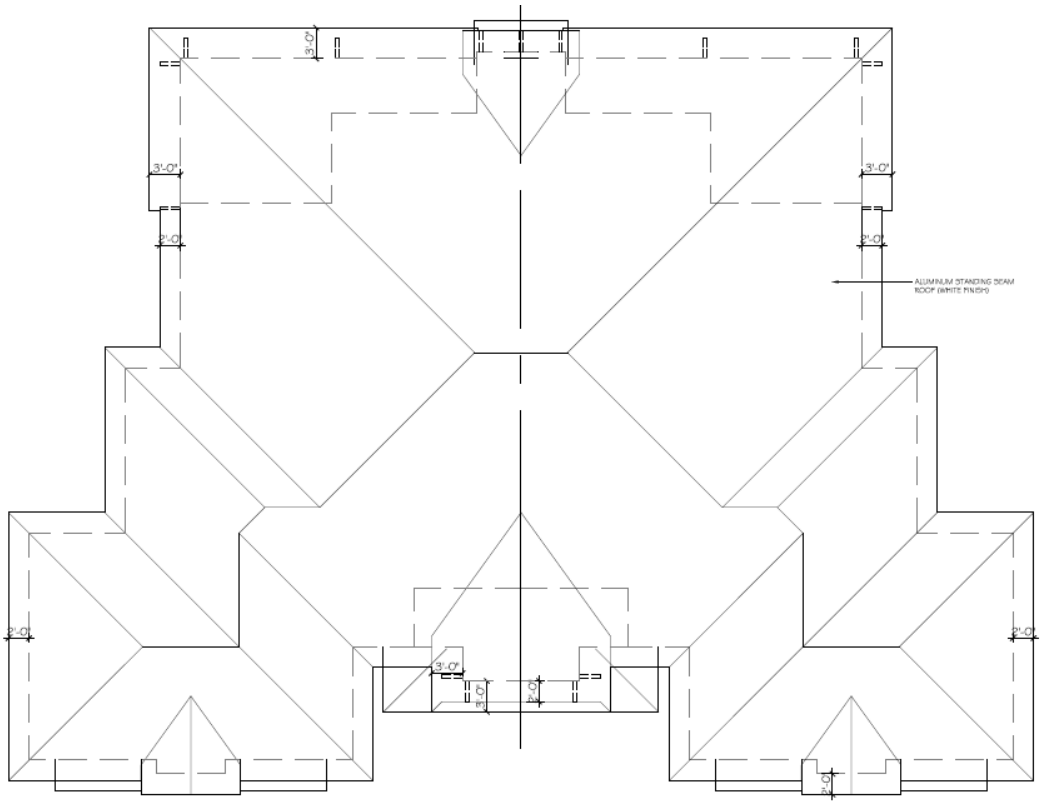
SECOND FLOOR PLAN - TYPICAL BUILDING

Proposed First and Second Floor Plans



THIRD FLOOR PLAN - TYPICAL BUILDING

Third Floor Plan



ROOF PLAN - TYPICAL BUILDING

Roof Plan

FRONT (WEST) ELEVATION

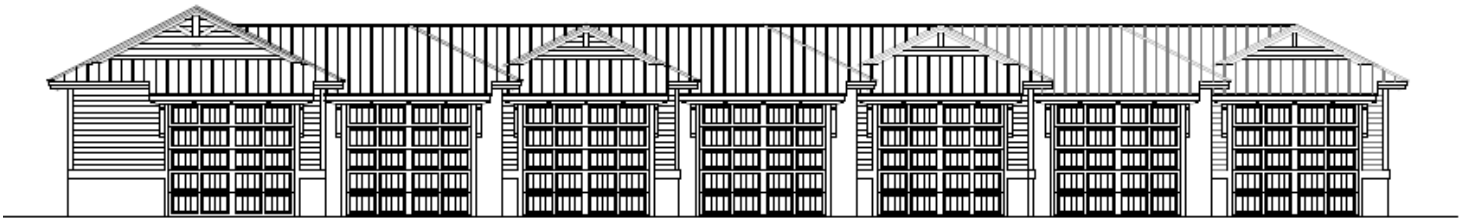
REAR (EAST) ELEVATION

West and East Elevations

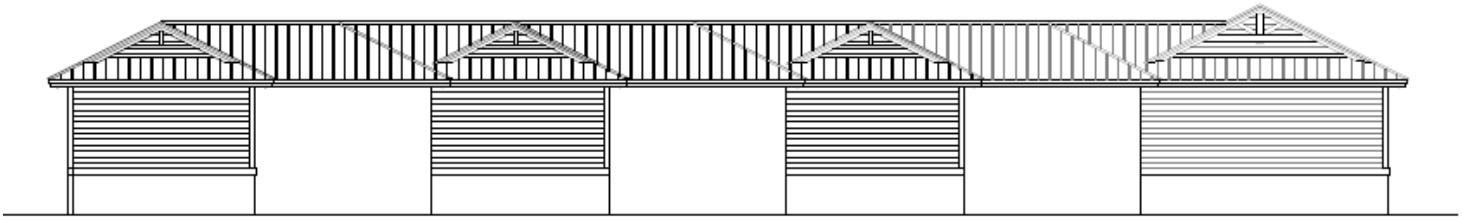
LEFT (NORTH) ELEVATION

RIGHT (SOUTH) ELEVATION

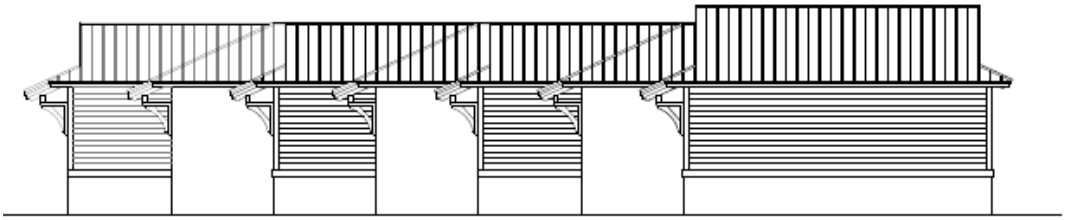
North and South Elevations



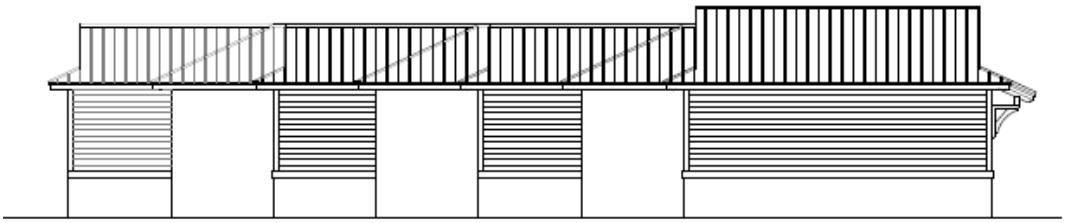
FRONT (EAST) ELEVATION



FRONT (EAST) ELEVATION

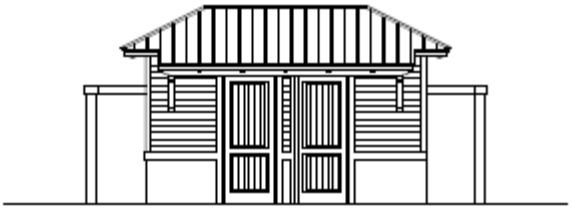


RIGHT (NORTH) ELEVATION

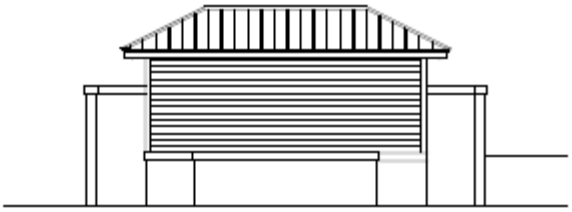


LEFT (SOUTH) ELEVATION

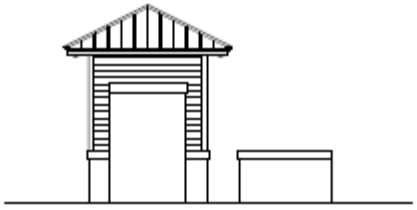
East, West, North and South Garage Elevations



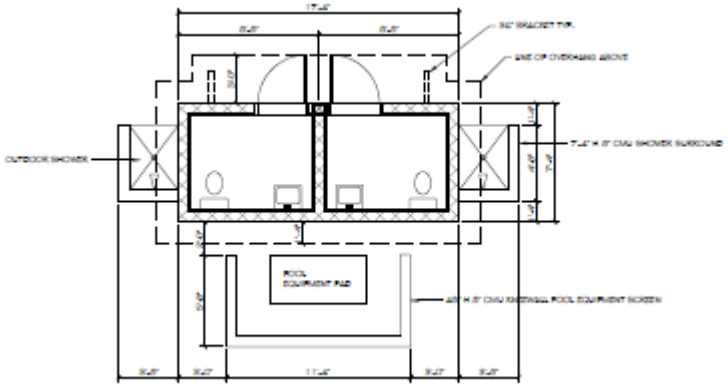
POOL BATHS - FRONT (EAST) ELEVATION

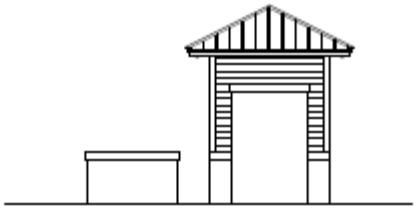


POOL BATHS - REAR (WEST) ELEVATION



POOL BATHS - RIGHT (NORTH) ELEVATION





POOL BATHS - LEFT (SOUTH) ELEVATION

Pool Bath Floor Plan & Elevations

Color Rendering — Front

Color Rendering — Rear

Color Samples

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 compatible 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 Analysis and Recommendation

The architectural style will be of Key West aesthetic with simulated lap siding stucco and a metal roof. Other architectural features include decorative outlookers, columns and Bahama shutters. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way.

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 and the overall downtown development patterns.

The River's Edge Historic District was enacted via Resolution 3-10 in February of 2003. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, and many more. The proposed development will be compatible with massing, size, scale and color pallet of the surrounding buildings and will blend well with various styles of the district.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. Staff recommends that the Historic Preservation Board approve the request as submitted.

Previously Approved and Current Proposals

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
SEP 05 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-73

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 401 & 411 S. Indian River Drive

Parcel ID #: 2410-808-0017-0007 / 2410-808-0019-000-1

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): TA1 (IRD) LLC & TMH, LLC
Mailing Address: 266 Park Drive, Palatine, IL 60067
Phone Number(s): 847-337-1756 Email: mabinanti@comcast.net

Applicant
Name(s): Same as owner
Mailing Address: _____
Phone Number(s): _____ Email: _____

Representative
Name(s): Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Boulevard, Suite 201 Vero Beach, FL 32960
Phone Number(s): 772-770-9622 Email: jbittle@sbsengineers.com; wstoddard@sbsengineers.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, Mike Abinanti as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

J Michael Abinanti
Signature of Owner

8/29/2018
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:

Construction of a 12 unit multi-family development that includes 2 (6 unit) buildings with garages

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.

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

September 4, 2018

Rebecca Grohall, AICP, Planning Manager
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34954

Re: Application for Certificate of Appropriateness
401 & 411 South Indian River Drive
Fort Pierce, Florida

Dear Ms. Grohall:

Enclosed please find one (1) original and seven (7) copies of the following as well as a CD containing a pdf of the documents:

- Signed application from the property owner(s): TA1 (IRD) LLC and TMH, LLC
- Application fee in the amount of $10.00
- Site Plan with dimensions
- Architectural Drawings showing all current and proposed floor plans and elevations
- Color rendering showing the front and rear elevations and right and left side views of the structures.
- Materials to be used
- Color samples

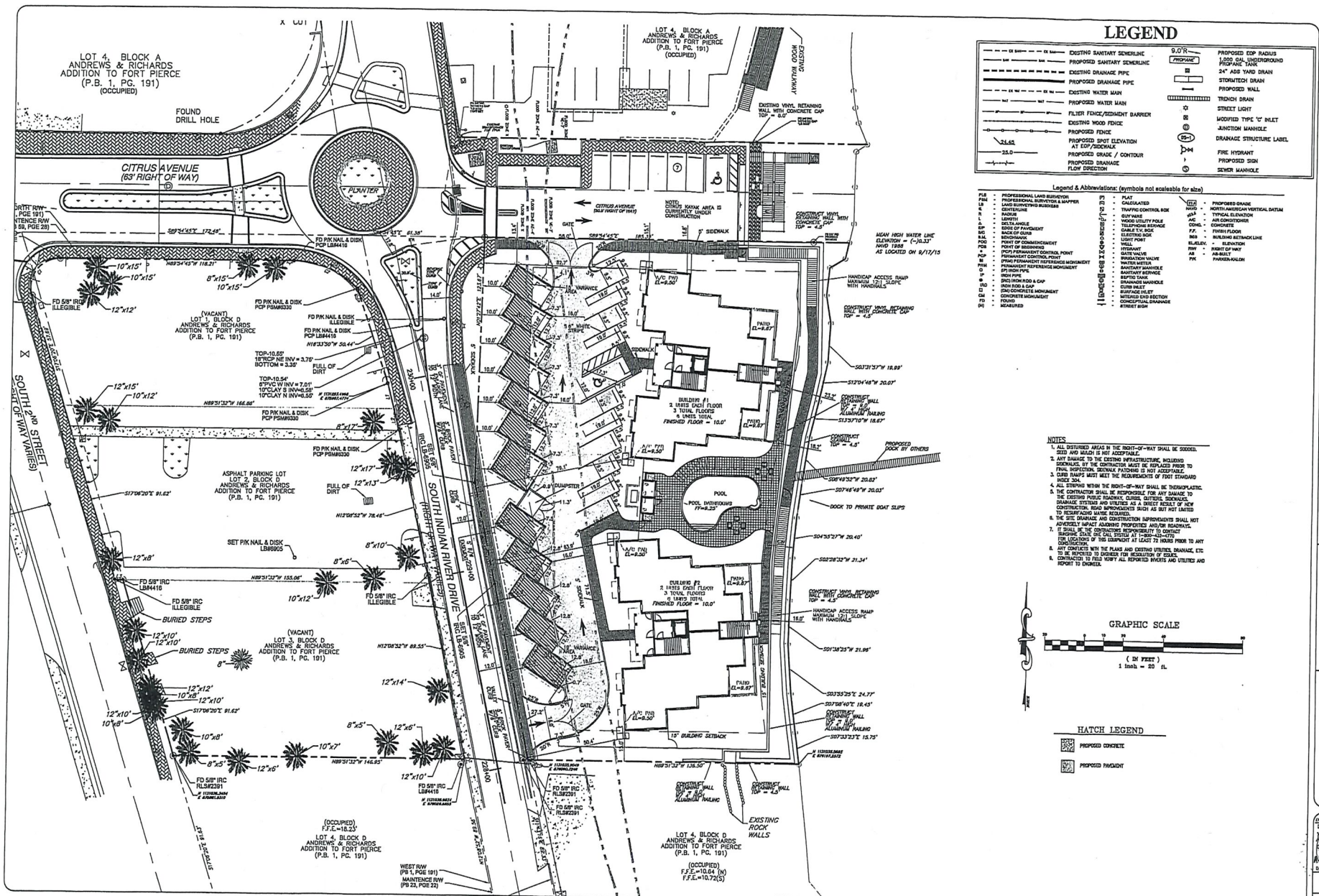
Please do not hesitate to contact this office should you have any questions or require additional information.

Sincerely,

William P. Stoddard, Ph.D., P.E.

cc: Mike Abinanti

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668


LOT 4, BLOCK A
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
(OCCUPIED)
FOUND
DRILL HOLE
CITRUS AVENUE
(63' RIGHT OF WAY)
PLANTER
SOUTH 2ND STREET
(VARIES)
SOUTH INDIAN RIVER DRIVE
(RIGHT OF WAY VARIES)
(VACANT)
LOT 1, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
ASPHALT PARKING LOT
LOT 2, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
(VACANT)
LOT 3, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
(OCCUPIED)
F.F.E.=18.23'
LOT 4, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
LOT 4, BLOCK A
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
(OCCUPIED)
EXISTING WOOD BULKHEAD
EXISTING VINYL RETAINING WALL WITH CONCRETE CAP TOP= 8.0'
CITRUS AVENUE (50.5' RIGHT OF WAY)
NOTE: CITRUS KAYAK AREA IS CURRENTLY UNDER CONSTRUCTION
GATE
5' SIDEWALK
CONSTRUCT VINYL RETAINING WALL WITH CONCRETE CAP TOP = 4.5'
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
CONSTRUCT VINYL RETAINING WALL WITH CONCRETE CAP TOP = 4.5'
BUILDING #1
2 UNITS EACH FLOOR
3 TOTAL FLOORS
6 UNITS TOTAL
FINISHED FLOOR = 10.0'
PAVED EL=9.87'
A/C PAD EL=9.50'
W/C PAD EL=9.50'
5' WHITE STRIPE
SIDEWALK
CONSTRUCT 42" H. ALUMINUM RAILING
PROPOSED DOCK BY OTHERS
DOCK TO PRIVATE BOAT SLIPS
POOL
POOL ENTRANCE FF=8.23'
DUMPSTER
BUILDING #2
2 UNITS EACH FLOOR
3 TOTAL FLOORS
6 UNITS TOTAL
FINISHED FLOOR = 10.0'
CONSTRUCT VINYL RETAINING WALL WITH CONCRETE CAP TOP = 4.5'
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
CONCRETE SEAWALL
15' BUILDING SETBACK
CONSTRUCT 42" H. ALUMINUM RAILING
CONSTRUCT VINYL RETAINING WALL TOP = 4.5'
EXISTING ROCK WALLS
S17°06'20"E 91.62'
N89°51'32"W 166.66'
N17°08'52"W 78.46'
N89°51'32"W 155.06'
N17°08'52"W 89.55'
N89°51'32"W 146.95'
N89°51'32"W 139.50'
S03°31'57"W 19.99'
S12°04'46"W 20.07'
S13°37'10"W 18.67'
S08°49'32"W 20.82'
S07°46'49"W 20.03'
S04°35'27"W 20.40'
S02°28'32"W 21.34'
S01°38'25"W 21.96'
S03°35'25"E 24.77'
S07°08'40"E 19.45'
S07°33'23"E 15.75'
WEST R/W
(PB 1, PGE 191)
MAINTENCE R/W
(PB 23, PGE 22)
SET P/K NAIL & DISK
LB#6905
FD 5/8" IRC
ILLEGIBLE
FD 5/8" IRC
LB#4416
FD 5/8" IRC
RLS#2391
FD P/K NAIL & DISK
PCP PSM#6330
FD P/K NAIL & DISK
PCP LB#4416
FD P/K NAIL & DISK
ILLEGIBLE
BURIED STEPS
FULL OF DIRT
TOP=10.65'
18"RCP NE INV = 3.76'
BOTTOM = 3.35'
TOP=10.54'
6"PVC W INV = 7.01'
10"CLAY S INV=6.58'
10"CLAY N INV=6.50'
SET P/K NAIL & DISK
LB#6905
SET IRC LB#6905
FD 5/8" IRC LB#6905
SET IRC LB#6905
FD 5/8" IRC LB#6905
SET IRC LB#6905
FD 5/8" IRC

Peach Blossom
2175-50

NORTH BUILDING - NORTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

Chestertown Buff
HC-9

NORTH BUILDING - SOUTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

METAL ROOF COLOR -
BOTH BLDGS.

Crisp Linen
CSP-305

TYPICAL SMOOTH STUCCO FINISH
INCLUDING COLUMNS, TRIM, SOFFITS, FASCIA
(BOTH BUILDINGS)

Night Shade
2116-10

SHUTTERS - BOTH BLDGS.

Sandstone

WHITE

WINDOWS, DOORS, METAL RAILS,
BOTH BLDGS.

Fernwood Green
2145-40

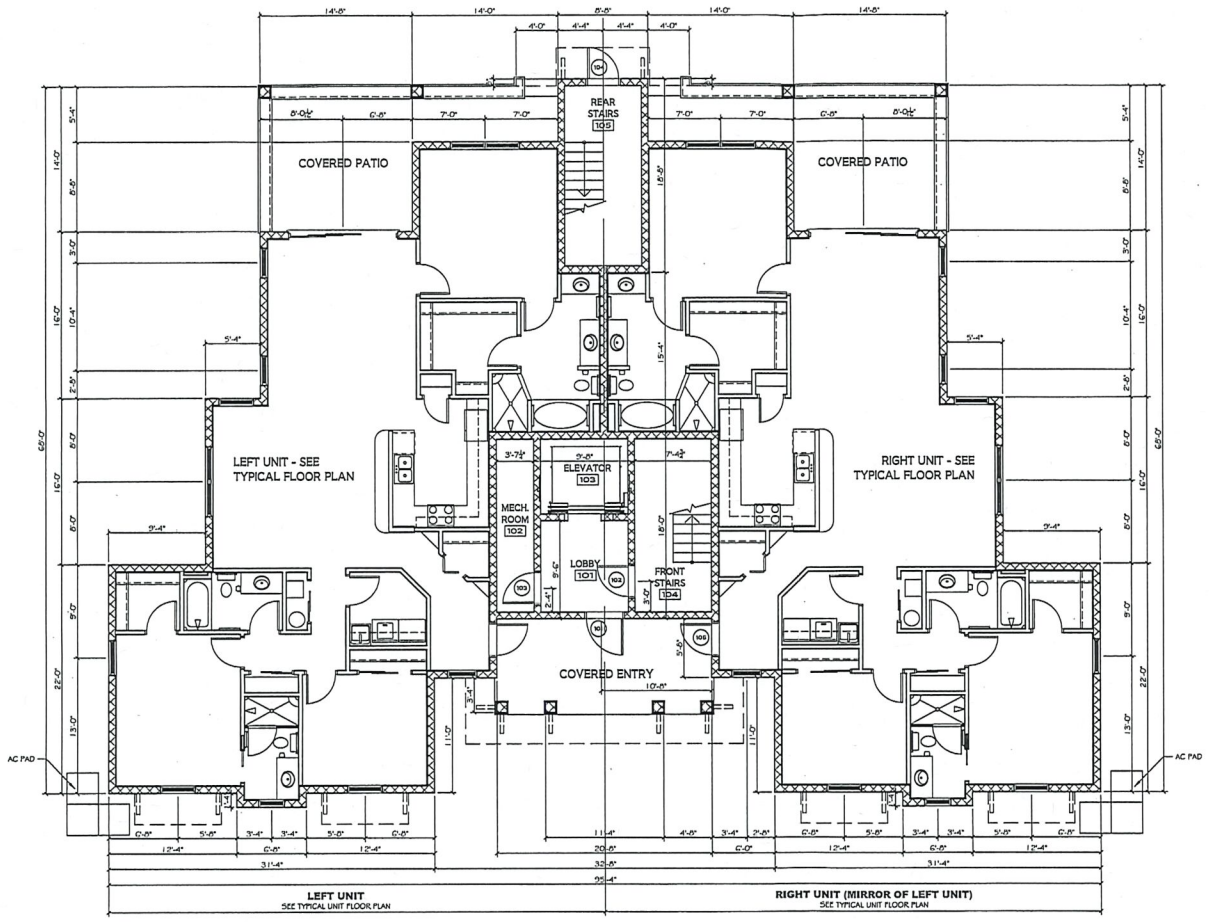
SOUTH BUILDING - NORTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

Hazy Blue
2040-50

SOUTH BUILDING - SOUTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

BLACK

POOL AND SITE METAL FENCING



1 FIRST FLOOR PLAN - TYPICAL BUILDING
3/16" = 1'-0"

FIRST FLOOR SQUARE FOOTAGES

LEFT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED DECK:	280 SF
RIGHT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED DECK:	280 SF
COMMON AREA SPACES:	
AIR CONDITIONED LOBBY:	85 SF
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF
UNCONDITIONED ELEVATOR SHAFT:	61 SF
EXTERIOR COVERED FRONT ENTRY:	186 SF
TOTAL BUILDING FOOTPRINT AREA UNDER ROOF:	5,043 SF

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W/ 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSI/UL 2G3 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 10' (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ ½" GWB BOTH SIDES, PROVIDE HORIZONTAL FIREBLOCKING AT EVERY 10' MAX. W/ ½" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ ½" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

Hal Lambert
architecture & construction
2235 20th St., Vero Beach, FL 32960
tel. 772-469-3101 fax. 772-778-8022
email: Hal@regency-windsor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010652

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

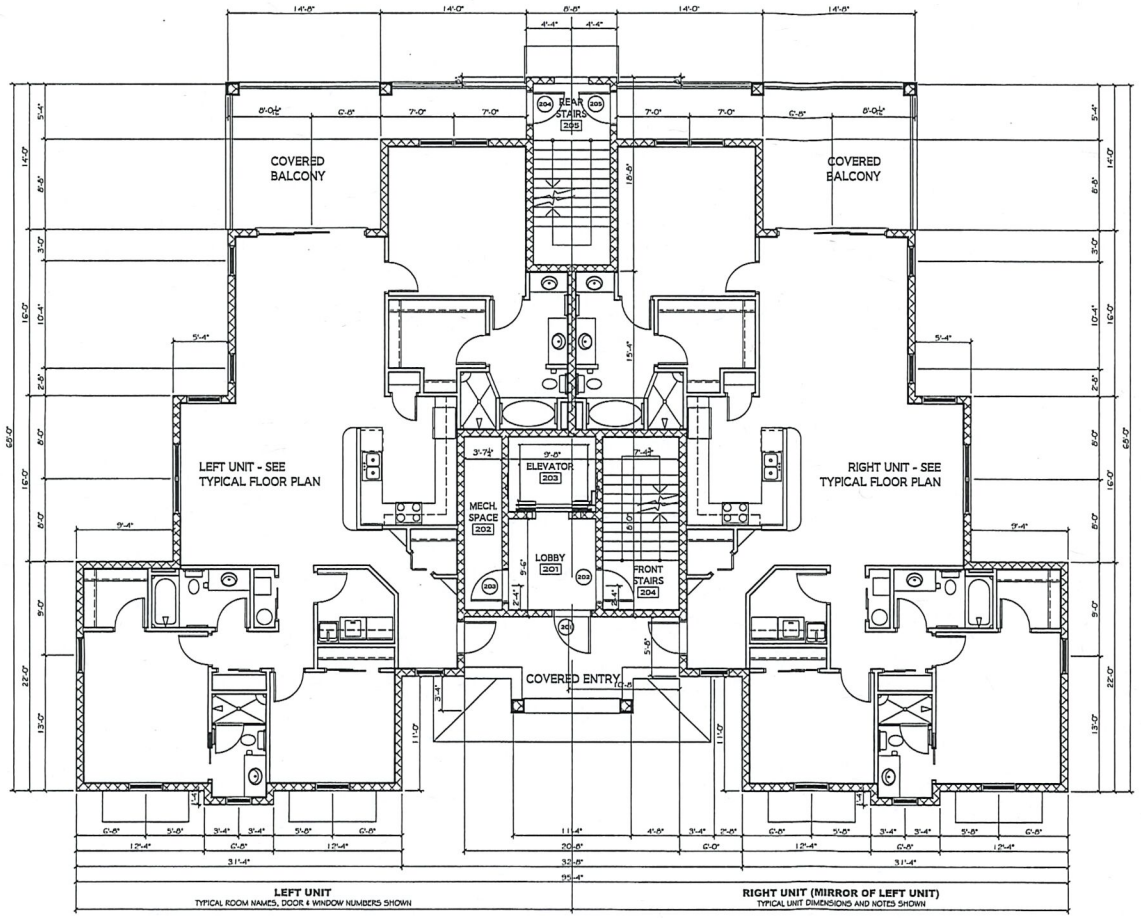
FIRST FLOOR PLAN
TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
PERMIT SET DATE: 6.22.16

SHEET
A1 OF **12**



1 SECOND FLOOR PLAN - TYPICAL BUILDING
3/16" = 1'-0"

SECOND FLOOR SQUARE FOOTAGES

LEFT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED BALCONY:	280 SF
RIGHT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED BALCONY:	280 SF
COMMON AREA SPACES:	
AIR CONDITIONED LOBBY:	85 SF
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF
UNCONDITIONED ELEVATOR SHAFT:	61 SF
EXTERIOR COVERED FRONT ENTRY:	155 SF

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSI/UL 2G3 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 10' (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/½" GWB BOTH SIDES. PROVIDE HORIZONTAL FIREBLOCKING AT EVERY 10' MAX. W/ ½" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/½" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

Hal Lambert
architecture & construction
2935 20th St., Vero Beach, FL 32960
tel. 772-453-2101 fax. 772-778-8692
email: Hal@regency-erector.com
architect: Ray Harold (Hal) Lambert, Jr.
AR0010522

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE

FT. PIERCE, FLORIDA

SECOND FLOOR PLAN

TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

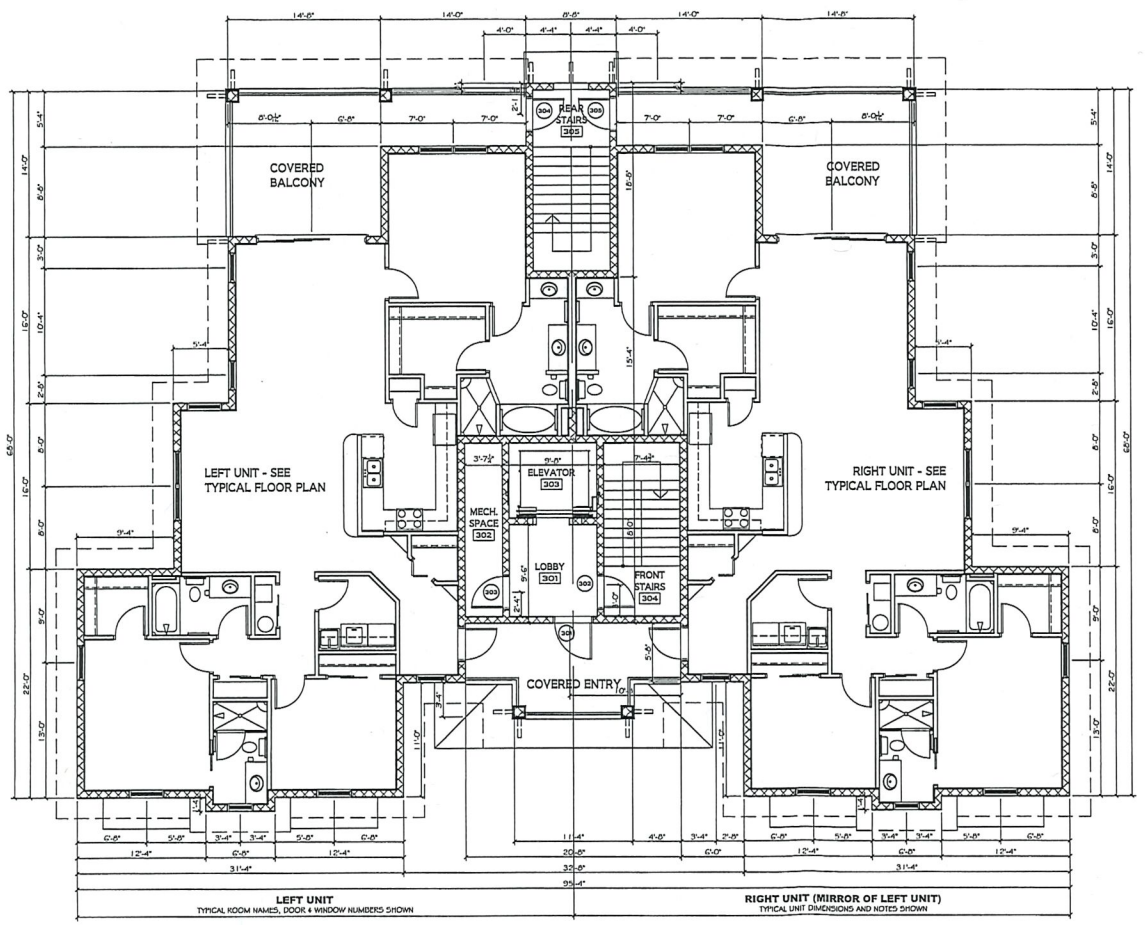
DRAWN BY: HL

CHECKED BY: HL

PERMIT SET DATE: 8.22.18

SHEET

A2 OF 12



1 THIRD FLOOR PLAN - TYPICAL BUILDING
3/16" = 1'-0"

THIRD FLOOR SQUARE FOOTAGES

LEFT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED BALCONY:	280 SF
RIGHT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED BALCONY:	280 SF
COMMON AREA SPACES:	
AIR CONDITIONED LOBBY:	85 SF
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF
UNCONDITIONED ELEVATOR SHAFT:	61 SF
EXTERIOR COVERED FRONT ENTRY:	155 SF

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. ⅝" GWB OVER 1 X 2 F.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSWUL 263 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ ⅝" GWB OVER 1 X 2 F.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 10' (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3⅝" 25 GA. METAL STUDS @ 24" O.C. W/ ⅝" GWB BOTH SIDES. PROVIDE HORIZONTAL FIRESTOPPING AT EVERY 10' MAX. W/ ⅝" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ ⅝" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

Hal Lambert
architecture & construction
2935 20th St., Vero Beach, FL 32960
tel. 772-469-3101 fax. 772-778-6032
email: Hal@regency-vendor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010052

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

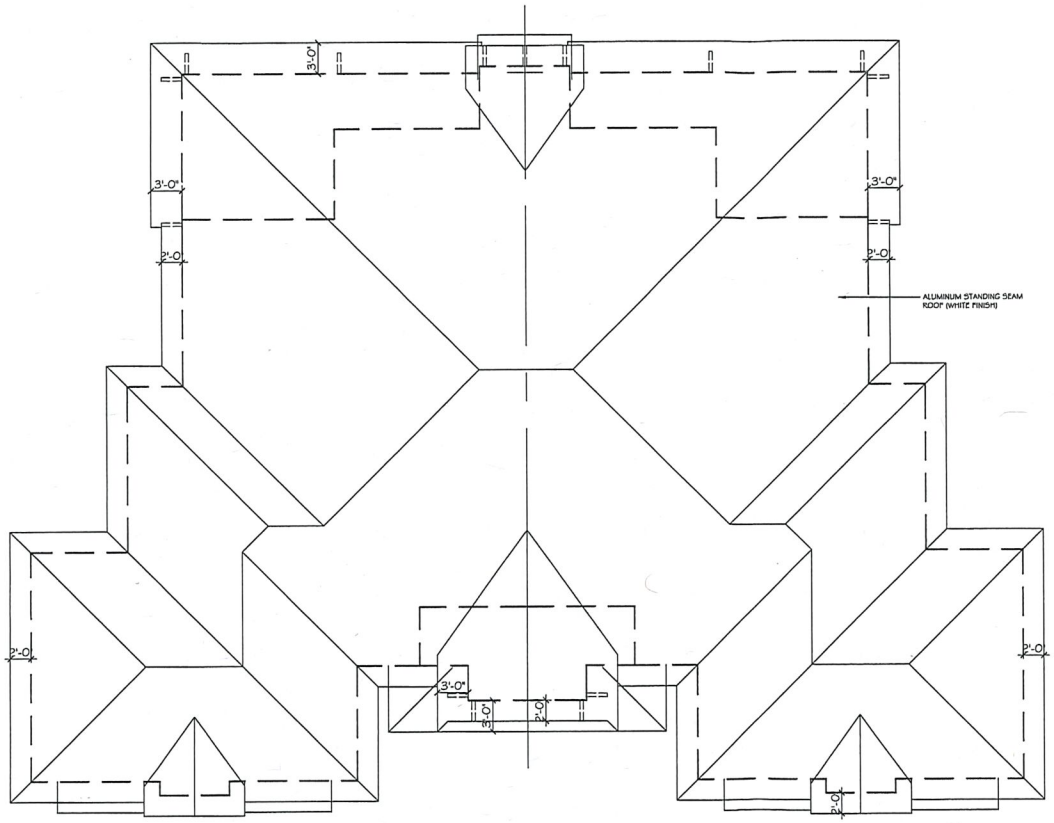
THIRD FLOOR PLAN
TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

SHEET
A3 OF 12



1 ROOF PLAN - TYPICAL BUILDING
3/16" = 1'-0"

Hal Lambert
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email: hal@regency-windsor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010952

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE

FT. PIERCE, FLORIDA

ROOF PLAN

TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

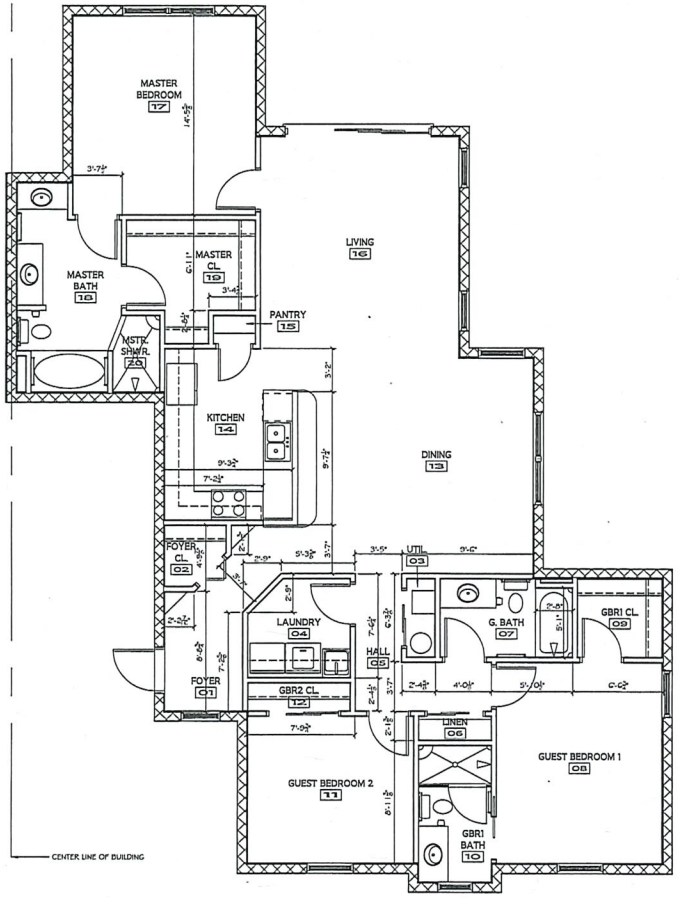
DRAWN BY: HL

CHECKED BY: HL

PERMIT SET DATE: 8.22.18

SHEET

A4 OF **12**



1 TYPICAL UNIT PLAN
1/4" = 1'-0"
REFER TO BUILDING PLANS FOR EXTERIOR DIMENSIONS

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W/ 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSI/UL 263 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ ½" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 10' (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ ½" GWB BOTH SIDES. PROVIDE HORIZONTAL FIREBLOCKING AT EVERY 10' MAX. W/ ½" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ ½" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

TYPICAL UNIT PLAN

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
PERMIT SET DATE: 8.22.18

SHEET
A5 OF 12

1 FRONT (WEST) ELEVATION
3/16" = 1'-0"
NOTE: REFER TO RENDERING FOR COLORS

2 REAR (EAST) ELEVATION
3/16" = 1'-0"
NOTE: REFER TO RENDERING FOR COLORS

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

FRONT & REAR ELEVATIONS
TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
PERMIT SET DATE: 8.22.18

SHEET
A6 OF 12

1 LEFT (NORTH) ELEVATION
3/16" = 1'-0"
NOTE: REFER TO RENDERING FOR COLORS

2 RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"
NOTE: REFER TO RENDERING FOR COLORS

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE

FT. PIERCE, FLORIDA

LEFT & RIGHT ELEVATIONS

TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

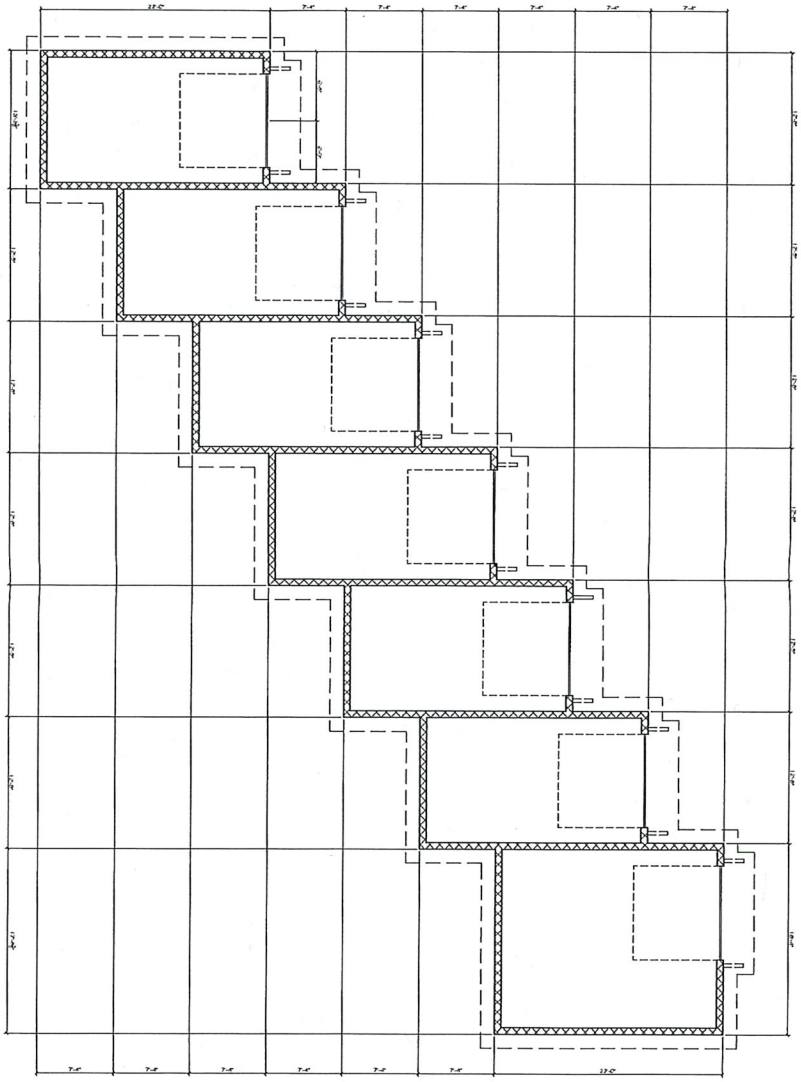
DRAWN BY: HL

CHECKED BY: HL

PERMIT SET DATE: 8.22.18

SHEET

A7 OF 12



1 NORTH GARAGE PLAN
1/8" = 1'-0"

INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

NORTH GARAGE PLAN

REVISIONS:
NO. DATE DESCRIPTION

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
PRINT SET DATE: 02/18

SHEET
A8 OF 12

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AR0010923

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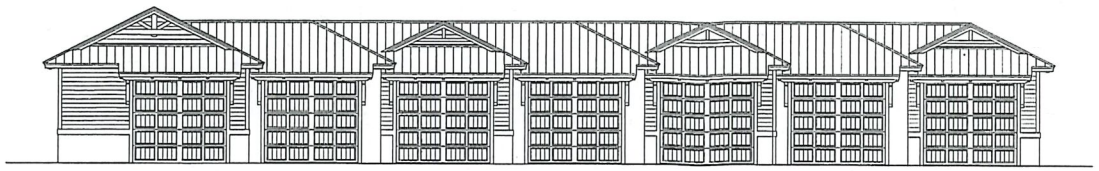
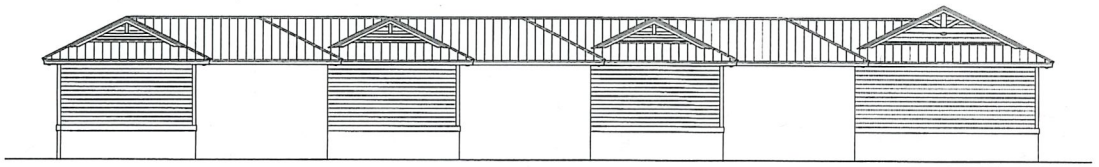
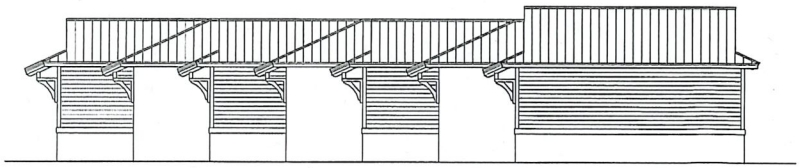


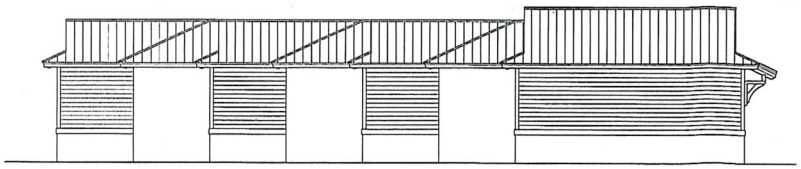
1 FRONT (EAST) ELEVATION
3/16" = 1'-0"



2 FRONT (EAST) ELEVATION
3/16" = 1'-0"



3 RIGHT (NORTH) ELEVATION
3/16" = 1'-0"



4 LEFT (SOUTH) ELEVATION
3/16" = 1'-0"

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE

FT. PIERCE, FLORIDA

NORTH GARAGE ELEVATIONS

REVISIONS:

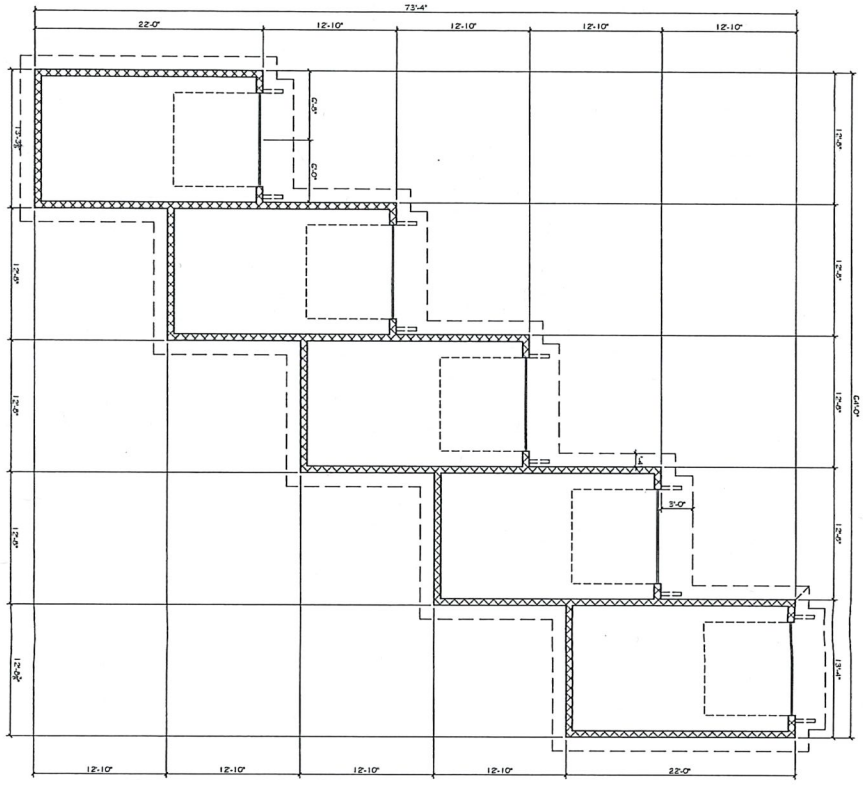
NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

SHEET

A9 OF 12

1 SOUTH GARAGE PLAN



INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE

FT. PIERCE, FLORIDA

SOUTH GARAGE ELEVATIONS

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

DRAWN BY: HL

CHECKED BY:

PERMIT SET DATE: 4.23.18

SHEET A10 OF 12

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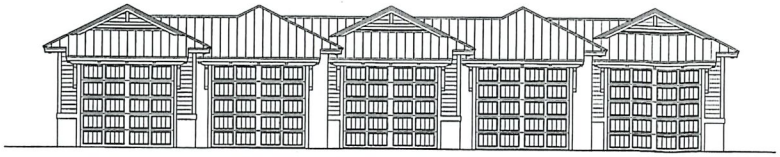
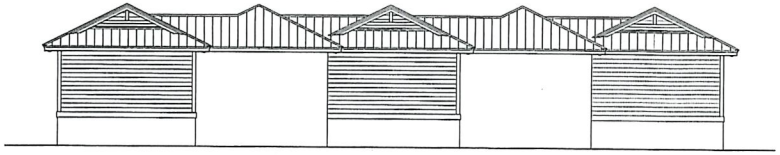
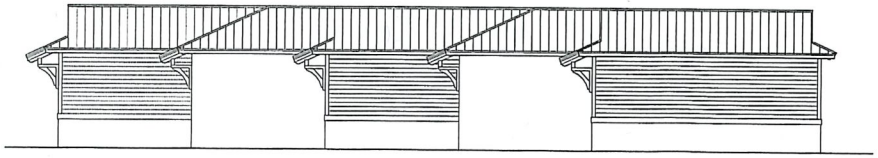
website: http://www.halambert.com
AR0010862



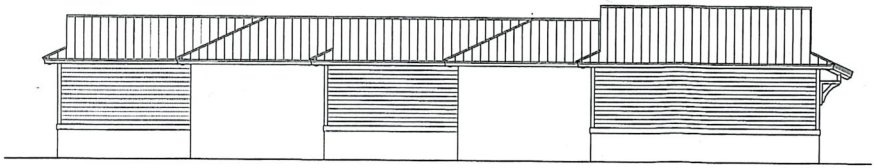
1 SOUTH GARAGE - FRONT (EAST) ELEVATION
3/16" = 1'-0"



2 SOUTH GARAGE - REAR (WEST) ELEVATION
3/16" = 1'-0"



3 SOUTH GARAGE - RIGHT (NORTH) ELEVATION
3/16" = 1'-0"



4 SOUTH GARAGE - LEFT (SOUTH) ELEVATION
3/16" = 1'-0"

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

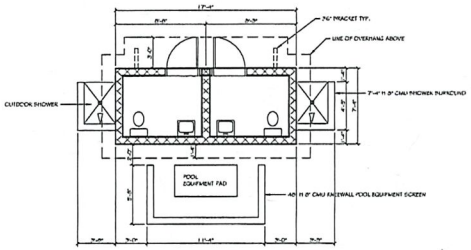
SOUTH GARAGE ELEVATIONS

REVISIONS:

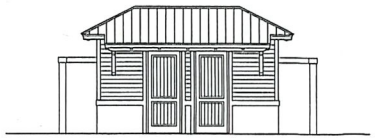
NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

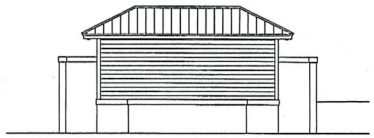
SHEET
A11 OF 12



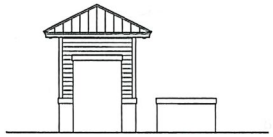
1 POOL BATHS
3/16" = 1'-0"



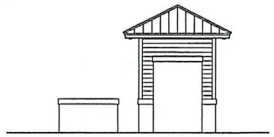
2 POOL BATHS - FRONT (EAST) ELEVATION
3/16" = 1'-0"



3 POOL BATHS - REAR (WEST) ELEVATION
3/16" = 1'-0"



4 POOL BATHS - RIGHT (NORTH) ELEVATION
3/16" = 1'-0"



5 POOL BATHS - LEFT (SOUTH) ELEVATION
3/16" = 1'-0"

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INDIAN RIVER VILLAS

12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)

LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

POOL BUILDING PLAN & ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

SHEET
A12 OF 12

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Property Identification

Site Address: 401 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: OFFICE COM

Parcel ID: 2410-808-0017-000-7
Account #: 23895
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TA1 (IRD) LLC
266 Park Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)

Current Values

Just/Market Value:	$746,800
Assessed Value:	$746,800
Exemptions:	$0
Taxable Value:	$746,800

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.93
Land Size (SF):	40,686

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 3, 2013	3546 / 2306	0130	WD	DCGG LLC	$635,000
Jun 25, 2004	2008 / 0416	XX00	WD	Bryan Jr Ben L	$1,500,000
Dec 1, 1986	0526 / 1175	XX00	CV		$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	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 %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$746,800
Just/Market:	$746,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$746,800
Exemption(s):	$0
Taxable:	$746,800

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	Fort Pierce Stormwater Charge	$216.00

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
2018	$746,800	$746,800	$0	$746,800
2017	$711,900	$694,870	$0	$694,870
2016	$631,700	$631,700	$0	$631,700
2015	$631,700	$631,700	$0	$631,700

Permits

Number	Issue Date	Description	Amount	Fee
F01-0000415	Apr 13, 2001	Additions to existing construction	$1,344	$0
F98-001205	Sep 22, 1998	Roof	$7,500	$7,500
MC2003-19	Jan 23, 2003	Air Conditioning Only	$2,350	$75
0800001239	Sep 23, 2008	Alterations/Remodeling	$2,000	$50

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 411 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: Planned De

Parcel ID: 2410-808-0019-000-1
Account #: 23896
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TMH LLC
266 Park DR
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 AND THAT PART OF VAC 2ND ST MPDF: BEG NW COR OF LOT 3, TH S 17 06 20 E 91.62 FT, TH N 89 51 35 W 4.19 FT, TH N 17 06 20 W 92.62 FT, TH S 89 51 35 E 4.19 FT TO POB (0.53 AC - 23,087 SF) (MAP 24/10G) (OR 1814-1626: 3856-1386)

Current Values

Just/Market Value:	$401,600
Assessed Value:	$401,600
Exemptions:	$0
Taxable Value:	$401,600

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.53
Land Size (SF):	23,087

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 25, 2003	1814 / 1626	XX00	WD	MMG Holdings Llc	$400,000
Sep 20, 2001	1444 / 1613	XX00	WD	Rech Mitchell E	$282,000
Aug 1, 1972	0205 / 1844	XX00	CV		$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	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 %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$401,600
Just/Market:	$401,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$401,600
Exemption(s):	$0
Taxable:	$401,600

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	1.4	Fort Pierce Stormwater Charge	$75.60

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
2018	$401,600	$401,600	$0	$401,600
2017	$375,000	$368,280	$0	$368,280
2016	$334,800	$334,800	$0	$334,800
2015	$332,000	$332,000	$0	$332,000

Permits

Number	Issue Date	Description	Amount	Fee
F93-001012	Jul 16, 1993	Roof	$175	$175
F94-001036	Aug 25, 1994	Roof	$500	$500
F98-001468	Dec 21, 1998	Fence	$2,200	$2,200
BP09-1419	Jan 1, 2009	Demolition	$0	$0
BP09-1419	Sep 1, 2009	Demolition	$0	$130

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: 09/24/2018

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - August 2018

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA, August 2018

Form Review

Form Started By: Maria Lewicka Started On: 09/17/2018 11:23 AM
Final Approval Date: 09/17/2018

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in August 2018.

- COA #18-65, 518 Beach Court – Replace roof
- COA #18-66, 735 Orange Avenue – Replace roof (flat part only)
- COA #18-67, 511 N Indian Ricer Drive – Install hurricane windows and doors.
- COA #18-68, 435 N 14th Street – Replace roof and doors, new exterior paint
- COA #18-69, 712 S 9th Street – Renovations and repairs

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-65 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 518 Beach Court

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install Owens Corning asphalt shingles in Quarry Grey 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

_____ 8/14/18
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	Billie-Jo Parker 518 Beach Ct. Fort Pierce, FL 34950	E-Mail
Applicant	The Roof Authority, Inc. 6771 N Old Dixie Highway Fort Pierce, FL 34946	E-Mail tra1993@gmail.com joann.tra@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
AUG 10 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-65

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 518 Beach Ct. Fort Pierce, Fl. 34949

Parcel ID #: 2410-709-0058-000-2

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Billie-Jo Parker

Mailing Address: 518 Beach Ct. Ft. Pierce, Fl. 34950

Phone Number(s): 772-467-9828 Email: _____

Applicant

Name(s): The Roof Authority, Inc.

Mailing Address: 6771 N. Old Dixie Hwy. Ft Pierce Fl. 34946

Phone Number(s): 772-468-7890 Email: joann.tra@gmail.com
tra1993@gmail.com.

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Billie Jo Parker
Signature of Owner

8/6/18
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) Re-Roof

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Tear off existing shingle roof.

Dry in with Tri-Built Sand Self Adhered membrane, install Owens Corning Tru Definition Dimensional Shingles.

Color to be Quarry Grey

Tribuilt Sand SA FL16048-R6, Owens Corning Shingles FL10674-R13

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): _____

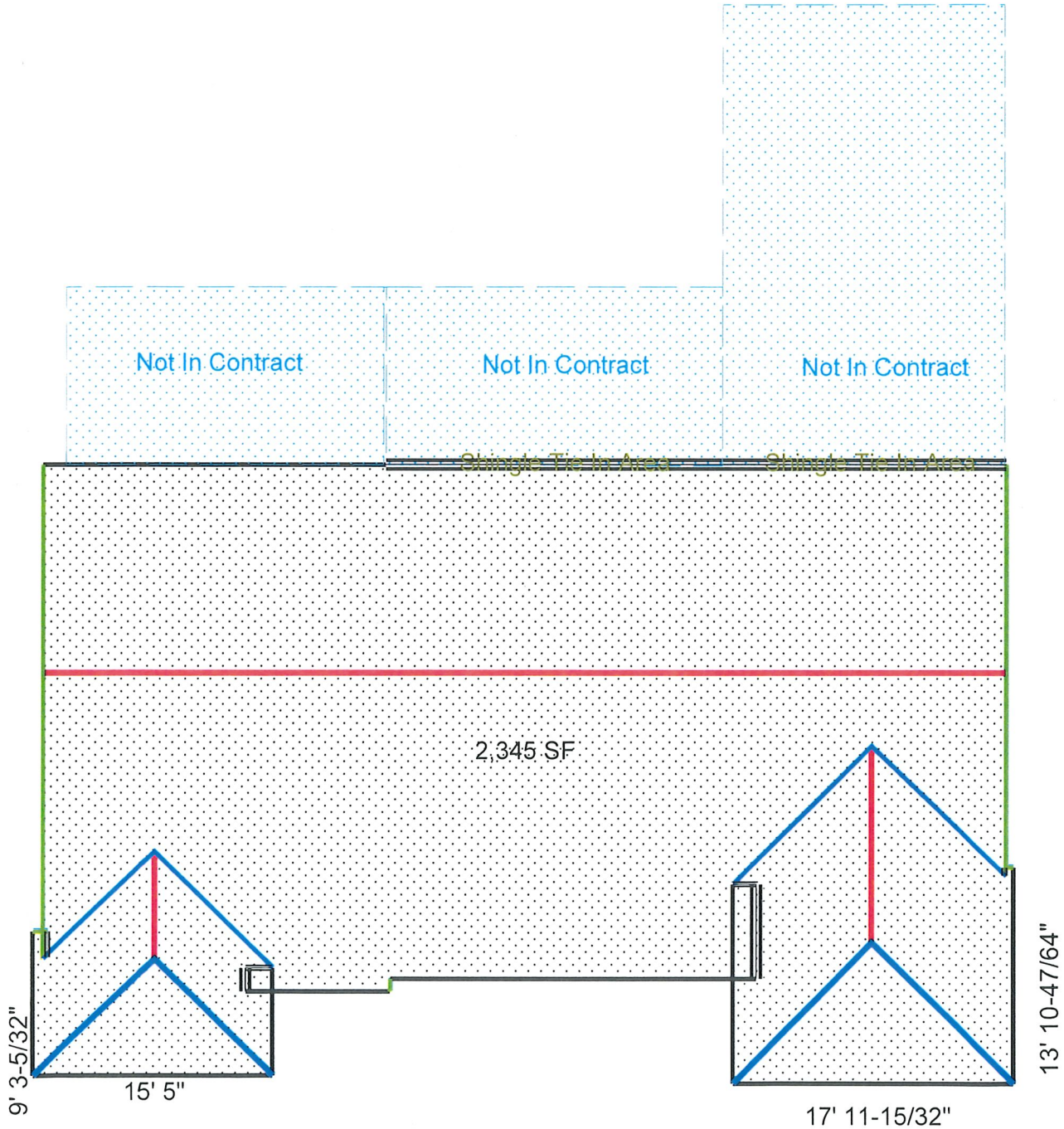
Application Requirements

- ❑ $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.

Drawing Report

Parker residence - Multi System Template 2016

Section: Reroof 30 Year Dimensionals
Page: SA/ 30 Year Dimensional "Lifetime" shingles Eagleview



" 6771 N. Old Dixie Highway Fort Pierce, FL 34946 Phone: (772) 468-7870 Fax: (772) 468-2247

EXTERIOR RESEARCH & DESIGN, LLC.
Certificate of Authorization #9503
353 CHRISTIAN STREET, UNIT #13
OXFORD, CT 06478
(203) 262-9245

EVALUATION REPORT

Owens Corning
One Owens Corning Parkway
Toledo, OH 43659
(740) 404-7829

Evaluation Report O37940.02.12-R8
FL10674-R13
Date of Issuance: 02/06/2012
Revision 8: 10/09/2017

SCOPE:
This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code and Florida Building Code, Residential Volume. The products described herein have been evaluated for compliance with the **6th Edition (2017) Florida Building Code** sections noted herein.

DESCRIPTION: **Owens Corning Asphalt Roof Shingles**

LABELING: Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein and **FBC 1507.2.7.1 / R905.2.6.1**.

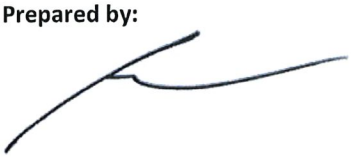
CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance documentation changes, or provisions of the Code that relate to the product change. Acceptance of this Evaluation Report by the named client constitutes agreement to notify Robert Nieminen, P.E. if the product changes or the referenced Quality Assurance documentation changes. Trinity|ERD requires a complete review of this Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Evaluation Report number preceded by the words "Trinity|ERD Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 8.

Prepared by:

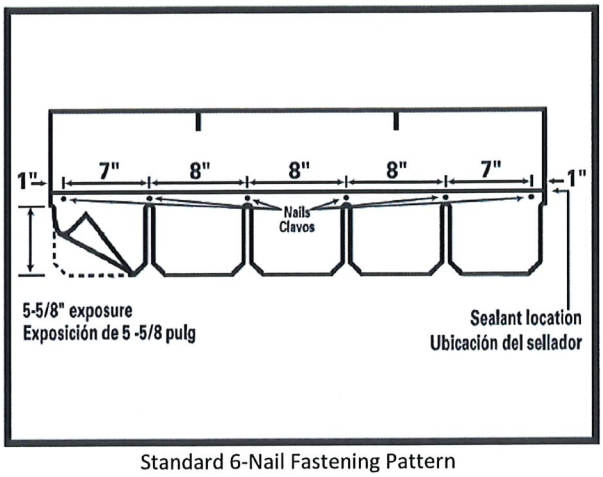


Robert J.M. Nieminen, P.E.
Florida Registration No. 59166, Florida DCA ANE1983

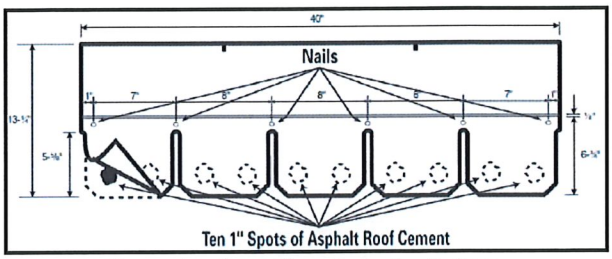
The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 10/09/2017. This does not serve as an electronically signed document.

CERTIFICATION OF INDEPENDENCE:
1. Trinity|ERD does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. Trinity|ERD is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

6.2.8 Minimum Nailing – **Devonshire™:**

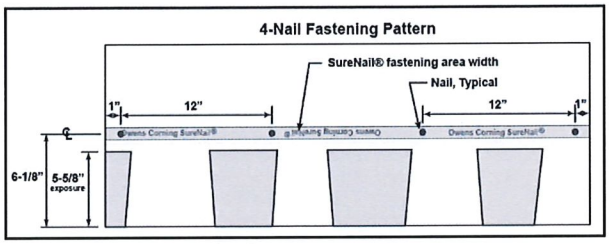


Standard 6-Nail Fastening Pattern

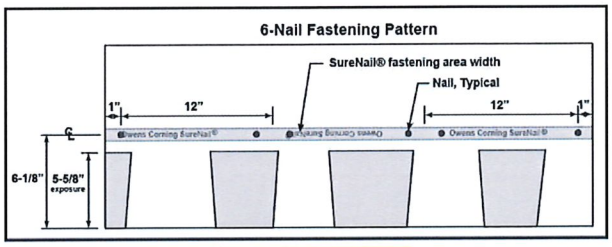


Mansard or Steep Slope Fastening Pattern

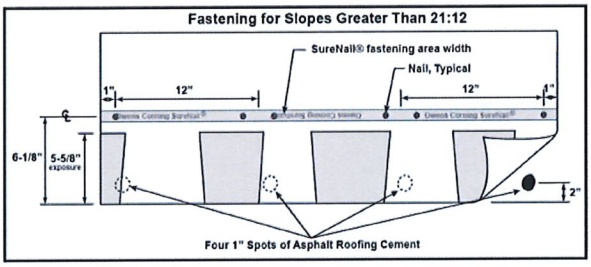
6.2.9 Minimum Nailing – **Duration®, TruDefinition® Duration, Duration® Premium Cool & TruDefinition® Duration® Designer Color Collection:**



Standard Fastening Pattern



6-Nail Fastening Pattern



Mansard or Steep Slope Fastening Pattern

ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Asphalt Shingles
Compliance Statement: **Owens Corning Asphalt Roof Shingles**, as produced by **Owens Corning**, have demonstrated compliance with the following sections of the **6th Edition (2017) Florida Building Code** and **Florida Building Code, Residential Volume** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

Section	Property	Standard	Year
1507.2.5, R905.2.4	Physical Properties	ASTM D3462	2010
1507.2.7.1, R905.2.6.1	Wind Resistance	ASTM D3161	2016
1507.2.7.1, R905.2.6.1	Wind Resistance	ASTM D7158	2011

3. REFERENCES:

Entity	Examination	Reference	Date
UL LLC (CER9626)	Physicals & Wind Resistance	File R2453, Vol. 3	02/15/2007
UL LLC (CER9626)	Physicals & Wind Resistance	20120516-R2453	05/16/2012
UL LLC (TST9628)	Physical Properties	06CA20263	04/18/2006
UL LLC (TST9628)	Wind Resistance	11CA34308	02/18/2012
UL LLC (TST9628)	Physicals & Wind Resistance	4786093137	02/01/2014
UL LLC (TST9628)	Wind Resistance	4786126532	02/10/2014
UL LLC (TST9628)	Physical Properties	Classification letter	02/13/2014
UL LLC (TST9628)	Physical Properties	Classification letter	10/02/2015
Miami-Dade (CER1592)	FBC HVHZ Compliance	Various NOAs	Various
UL LLC (QUA9625)	Quality Control	Service Confirmation	Exp. 05/16/2020

4. PRODUCT DESCRIPTION:

4.1 Asphalt Shingles:

4.1.1 Classic® and Supreme® are fiberglass reinforced, 3-tab asphalt roof shingles.

4.1.2 Berkshire® are fiberglass reinforced, 4-tab asphalt roof shingles.

4.1.3 Devonshire™ are fiberglass reinforced, 5-tab asphalt roof shingles.

4.1.4 Duration®, TruDefinition® Duration®, Duration® Premium Cool, TruDefinition® Duration® Designer Color Collection, TruDefinition® Oakridge®, Oakridge® and WeatherGuard® HP are fiberglass reinforced, laminated asphalt roof shingles.

4.2 Hip & Ridge Shingles:

4.2.1 Berkshire® Hip & Ridge Shingles, High Ridge, WeatherGuard® HP Hip & Ridge Shingles, ProEdge Hip & Ridge Shingles and DuraRidge™ Hip & Ridge Shingles are fiberglass reinforced, hip and ridge asphalt roof shingles.

4.3 Accessory Starter Strips:

4.3.1 Starter Strip Shingle, Starter Strip Plus and Starter Shingle Roll are starter strips for asphalt roof shingles.

5. LIMITATIONS:

5.1 This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

5.2 This Evaluation Report is not for use in FBC HVHZ jurisdictions.

5.3 Fire Classification is not part of this Evaluation Report; refer to current Approved Roofing Materials Directory for fire ratings of this product.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-66 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 735 Orange Avenue

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Repair and re-roof flat roof area. Remove and replaced soffit, fascia and gutters as noted on the drawing. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Paul Samson, Chair
Historic Preservation Board

Date

Administrative Approval

Maria Lewicka, AICP
Historic Preservation Planner

8/14/18
Date

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

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

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

Provided to:	Name/Address	Via
Owner	Fort Pierce Haitian United Methodist Church, Inc. 735 Orange Ave. Fort Pierce, FL 34950	E-Mail adhemos@yahoo.com
Applicant	The Roof Authority, Inc. 6771 N Old Dixie Highway Fort Pierce, FL 34946	E-Mail tra1993@gmail.com joann.tra@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
AUG 10 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-66

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 735 Orange Avenue Fort Pierce, Fl. 34950

Parcel ID #: 2410-704-0001-000-3

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Fort Pierce Haitian United Methodist Church, Inc.

Mailing Address: 735 Orange Avenue Fort Pierce, Fl. 34950

Phone Number(s): ~~772-581-9590~~ (561) 379-9569 Email: adhemos@yahoo.com

Applicant

Name(s): The Roof Authority, INC.

Mailing Address: 6771 N. Old Dixie Hwy. Fort Pierce Fl. 34946

Phone Number(s): 772-468-7870 Email: TRA1993@gmail.com / JOANN.TRA@gmail.com

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Signature of Owner

8/6/18
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) Repairs and Re-roof Flat Roof Area FL1654-R22 - Shingle FL10674-R13

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove the three existing low-slope roof areas - (A,B,C) See Drawing report. Install 1/4" per ft. tapered insulation with minimum thickness of 1-1/2" Install Elastoflex SAV base and Elastoflex SAP Cap. Remove and replace damaged and missing shingles and Valley metal on NE Side of Church -See drawing. Remove and replace soffit and facia in noted areas of the roof drawing. Painting to be done by others. Replace gutters in areas of the new fascia and soffit.

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): _____

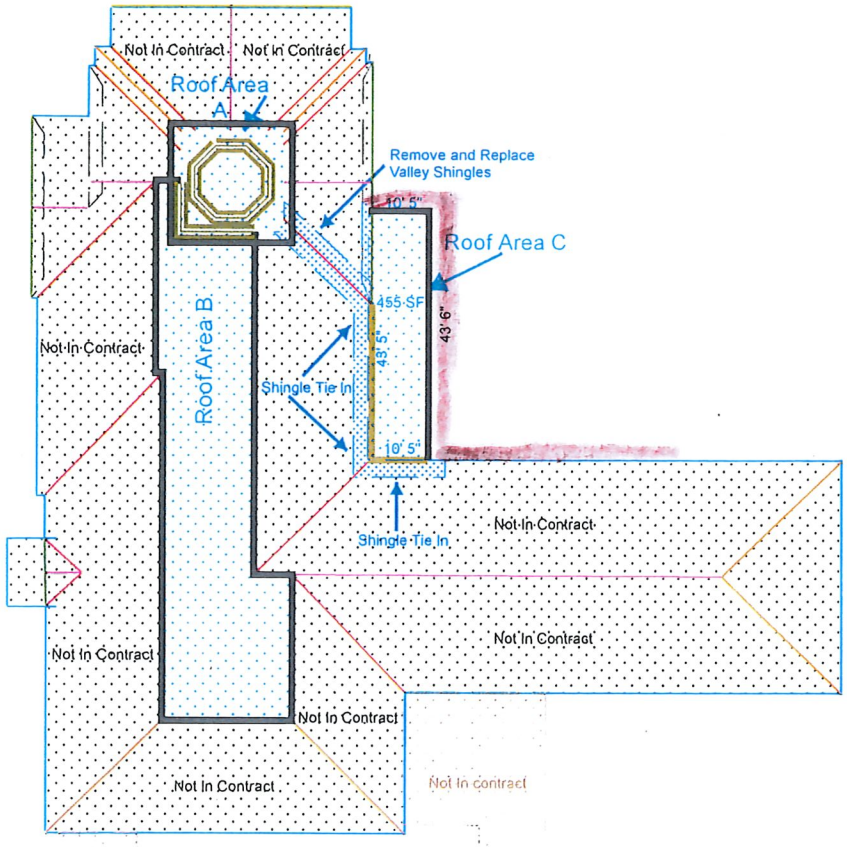
Application Requirements

- ☐ $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.

Drawing Report

Fort Pierce Haitian United Methodist Church - Multi System Template 2016

Section: Reroof 30 Year Dimensionals
Page: SA/ 30 Year Dimensional "Lifetime" shingles.



" 6771 N. Old Dixie Highway Fort Pierce, FL 34946 Phone: (772) 468-7870 Fax: (772) 468-2247

FIRST STEP
LEARNING CENTER / DAYCA
habla español
INFANT TO 5 YEARS O
6:00am - 6:00pm
• Infants to 5 yea

EXTERIOR RESEARCH & DESIGN, LLC.
Certificate of Authorization #9503
353 CHRISTIAN STREET, UNIT #13
OXFORD, CT 06478
(203) 262-9245

EVALUATION REPORT

Owens Corning
One Owens Corning Parkway
Toledo, OH 43659
(740) 404-7829

Evaluation Report O37940.02.12-R8
FL10674-R13
Date of Issuance: 02/06/2012
Revision 8: 10/09/2017

SCOPE:
This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code and Florida Building Code, Residential Volume. The products described herein have been evaluated for compliance with the **6th Edition (2017) Florida Building Code** sections noted herein.

DESCRIPTION: **Owens Corning Asphalt Roof Shingles**

LABELING: Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein and **FBC 1507.2.7.1 / R905.2.6.1**.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance documentation changes, or provisions of the Code that relate to the product change. Acceptance of this Evaluation Report by the named client constitutes agreement to notify Robert Nieminen, P.E. if the product changes or the referenced Quality Assurance documentation changes. Trinity|ERD requires a complete review of this Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Evaluation Report number preceded by the words "Trinity|ERD Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 8.

Prepared by:

Robert J.M. Nieminen, P.E.
Florida Registration No. 59166, Florida DCA ANE1983

ROBERT J. M. NIEMINEN LICENSE No. 59166 STATE OF FLORIDA PROFESSIONAL ENGINEER

The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 10/09/2017. This does not serve as an electronically signed document.

CERTIFICATION OF INDEPENDENCE:
1. Trinity|ERD does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. Trinity|ERD is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
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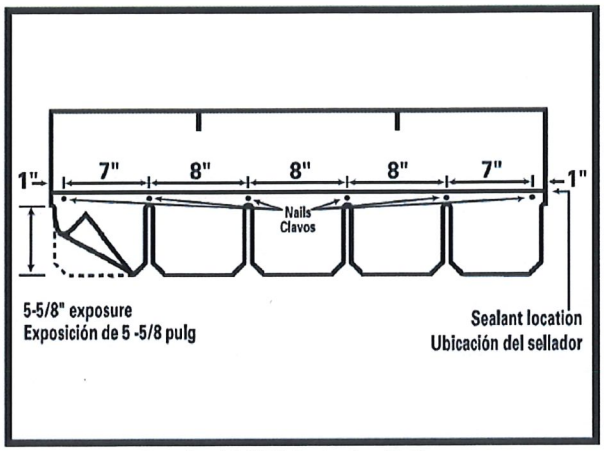
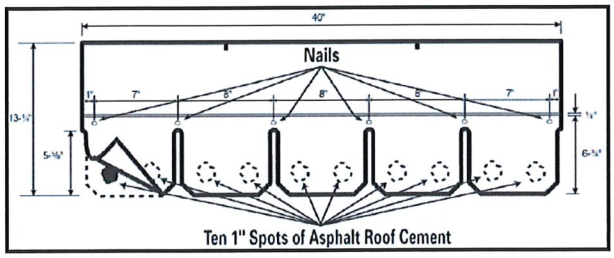
6.2.8 Minimum Nailing – **Devonshire™**:

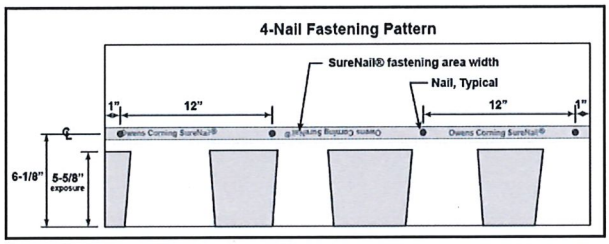


Standard 6-Nail Fastening Pattern

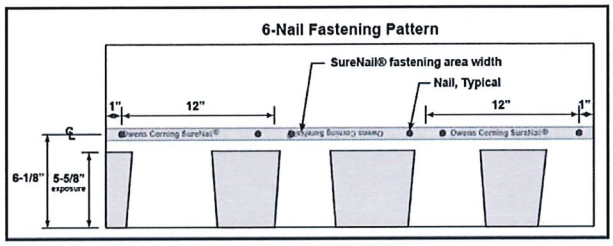


Mansard or Steep Slope Fastening Pattern

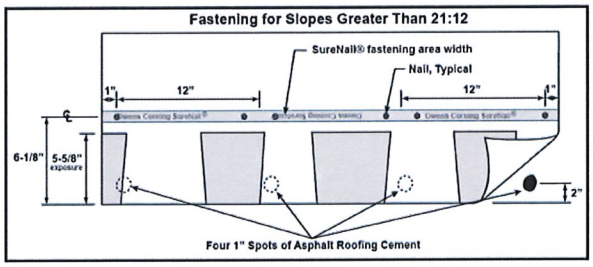
6.2.9 Minimum Nailing – **Duration®, TruDefinition® Duration, Duration® Premium Cool & TruDefinition® Duration® Designer Color Collection**:



Standard Fastening Pattern

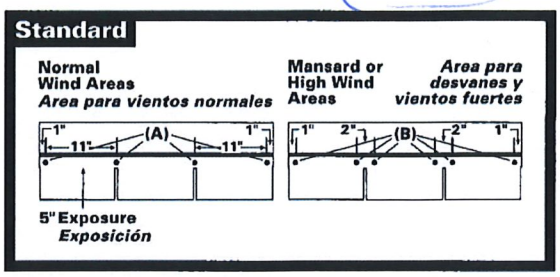


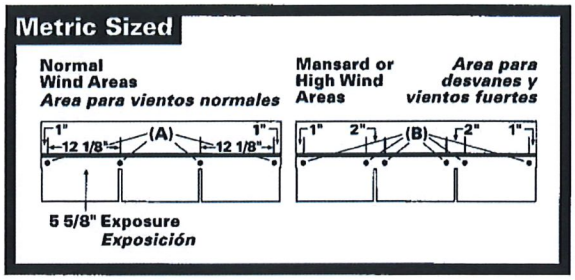
6-Nail Fastening Pattern



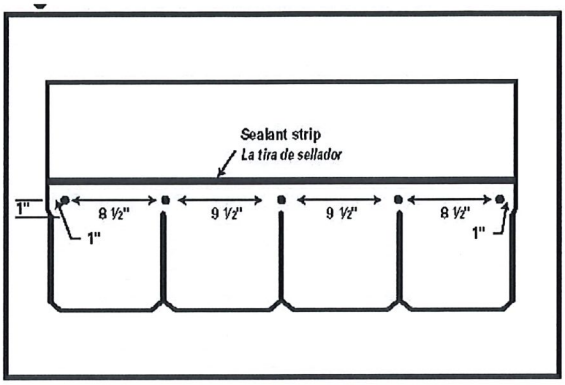
Mansard or Steep Slope Fastening Pattern

6.2.6 Minimum Nailing – **Classic® & Supreme:**

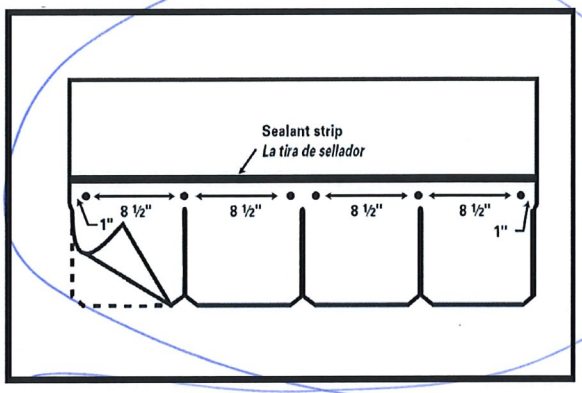




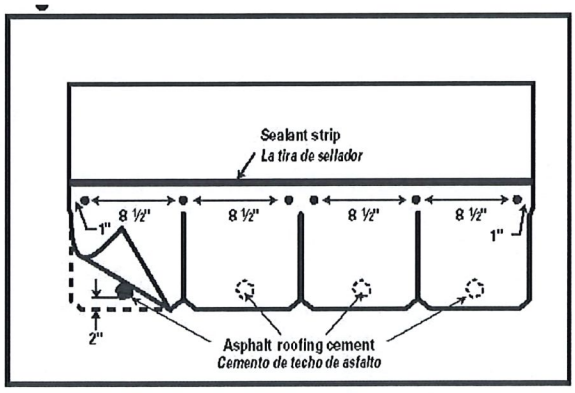
6.2.7 Minimum Nailing – **Berkshire®:**



Standard Fastening Pattern



6-Nail Fastening Pattern



Mansard or Steep Slope Fastening Pattern

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-67 ❑ **HISTORIC PRESERVATION BOARD APPROVAL** ■ **ADMINISTRATIVE APPROVAL**

Site address: 511 N Indian River Drive

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Installation of hurricane windows and doors by Vero Glass. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Paul Samson, Chair
Historic Preservation Board

Date

Administrative Approval

Maria Lewicka, AICP
Historic Preservation Planner

8/14/18
Date

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

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

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

Provided to:	Name/Address	Via
Owner	Glynda Cavalcanti 1503 Faber Ct. Fort Pierce, FL 34949	E-Mail glynda@mclcpa.com
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

AUG 13 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____ COA# 18-67

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 511 N Indian River Dr Ft Pierce

Parcel ID #: 2403-801-0018-000-1

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Glynda Cavalcanti

Mailing Address: 1503 Faber Ct Ft Pierce FL 34949

Phone Number(s): 595-0500 Email: glynda@MCLCPA.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.

G Cavalcanti
Signature of Owner

8/13/18
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) Installation of hurricane windows + doors by Vero Glass

☐ Other (describe) _____

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

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): _____

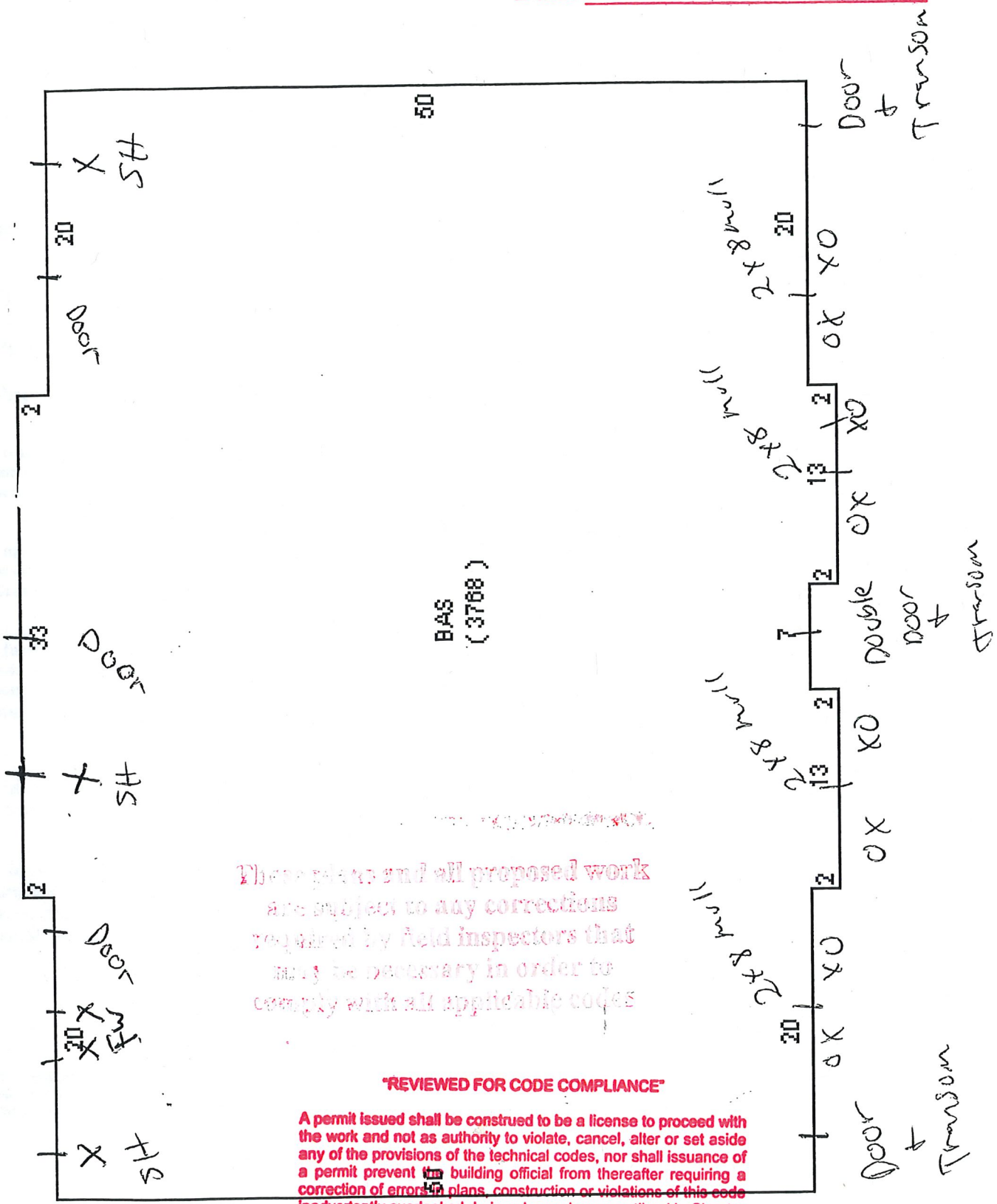
Application Requirements

- ☒ $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.

CITY OF FORT PIERCE

Reviewed: _____

Date: _____



There plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes

"REVIEWED FOR CODE COMPLIANCE"

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 of the Florida Building Code. All proposed work is subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

TOW AWAY
ZONE

ORDER CONFIRMATION

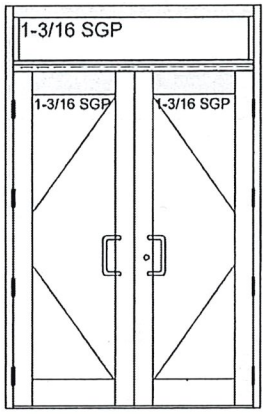
Commercial Architectural Products

2970 NW 75th Ave.
Miami, FL 33122
Tel: (305) 718-8890 / Fax: (305) 718-8892

Job: 26021

Customer Name:	VERO GLASS AND MIRROR	Project:	
Contact Name:	Joe Heaton	Customer PO:	
Customer Address:	1669 OLD DIXIE HIGHWAY Vero Beach FL 32960	Entered by :	Mario Morales
		Lead Time:	
Ship To Address:	1669 OLD DIXIE HIGHWAY Vero Beach FL 32960	Date	7/19/2018
		Comments:	

Item. 1 **Mark: A** **SE3550 Storefront Entry Door** **(64" x 100 1/4")** **Qty: 1**



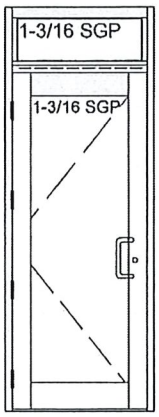
1-3/16 SGP = Laminated Insulating Glass (1/4" HS CLR SB70 #2 / 0.09" SG CLR / 1/4" HS CLR -- 7/16" ALM BLK AIR -- 1/4" TMP CLR /)

Finish: White - Standard Powder Coat
Glazing: Factory Glazed

Area (Sqft): **44.56**

System:	SE3550 Storefront Entry Door (64" x 100 1/4'
Supply:	Door & Frame
Handing:	Pair
Swing:	Outswing
Active Door Leaf:	Hinged Right
Panel Height	85.75
Bottom Rail:	Standard
Threshold:	Bumper with 1/2" ADA Cover
Fabrication:	Factory Assembled
Missile Rating	Large Missile Rating
Anchor Group:	C
Anchor Pattern	4
Lock Type:	Commercial
Lock Arrangement:	Lock Option #4
Active Lock:	Commercial 3-Point Lock
Inactive Lock:	Commercial 2-Point Lock
Handle Type:	Standard Push/Pull Set
Handle Color:	[COL:CGI:CLR ANODIZED (HW FINISH)]
Hardware Color:	CLR ANODIZED
Handle Supply:	Supply Handle
Handle Prep:	Handle Prep
Active Closer Model:	SM_REGENT
Active Closer Type:	Surface Mounted Closer
Inactive Closer Model:	SM_REGENT
Inactive Closer Type:	Surface Mounted Closer
Closer Supply:	Supply Closer
Closer Prep:	Closer Prep
Cylinder Series:	Regent
Cylinder Type:	Key Cyl on Ext / Thumbturn on Int
Cylinder Supply:	Supply
Cylinder Prep:	Prep
Hinge Supply:	Supply Hinge
Hinge Prep:	Hinge Prep
Left Substrate:	Wall
Right Substrate:	Wall

Item. 2 **Mark: B** **SE3550 Storefront Entry Door** **(37 1/2" x 100 1/4")** **Qty: 1**



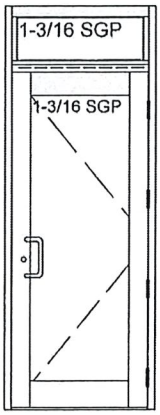
1-3/16 SGP = Laminated Insulating Glass (1/4" HS CLR SB70 #2 / 0.09" SG CLR / 1/4" HS CLR -- 7/16" ALM BLK AIR -- 1/4" TMP CLR /)

Finish: White - Standard Powder Coat
Glazing: Factory Glazed

Area (Sqft): **26.11**

System:	SE3550 Storefront Entry Door (37 1/2" x 100
Supply:	Door & Frame
Handing:	Hinged Left
Swing:	Outswing
Panel Height	85.75
Bottom Rail:	Standard
Threshold:	Bumper with 1/2" ADA Cover
Fabrication:	Factory Assembled
Missile Rating	Large Missile Rating
Anchor Group:	C
Anchor Pattern	4
Lock Type:	Commercial
Lock Arrangement:	Lock Option #4
Active Lock:	Commercial 3-Point Lock
Handle Type:	Standard Push/Pull Set
Handle Color:	[COL:CGI:CLR ANODIZED (HW FINISH)]
Hardware Color:	CLR ANODIZED
Handle Supply:	Supply Handle
Handle Prep:	Handle Prep
Active Closer Model:	SM_REGENT
Active Closer Type:	Surface Mounted Closer
Closer Supply:	Supply Closer
Closer Prep:	Closer Prep
Cylinder Series:	Regent
Cylinder Type:	Key Cyl on Ext / Thumbturn on Int
Cylinder Supply:	Supply
Cylinder Prep:	Prep
Hinge Supply:	Supply Hinge
Hinge Prep:	Hinge Prep
Left Substrate:	Wall
Right Substrate:	Wall

Item. 3 **Mark: B1** **SE3550 Storefront Entry Door** **(37 1/2" x 100 1/4")** **Qty: 1**



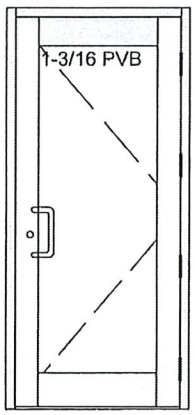
1-3/16 SGP = Laminated Insulating Glass (1/4" HS CLR SB70 #2 / 0.09" SG CLR / 1/4" HS CLR -- 7/16" ALM BLK AIR -- 1/4" TMP CLR /)

Finish: White - Standard Powder Coat
Glazing: Factory Glazed

Area (Sqft): 26.11

System:	SE3550 Storefront Entry Door (37 1/2" x 100
Supply:	Door & Frame
Handing:	Hinged Right
Swing:	Outswing
Panel Height	85.75
Bottom Rail:	Standard
Threshold:	Bumper with 1/2" ADA Cover
Fabrication:	Factory Assembled
Missile Rating	Large Missile Rating
Anchor Group:	C
Anchor Pattern	4
Lock Type:	Commercial
Lock Arrangement:	Lock Option #4
Active Lock:	Commercial 3-Point Lock
Handle Type:	Standard Push/Pull Set
Handle Color:	[COL:CGI:CLR ANODIZED (HW FINISH)]
Hardware Color:	CLR ANODIZED
Handle Supply:	Supply Handle
Handle Prep:	Handle Prep
Active Closer Model:	SM_REGENT
Active Closer Type:	Surface Mounted Closer
Closer Supply:	Supply Closer
Closer Prep:	Closer Prep
Cylinder Series:	Regent
Cylinder Type:	Key Cyl on Ext / Thumbturn on Int
Cylinder Supply:	Supply
Cylinder Prep:	Prep
Hinge Supply:	Supply Hinge
Hinge Prep:	Hinge Prep
Left Substrate:	Wall
Right Substrate:	Wall

Item. 4 Mark: C SE3550 Storefront Entry Door (36 1/2" x 79 7/8") Qty: 2



1-3/16 PVB = Laminated Insulating Glass (1/4" HS CLR SB70 #2 / 0.09" PVB CLR / 1/4" HS CLR -- 7/16" ALM BLK AIR -- 1/4" TMP CLR /)

Finish: White - Standard Powder Coat
Glazing: Factory Glazed

Area (Sqft): 40.49

System:	SE3550 Storefront Entry Door (36 1/2" x 79 7
Supply:	Door & Frame
Handing:	Hinged Right
Swing:	Outswing
Panel Height	79.875
Bottom Rail:	Standard
Threshold:	Bumper with 1/2" ADA Cover
Fabrication:	Factory Assembled
Missile Rating	Large Missile Rating
Anchor Group:	C
Anchor Pattern	4
Lock Type:	Commercial
Lock Arrangement:	Lock Option #4
Active Lock:	Commercial 3-Point Lock
Handle Type:	Standard Push/Pull Set
Handle Color:	[COL:CGI:CLR ANODIZED (HW FINISH)]
Hardware Color:	CLR ANODIZED
Handle Supply:	Supply Handle
Handle Prep:	Handle Prep
Active Closer Model:	SM_REGENT
Active Closer Type:	Surface Mounted Closer
Closer Supply:	Supply Closer
Closer Prep:	Closer Prep
Cylinder Series:	Regent
Cylinder Type:	Key Cyl on Ext / Thumbturn on Int
Cylinder Supply:	Supply
Cylinder Prep:	Prep
Hinge Supply:	Supply Hinge
Hinge Prep:	Hinge Prep
Left Substrate:	Wall
Right Substrate:	Wall

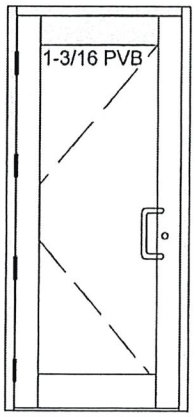
Item. 5 Mark: D SE3550 Storefront Entry Door (36 1/2" x 79 7/8") Qty: 1

Commercial
Architectural Products

2970 NW 75th Ave.
Miami, FL 33122
Tel: (305) 718-8890 / Fax: (305) 718-8892

ORDER CONFIRMATION

Job: 26021



1-3/16 PVB = Laminated Insulating Glass (1/4" HS CLR SB70 #2 / 0.09" PVB CLR / 1/4" HS CLR – 7/16" ALM BLK AIR – 1/4" TMP CLR /)

Finish: White - Standard Powder Coat
Glazing: Factory Glazed

Area (Sqft): 20.25

System: SE3550 Storefront Entry Door (36 1/2" x 79 7
Supply: Door & Frame
Handing: Hinged Left
Swing: Outswing
Panel Height 79.875
Bottom Rail: Standard
Threshold: Bumper with 1/2" ADA Cover
Fabrication: Factory Assembled
Missile Rating Large Missile Rating
Anchor Group: C
Anchor Pattern 4
Lock Type: Commercial
Lock Arrangement: Lock Option #4
Active Lock: Commercial 3-Point Lock
Handle Type: Standard Push/Pull Set
Handle Color: [COL;CGI;CLR ANODIZED (HW FINISH)]
Hardware Color: CLR ANODIZED
Handle Supply: Supply Handle
Handle Prep: Handle Prep
Active Closer Model: SM_REGENT
Active Closer Type: Surface Mounted Closer
Closer Supply: Supply Closer
Closer Prep: Closer Prep
Cylinder Series: Regent
Cylinder Type: Key Cyl on Ext / Thumbturn on Int
Cylinder Supply: Supply
Cylinder Prep: Prep
Hinge Supply: Supply Hinge
Hinge Prep: Hinge Prep
Left Substrate: Wall
Right Substrate: Wall

Glass Details

1-3/16 PVB - NOA Type "E"

Glass Make-up: Laminated Insulating Glass

Outboard: **1/4" Heat Strengthened - Clear - Solarban 70XL Low-E(Surface #2)**

Interlayer: **0.09" PVB - Clear**

Centerlite: **1/4" Heat Strengthened - Clear**

Spacer: **7/16" ALM - BLK - AIR -**
Inboard: **1/4" Tempered - Clear**

1-3/16 SGP - NOA Type "F"

Glass Make-up: Laminated Insulating Glass

Outboard: **1/4" Heat Strengthened - Clear - Solarban 70XL Low-E(Surface #2)**

Interlayer: **0.09" SentryGlas - Clear**

Centerlite: **1/4" Heat Strengthened - Clear**

Spacer: **7/16" ALM - BLK - AIR -**
Inboard: **1/4" Tempered - Clear**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-68 ❑ HISTORIC PRESERVATION BOARD APPROVAL ■ ADMINISTRATIVE APPROVAL

Site address: 435 N 14th Street

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Exterior repairs including: • replace roof • replace exterior doors • add motion lights • replace electric panel • paint exterior. 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

_____ 8/14/18
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	Marchella C Barr 435 N 14th St Fort Pierce, FL 34950	E-Mail
Applicant	Close Construction LLC 301 NW 4th Ave. Okeechobee, FL 34972	E-Mail Sheryl@closeconstruction.us chrisselph@closeconstruction.us
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
AUG 13 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 18-68

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 435 N. 14th St.

Parcel ID #: 2409-503-0047-000-6

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Marchella Barr
Mailing Address: 435 N. 14th St.
Phone Number(s): 772.332.9120 Email: _____

Applicant
Name(s): Close Construction LLC
Mailing Address: 301 NW 4th Ave
Phone Number(s): 863.467.0831 Email: chrisselph@closeconstruction.us

Representative
Name(s): Same as "Applicant" Sheryl@closeconstruction.us
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, Marchella Barr as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Marchella Barr
Signature of Owner

8/10/2018
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: Exterior repairs including: re-roof, replace exterior doors, add motion lights, electric panel replacement, paint exterior.

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.

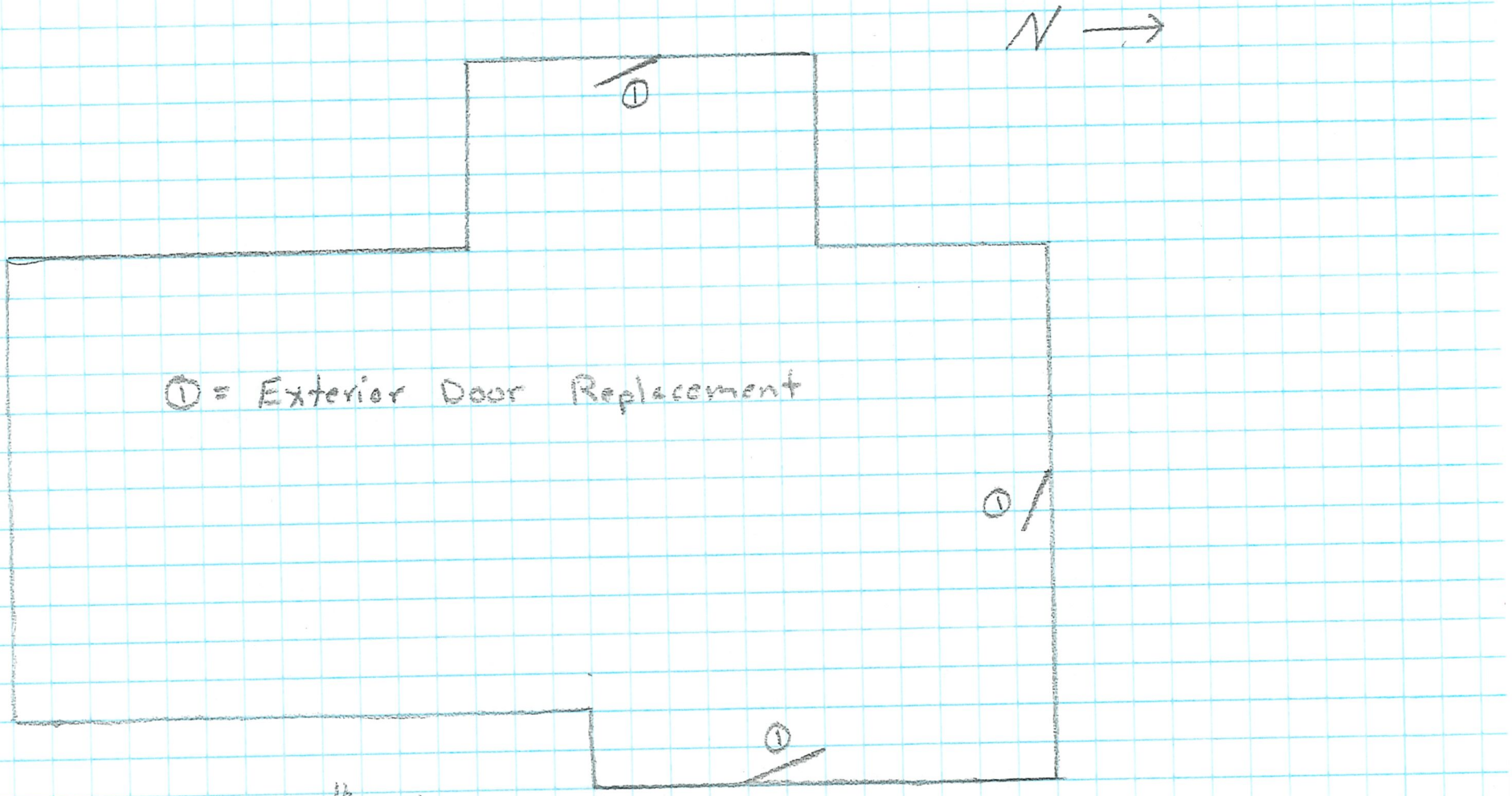
☐ Architectural Drawings: N/A
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

☑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

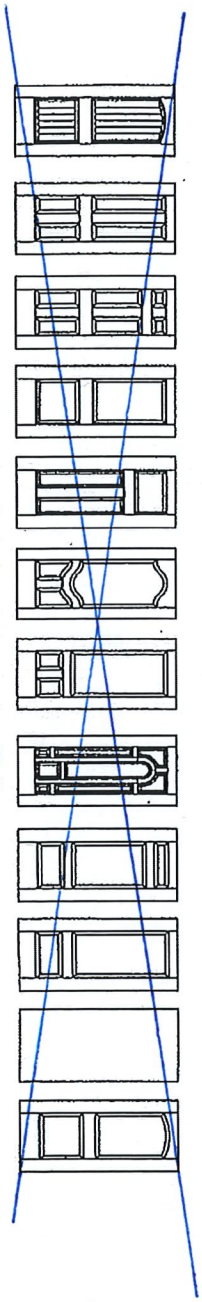
☑ Material(s) specifications and/or sample(s)

☑ Color samples.

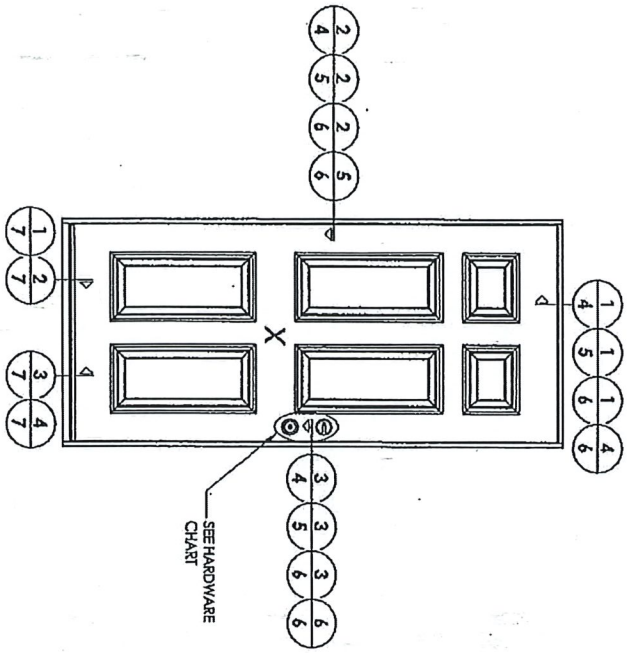
☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted.


N
①
①
①
① = Exterior Door Replacement
435 N. 14th St

R:\Clients\Therma Tru PERMANENT\A - Florida Product Approvals\FL-20461 Structural TF SS\C - Drawings\FL 20461 (2017)\FL-20461.1-8.dwg, 3.1



Fiber-Classic/Smooth-Star Door Panel Options
Panel options shown are for illustration and are representative only (similar opaque panel configurations are allowed)



HARDWARE TABLE		
MANUFACTURER:	MODEL:	
SCHLAGE	KNOB:	F51
	DEADBOLT:	B60
KWIKSET	KNOB:	SIGNATURE SERIES
	DEADBOLT:	SIGNATURE SERIES (980)
HOPPE (THERMA-TRU)	MULTIPOINT: MPDGART (3 pt. Manual Tongue)	

To be installed at Entry/Exit doors.
(1) on East side
(1) on North side
(1) on West side

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

7-17-17

NO	DATE	REVISIONS	BY
1	7/7/17	UPDATE TO 6th ED (2017) FBC	JK

PRODUCT: THERMA-TRU FIBERGLASS DOOR

PART OR ASSEMBLY: ELEVATIONS

Documents Prepared By: Lyndon F. Schmidt P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

DATE: 5/26/16
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-20461.1
SHEET 3 OF 11

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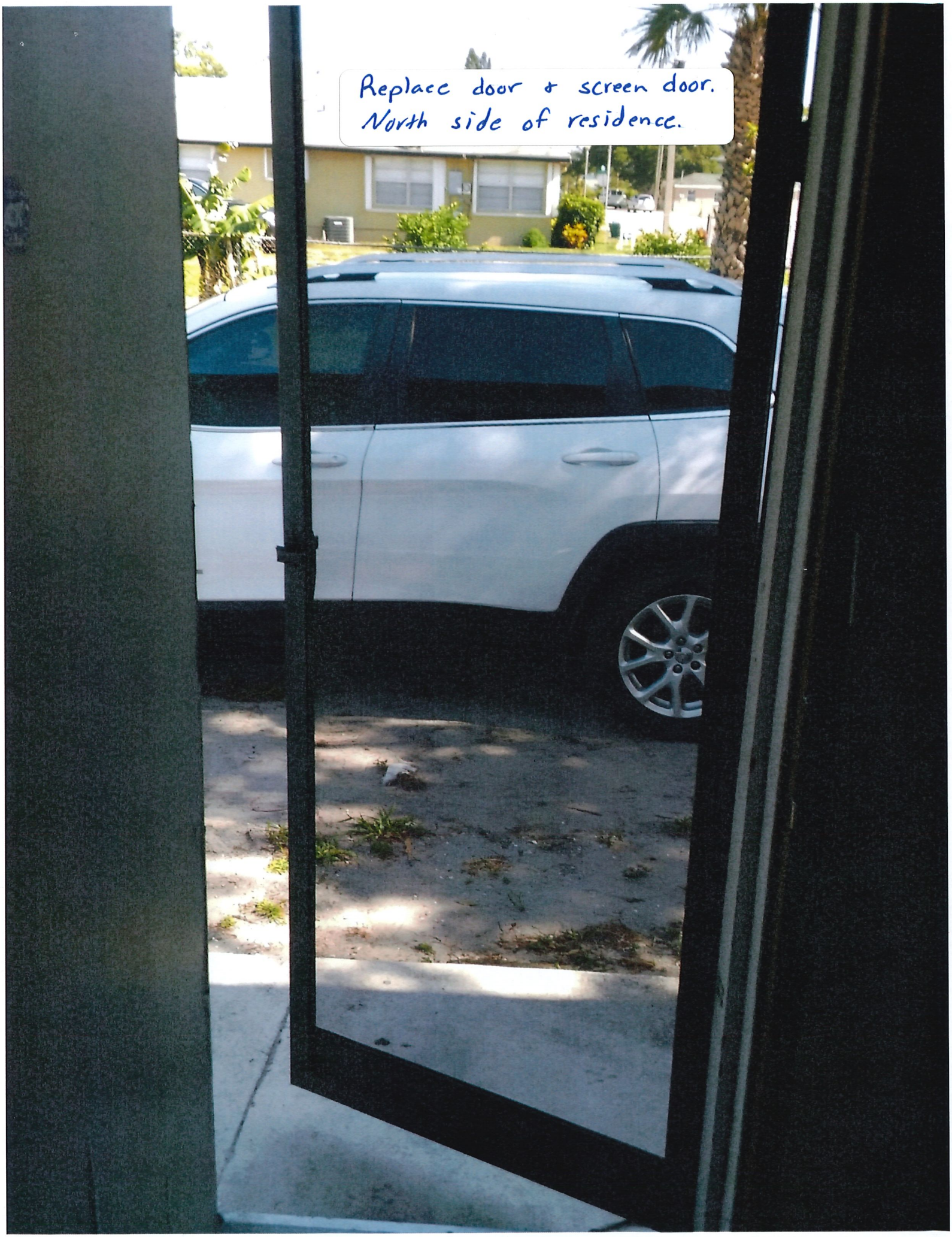
Existing roof. To be
replaced with same material.

Replace door & screen door.
West side of residence.

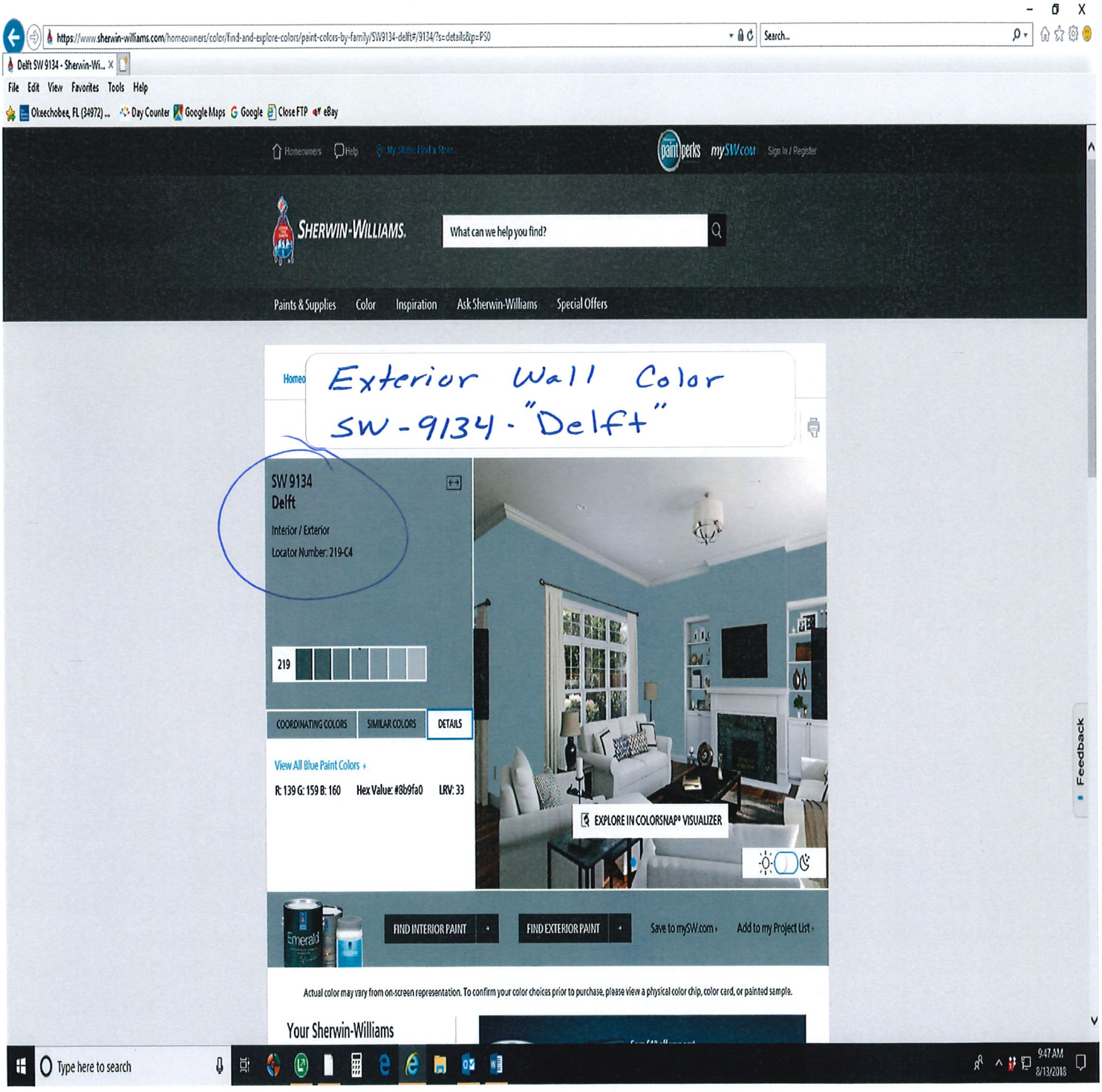

Replace door & screen door.
North side of residence.

Replace door + screen door.
East side of residence.

CLOSE
Construction, LLC
St. Lic. #CGC048773

paint color

General Construction
Construction Management



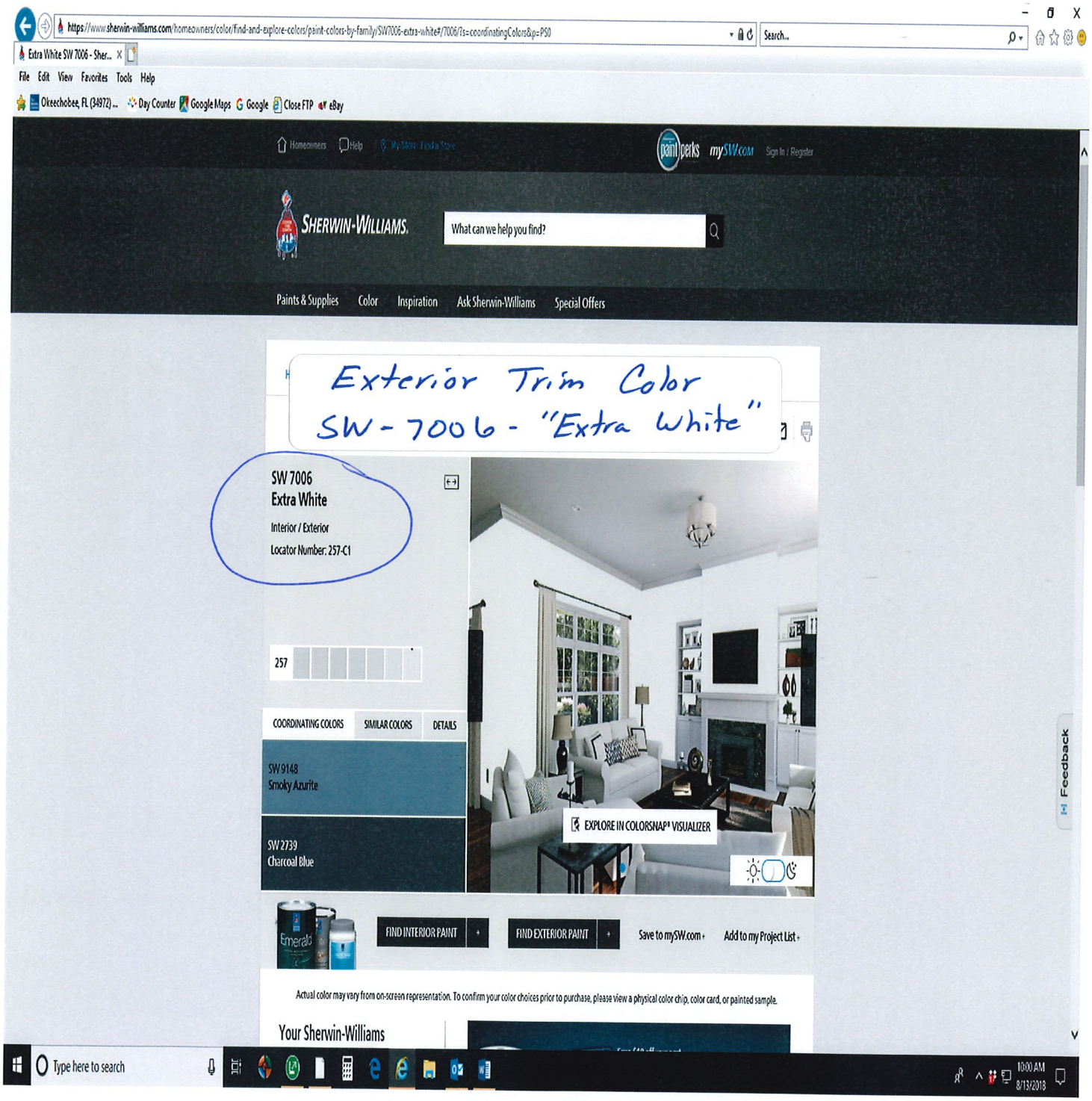
Phone 863.467.0831
Fax 863.763.6337

301 NW 4th Avenue
Okeechobee, FL 34972

CLOSE
Construction, LLC
St. Lic. #CGC048773

paint (Trim color)

General Construction
Construction Management



Phone 863.467.0831
Fax 863.763.6337

www.closeconstruction.us

301 NW 4th Avenue
Okeechobee, FL 34972

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#18-69 ❑ **HISTORIC PRESERVATION BOARD APPROVAL** ■ **ADMINISTRATIVE APPROVAL**

Site address: 712 S 9th Street

❑ Contributing ■ Non-Contributing ❑ Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Exterior repairs including: • replace rotten siding • replace exterior doors • replace 2-3 windows • repair damaged fascia 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, AICP — 8/22/18 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	Mouse Works Investments LLC PO Box 13514 Salem, OR 97309	E-Mail davidthulme@gmail.com
Applicant	Windstorm Retrofit LLC 18 Sea Horse Lane Vero Beach, FL 32960	E-Mail homespector@gmail.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Bldg. Permit # _____

COA# 18-69

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

AUG 21 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 712 S 9TH STREET

Parcel ID #: 2410-710-0014-000-6

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

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): MOUSE WORKS INVESTMENTS LLC
Mailing Address: PO BOX 13514 SALEM, OR 97309
Phone Number(s): 503-290-4430 Email: davidthulme@gmail.com

Applicant
Name(s): WINDSTORM RETROFIT LLC
Mailing Address: 18 SEA HORSE LANE, VERO BEACH FL 32960
Phone Number(s): 772 539-2909 Email: homespector@GMAIL.C

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, MOUSE WORKS INVESTMENTS LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

D. J. Thulme, manager — *Signature of Owner*

8-19-18 — *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: RENOVATIONS TO INTERIOR LIVING SPACE – CABINETRY, PAINT, FLOORING, MISC. REPAIRS REPLACE ROTTEN T-111 SIDING + WALL FRAMING, REPLACE 2-3 WINDOWS + EXTERIOR DOORS. REPAIR DAMAGED FASCIA

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.

Front

Right

Left

Back

Entry

Master Bath

Guest Bath

Kitchen