



**DEVELOPMENT REVIEW**

Property address or Location 410 S. Ocean Drive, Ft. Pierce, FL. 34949  
 Parcel ID #(s) 2401-502-0006-000-0  
 Project description Small single family

|  |  |
|--|--|
| Property Owner(s)<br><u>Sid and Elissa Ghezzer</u> | Applicant/Representative, Title, Company<br><u>Thomas T. Cooper, Architect</u> |
| Street Address<br><u>6701 Mallards Cove Rd #2F</u> | Street Address<br><u>4498 N.E. Skyline Drive</u>                               |
| City<br><u>Jupiter, FL. 33458</u>                  | City<br><u>Jensen Beach, FL. 34957</u>   |
| State<br><u>FL</u>                                 | State<br><u>FL</u>   |
| Zip<br><u>33458</u>                                | Zip<br><u>34957</u>  |
| Phone Number<br><u>sidghezzer@icloud.com</u>       | Phone Number<br><u>thomastcooper@gmail.com</u>                                 |
| Email Address<br><u>sidghezzer@icloud.com</u>      | Email Address<br><u>thomastcooper@gmail.com</u>                                |

**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 Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

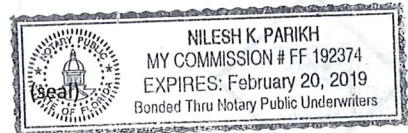
[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach  
 The foregoing instrument was acknowledged before me this 16 day of December, 2018, by

Sid & Elissa Ghezzer who is personally known to me or has produced

N.Y. Drivers Lic. as identification.

[Signature]  
Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation                             |
|--------|-----------------|-------------|-------------------|--|
|        |                 |             |                   | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Intake Date Stamp



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

#### Application Type

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Site Plan                   | <input checked="" type="checkbox"/> Conditional Use with New Const. | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Conceptual Development Plan | <input type="checkbox"/> Minor Amendment                            |  |

#### Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

| North | South | East | West |
|-------|-------|------|------|
|       |       |      |      |

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



### Design Review

Property address or Location 410 S. Ocean Drive, Ft. Pierce Fl  
 Parcel ID #(s) 2401-502-0006-000-0 34949  
 Project Description Small single family

Sid and Elissa Ghezzer  
 Property Owner(s)  
6701 Mallards Cove Rd #42F  
 Street Address  
Jupiter, Fl 33458  
 City State Zip  
917-273-4254  
 Phone Number  
sidghezzer@icloud.com  
 Email Address

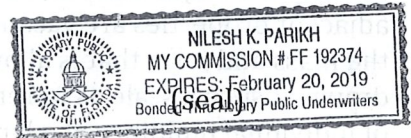
Thomas T. Cooper, Architect  
 Applicant/Representative, Title, Company  
4498 NE Skyline Drive  
 Street Address  
Jensen Beach, Fl. 34957  
 City State Zip  
772-232-1767  
 Phone Number  
thomastcooper@gmail.com  
 Email Address

**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 Application (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.

Sid Ghezzer  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach  
 The foregoing instrument was acknowledged before me this 14 day of Dec, 2018, by  
Sid & Elissa Ghezzer who is personally known to me or has produced

N. V. Drowsky as identification.  
Kristen R. Barr  
 Signature of Notary



**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic Districts | Historic Designation |
|--------|-----------------|-------------|--------------------|----------------------|
|        |                 |             |                    |                      |

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp

# **Design Review Application Checklist**

## **(City Code of Ordinances 22-59)**

### Submittal for Administrative Approval

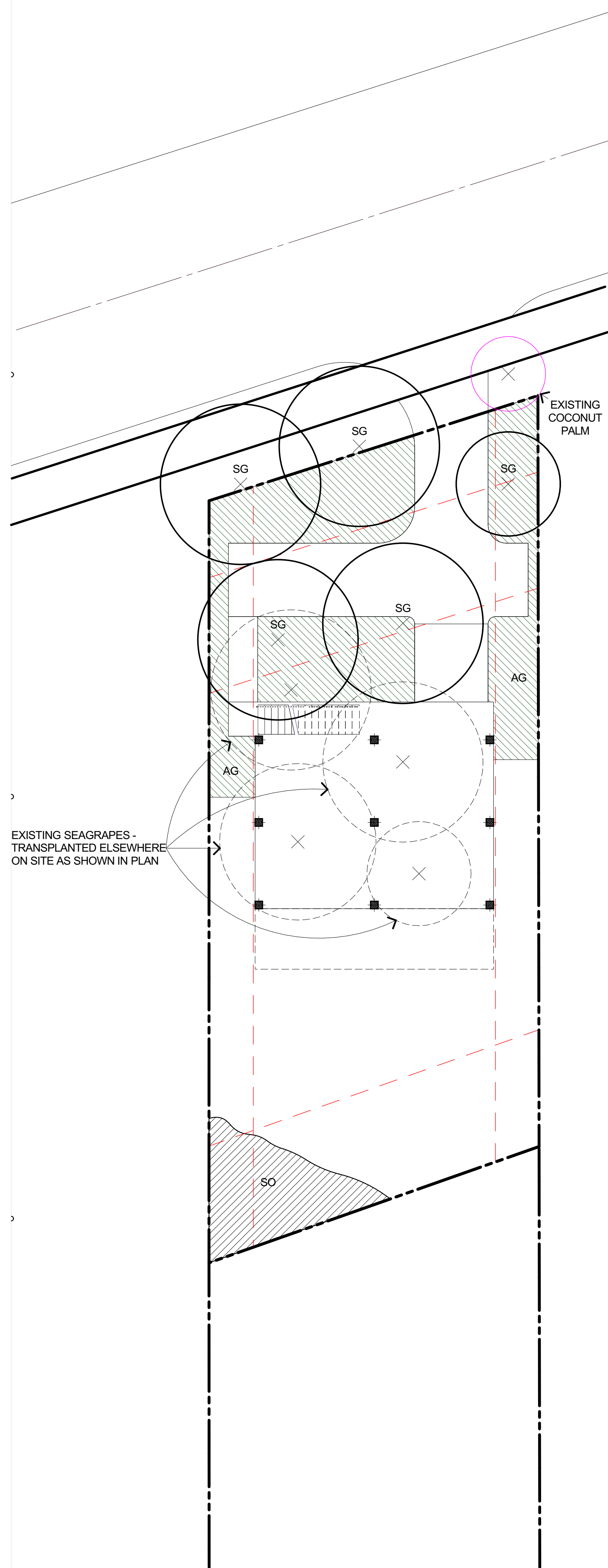
- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

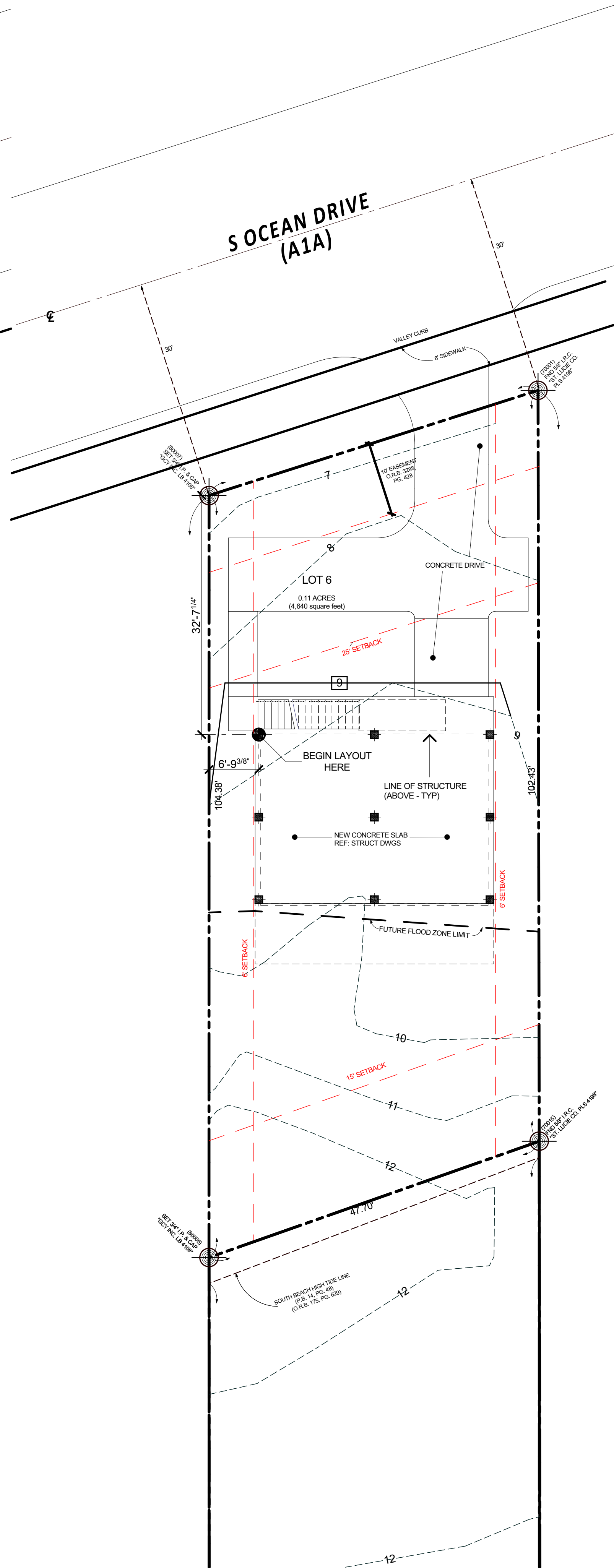
- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



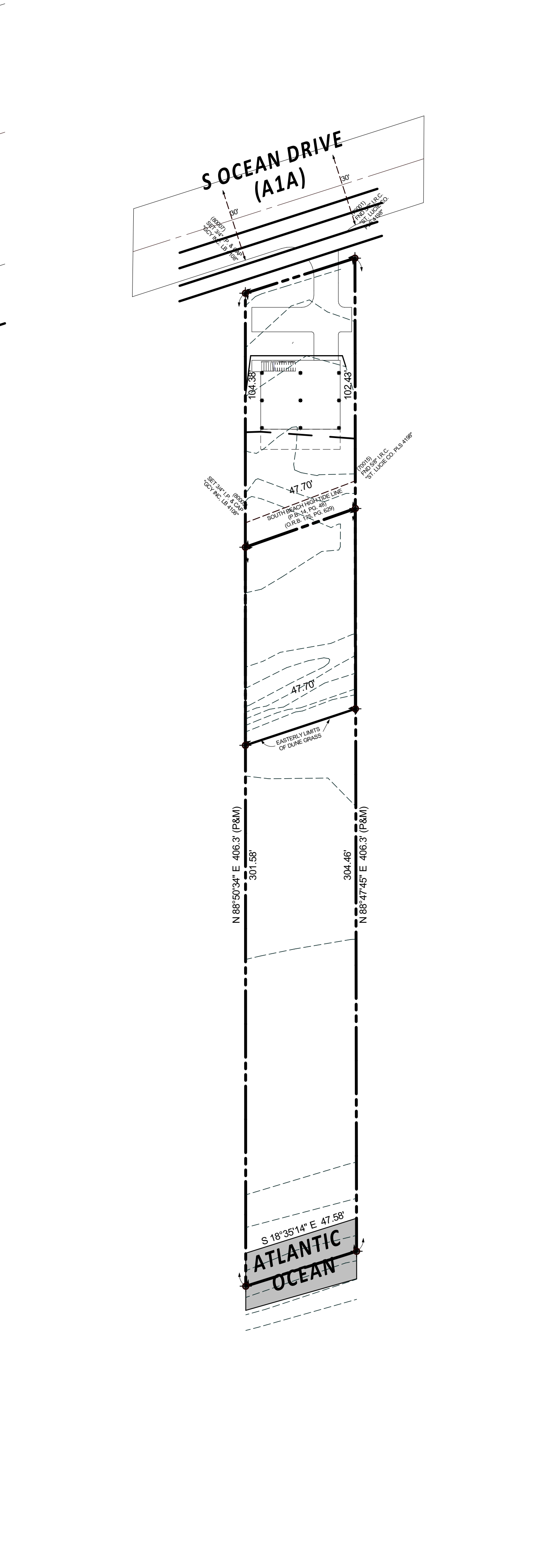




**03 PLAN: LANDSCAPE SITE**  
SCALE: 1" = 10'



**02 PLAN: DETAIL SITE**  
SCALE: 1" = 10'



**01 PLAN: OVERALL SITE**  
SCALE: 1" = 30'

**CODE COMPLIANCE DATA:**

01. **PROJECT SCOPE:** THE WORK EXTENDS TO THE NEW CONSTRUCTION OF A SINGLE FAMILY HOME.
02. **APPLICABLE CODES:**  
 FLORIDA BUILDING CODE – BUILDING (FBC-B), 2017, 6<sup>TH</sup> EDITION  
 FLORIDA BUILDING CODE – RESIDENTIAL (FBC-R), 2017, 6<sup>TH</sup> EDITION  
 FLORIDA BUILDING CODE – ENERGY CONSERVATION (FBC-E), 2017, 6<sup>TH</sup> EDITION  
 FLORIDA BUILDING CODE – GAS (FBC-G), 2017, 6<sup>TH</sup> EDITION  
 FLORIDA FIRE PREVENTION CODE, 2014, 5<sup>TH</sup> EDITION  
 NATIONAL ELECTRIC CODE (NEC), 2017 EDITION
03. **PALM HAVEN, FLORIDA ZONING REGULATIONS:**  
 DESIGNATED ZONE: R-4-A  
 MAXIMUM HEIGHT: 35' (30-684.(2))  
 SETBACKS: 30-684.(e) (4)  
 FRONT: 25'-0"  
 REAR: 15'-0"  
 SIDE YARD: 6'-0" SIDE  
 6'-0" SIDE
04. **DESIGN PARAMETERS FOR WIND LOAD COMPLIANCE:**  
 BUILDING CATEGORY: II  
 CODE REFERENCE: FBC-B CHAP 16 & ASCE-7.10  
 BUILDING DESIGN: ENCLOSED  
 WIND SPEED: 170 MPH (Vult, 3 SEC GUST)  
 132 MPH (Vult, 3 SEC GUST)  
 MEAN ROOF HEIGHT: 22'-0"  
 INTERNAL PRESSURE COEFFICIENT: +/- 0.18 PSF  
 EDGE STRIP (a): 3'-0"  
 END ZONE (2a): 6'-0"  
 WIND EXPOSURE CLASSIFICATION: D  
 ADJUSTMENT FACTOR FOR EXPOSURE & HEIGHT: 1.56
05. **OCCUPANCY CLASSIFICATION:** HOUSE RESIDENTIAL-R-3 (FBC-B 310.5)
06. **CONSTRUCTION CLASSIFICATION:** VB (FBC-B 602.5)
07. **HEIGHT & AREA:** ALLOWABLE: 3 STORY, UNLIMITED AREA (FBC-B Table 503)  
 DESIGN: TOTAL LIVING: 792 GSF  
 ENTRY DECK: 47 GSF  
 BALCONY: 260 GSF  
 1071 SF TOTAL
08. **OCCUPANT LOAD:** HOUSE ALLOWABLE: 200 GSF/P = 7 PERSONS (FBC-B Table 1004.1.2)
09. **BLOWER DOOR TEST VOLUME:** HOUSE: 23,867 CU FT
10. **WIND LOAD DESIGN CRITERIA:**  
 A. DESIGN WIND LOAD ON INDIVIDUAL TRUSSES BASED UPON TRIBUTARY AREA AS FOLLOWS:  
 B. SEE ROOF WIND LOAD DIAGRAM  
 C. MAXIMUM DEAD LOAD UPLIFT SHOWN BELOW IS 8 PSF  
**FOR 0.5 : 12 ROOF PITCH: (ROOF 0 TO 7 DEGREES – FBC-R TABLE 301.2)**

| ZONE | AREA | POS PRESSURE | NEG PRESSURE |
|------|------|--------------|--------------|
| 1    | 10   | +19.7        | -48.4        |
| 1    | 20   | +18.6        | -46.8        |
| 1    | 50   | +16.9        | -45.2        |
| 1    | 100  | +15.6        | -43.7        |
| 2    | 10   | +19.7        | -81.1        |
| 2    | 20   | +18.6        | -71.8        |
| 2    | 50   | +16.9        | -60.8        |
| 2    | 100  | +15.6        | -51.5        |
| 3    | 10   | +19.7        | -121.7       |
| 3    | 20   | +18.6        | -101.4       |
| 3    | 50   | +16.9        | -73.3        |
| 3    | 100  | +15.6        | -51.5        |

**WALLS:**

| ZONE | AREA | POS PRESSURE | NEG PRESSURE |
|------|------|--------------|--------------|
| 4    | 10   | +68.9        | -74.7        |
| 4    | 20   | +65.8        | -71.6        |
| 4    | 50   | +61.7        | -67.5        |
| 4    | 100  | +58.6        | -64.4        |
| 5    | 10   | +68.9        | -92.2        |
| 5    | 20   | +65.8        | -86.0        |
| 5    | 50   | +61.7        | -77.8        |
| 5    | 100  | +58.6        | -571.6       |

**ROOFING:**  
 A. ATTACH ROOFING MATERIALS AS PER MANUFACTURER'S SPECIFICATIONS & DESIGN CRITERIA SHOWN ON THESE DRAWINGS.  
 B. METAL ROOFING AS PER MANUFACTURER'S SPECIFICATIONS AND PRODUCT APPROVAL
- EXTERIOR COMPONENTS ATTACHED TO THE WALL (SIDING, ETC)**  
 A. EXTERIOR WALL COMPONENTS SHALL BE ATTACHED PER MANUFACTURER'S REQUIREMENTS TO MEET THE WIND PRESSURES SHOWN.
 

| ZONE | POS PRESSURE | NEG PRESSURE |
|------|--------------|--------------|
| 4    | +36.2 PSF    | -40.2 PSF    |
| 5    | +40.4 PSF    | -50.0 PSF    |
11. **GRAVITY LOADS:**  
 FLOOR: 40 PSF  
 ROOF | DEAD LOAD: 16 PSF  
 ROOF | LIVE LOAD: 20 PSF  
 WALL: 18 PSF  
 PHOTOVOLTAIC DEAD LOAD: XX PSF
12. **SOIL BEARING PRESSURE:** 2,000 PSF
13. **DEFERRED PERMITS (FBC-B 107.3.4.1):** PRE-ENGINEERED WOOD TRUSSES  
 DESIGN BY OTHERS: ELECTRICAL  
 HVAC  
 PLUMBING
- ZONING INFORMATION**  
 Zoning: R-4A  
 Lot Area: Minimum Required 5,000 s.f. Provided 18,720 s.f.  
 Lot Coverage: House 792 s.f. 4.334%  
 Set Backs: Front: 25'  
 Side: 6'  
 Rear: 15'  
 Height from Flood Criteria: Allowed – 45' Actual – 22'-4"  
 Flood Zone: AE 9' NAVD
- LANDSCAPE NOTES**  

| Common Name            | Botanical Name          | Number     | Size         |
|------------------------|-------------------------|------------|--------------|
| AG St. Augustine Grass | Stenotaphrum Secundatum | ~900 s.f.  |              |
| SG Sea Grape           | Coccoloba uvifera       | 6 Existing | 10 Foot High |
| SO Sea Oats            | Uniola Paniclea         | 4' o.c.    | 24" High     |

**Project:**

A Private Residence for  
**Elissa & Sid Ghezzer**  
 Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA

**Gregory John Burke | ARCHITECT, PA**  
 333 17<sup>th</sup> Street, Suite J Vero Beach, Florida 32960  
 PH: 772.299.6999 EM: gburke@burkearchitects.com  
 Cert. of Author. No. AA26001974

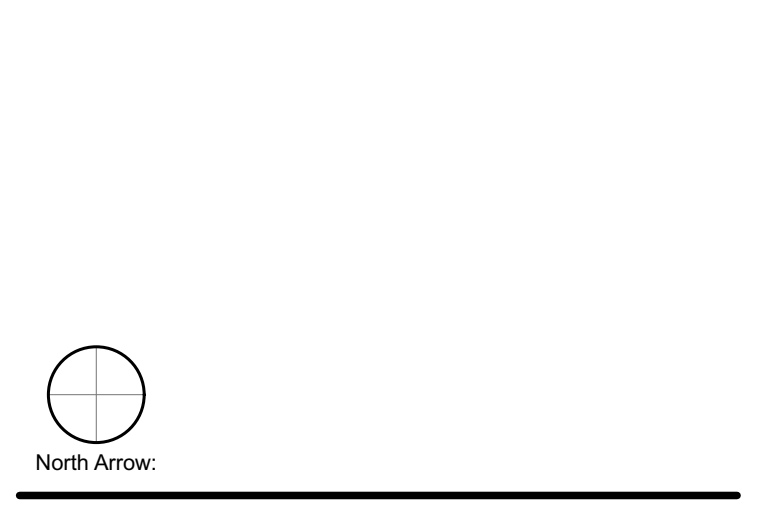
Design Architect:  
**Thomas T. Cooper, AIA** Emeritus  
 4438 NE Skyline Drive  
 Jensen Beach, Florida 34957

Structural Engineer:  
**T. E. SCHLITZ ENGINEERING**  
 1575 Indian River Boulevard  
 Vero Beach, Florida 32960

**Issues | Revisions:**

| No. | Date     | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| C   | 11.27.18 | Planning & Zoning Review     |
| D   | 12.20.18 | Planning & Zoning Submittal  |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

**Key Plan:**



**ARCHITECTURAL SITE PLAN**

Drawn: Proj. No.:  
 BWM 1333.00  
 Checked: GJB  
 Scale: VARIES  
 Date: \_\_\_\_\_  
 Gregory John Burke, AIA

Sheet No. **A1.01** AR00015750 Certificate No.:  
 Date Signed: \_\_\_\_\_

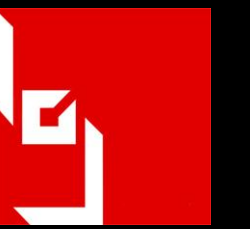
- |  |  |  |                                |
|--|--|--|--------------------------------|
|  | WALL SYSTEM<br>EXISTING PARTITION OR WALL                        |  | STRUCTURE<br>EXISTING COLUMN   |
|  | WALL SYSTEM<br>FURR PARTITION                                    |  | STRUCTURE<br>CONCRETE COLUMN   |
|  | WALL SYSTEM<br>EXTERIOR WALL FINISH                              |  | STRUCTURE<br>MASONRY COLUMN    |
|  | WALL SYSTEM<br>POURED CONCRETE                                   |  | STRUCTURE<br>TUBE STEEL COLUMN |
|  | WALL SYSTEM<br>FURR PARTITION                                    |  |                                |
|  | WALL SYSTEM<br>EXTERIOR WALL FINISH                              |  |                                |
|  | WALL SYSTEM<br>MASONRY   |  |                                |
|  | WALL SYSTEM<br>FURR PARTITION                                    |  |                                |
|  | FRAME PARTITION<br>GYPSUM WALLBOARD FINISH                       |  |                                |
|  | FRAME PARTITION<br>STUD FRAMING (INSULATION WHERE SHOWN)         |  |                                |
|  | FRAME PARTITION<br>GYPSUM WALLBOARD FINISH                       |  |                                |
|  | FRAME PARTITION<br>STUD BEARING FRAMING (INSULATION WHERE SHOWN) |  |                                |

A Private Residence for

Elissa & Sid Ghezzar

Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA



Gregory John Burke | ARCHITECT, PA  
333 17th Street, Suite J Vero Beach, Florida 32960  
PH: 772.299.6999 EM: gburke@burkearchitects.com  
Cert. of Author. No. AA26001974

Design Architect:  
Thomas T. Cooper, AIA Emeritus  
4438 NE Skyline Drive  
Jensen Beach, Florida 34957

Structural Engineer:  
T. E. SCHLITT ENGINEERING  
1575 Indian River Boulevard  
Vero Beach, Florida 32960

NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

ARCHITECTURE PLAN GENERAL NOTES:

- FOR SYMBOLS & ABBREVIATIONS  
REF: SHT A0.01
- FOR DIMENSIONED ARCHITECTURAL PLAN  
REF: A2.12
- ANY REFERENCE OR NOTE CONTAINING "AFF" INDICATES THE TOP OF THE STRUCTURAL SLAB

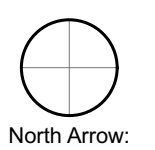
Issues | Revisions:

| No. | Date     | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| C   | 11.27.18 | Planning & Zoning Review     |
| D   | 12.20.18 | Planning & Zoning Submittal  |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

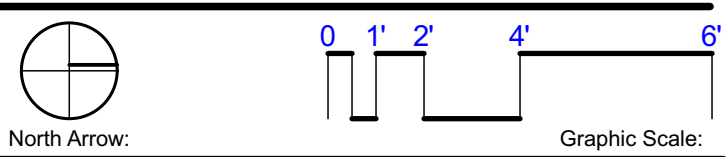
ARCHITECTURE PLAN KEY NOTES:

AREA CALCS:  
TOTAL LIVING: 764 S.F.  
ENTRY DECK: 47 S.F.  
BALCONY: 260 S.F.  
TOTAL: 1,071 S.F.

Key Plan:



LOWER LEVEL ARCHITECTURE PLAN

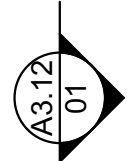
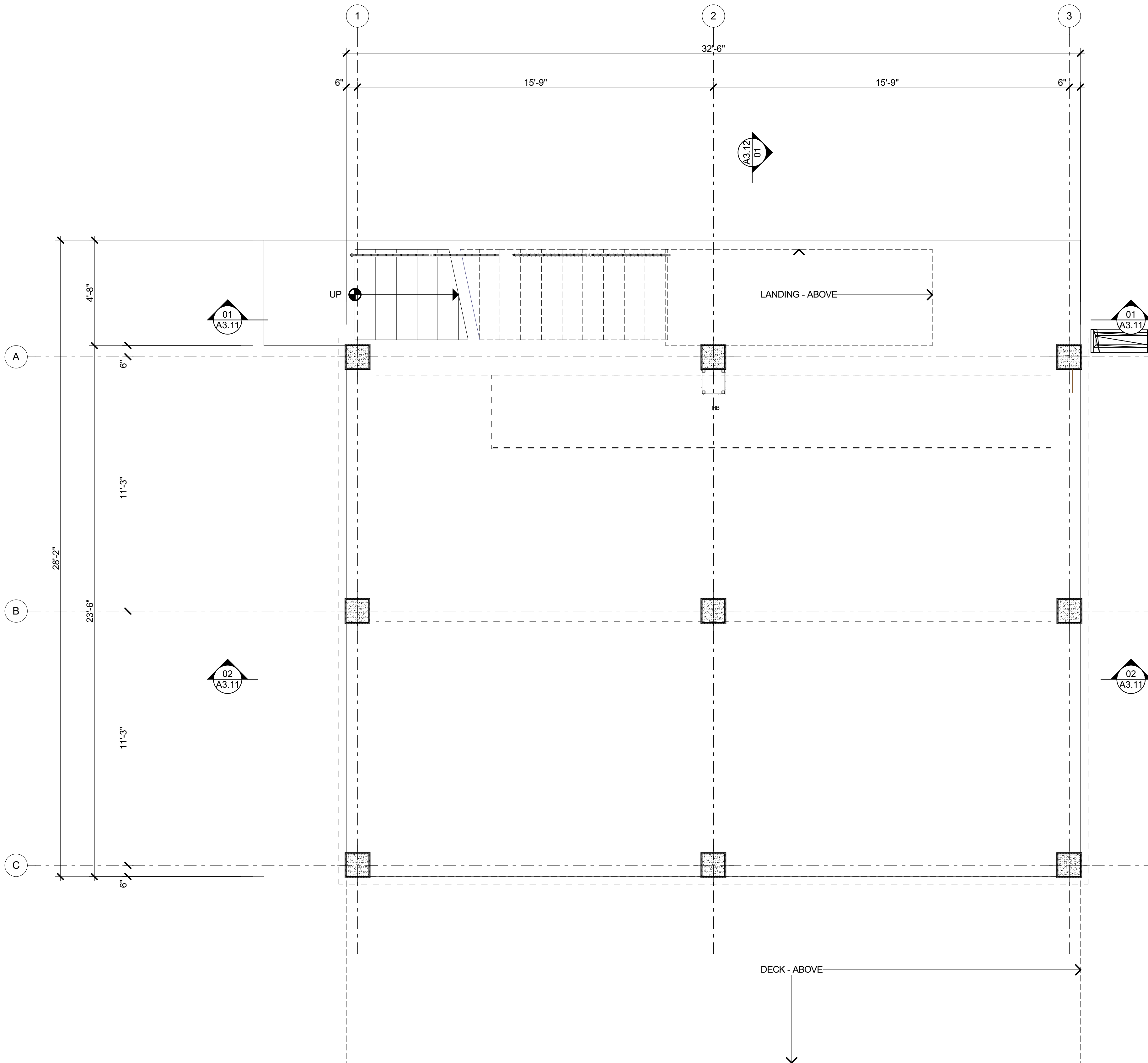







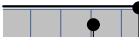








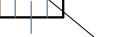

Drawn: Proj. No.:  
BWM 1333.00  
Checked:  
GJB  
Scale:  
3/8" = 1'  
Date:

Gregory John Burke, AIA

Sheet No. AR00015750 Certificate No. \_\_\_\_\_ Date Signed: \_\_\_\_\_

**A2.01**



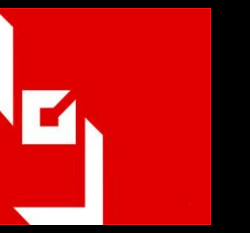
-  WALL SYSTEM  
EXISTING PARTITION OR WALL
-  WALL SYSTEM  
FURR PARTITION
-  WALL SYSTEM  
EXTERIOR WALL FINISH
-  WALL SYSTEM  
POURED CONCRETE
-  WALL SYSTEM  
FURR PARTITION
-  WALL SYSTEM  
EXTERIOR WALL FINISH
-  WALL SYSTEM  
MASONRY
-  WALL SYSTEM  
FURR PARTITION
-  FRAME PARTITION  
GYPSUM WALLBOARD FINISH
-  FRAME PARTITION  
STUD FRAMING (INSULATION WHERE SHOWN)
-  FRAME PARTITION  
GYPSUM WALLBOARD FINISH
-  FRAME PARTITION  
STUD BEARING FRAMING (INSULATION WHERE SHOWN)
-  STRUCTURE  
EXISTING COLUMN
-  STRUCTURE  
CONCRETE COLUMN
-  STRUCTURE  
MASONRY COLUMN
-  STRUCTURE  
TUBE STEEL COLUMN

A Private Residence for

Elissa & Sid Ghezzar

Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA



Gregory John Burke | ARCHITECT, PA  
333 17th Street, Suite J Vero Beach, Florida 32960  
PH: 772.299.6999 EM: gburke@burkearchitects.com  
Cert. of Author. No. AA26001974

Design Architect:  
Thomas T. Cooper, AIA Emeritus  
4438 NE Skyline Drive  
Jensen Beach, Florida 34957

Structural Engineer:  
T. E. SCHLITT ENGINEERING  
1575 Indian River Boulevard  
Vero Beach, Florida 32960

NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

ARCHITECTURE PLAN GENERAL NOTES:

01. FOR SYMBOLS & ABBREVIATIONS  
REF: SHT A0.01
02. FOR DIMENSIONED ARCHITECTURAL PLAN  
REF: A2.12
03. ANY REFERENCE OR NOTE CONTAINING "AFF" INDICATES THE TOP OF THE STRUCTURAL SLAB

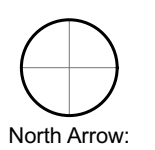
ARCHITECTURE PLAN KEY NOTES:

AREA CALCS:  
TOTAL LIVING: 764 S.F.  
ENTRY DECK: 47 S.F.  
BALCONY: 260 S.F.  
TOTAL: 1,071 S.F.

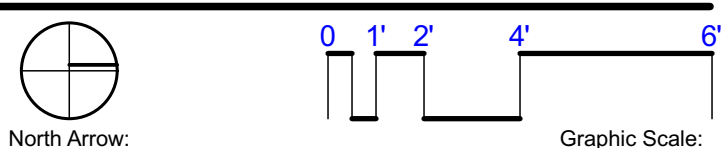
Issues | Revisions:

| No. | Date:    | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| C   | 11.27.18 | Planning & Zoning Review     |
| D   | 12.20.18 | Planning & Zoning Submittal  |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

Key Plan:



UPPER LEVEL ARCHITECTURE PLAN



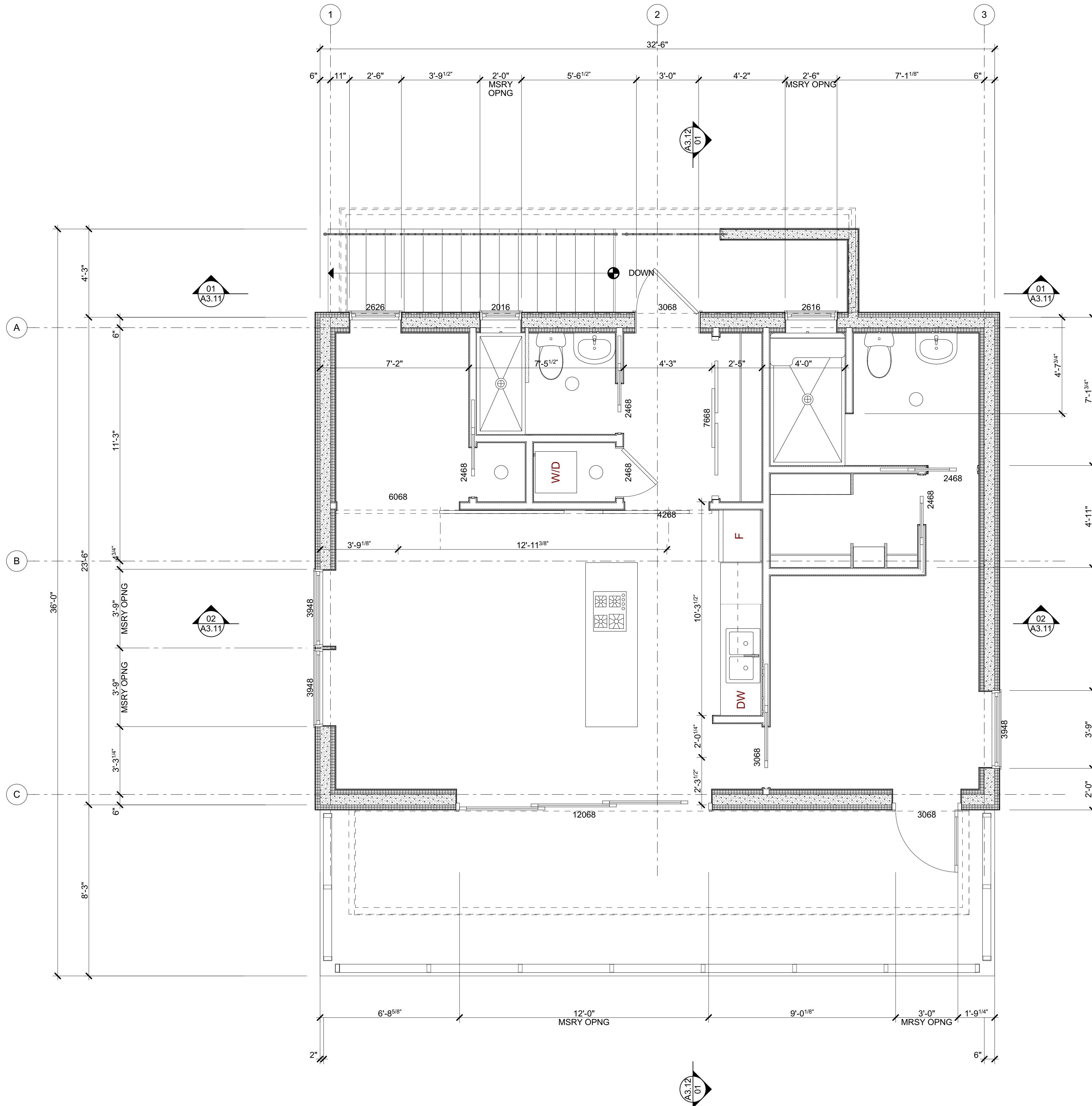
Drawn: Proj. No.:  
BWM 1333.00  
Checked:  
GJB  
Scale:  
3/8" = 1'  
Date:

Gregory John Burke, AIA

Sheet No. AR00015750 Certificate No.:

**A2.02**

Date Signed:



**BUILDING ELEVATION KEY NOTES:**

- 01. APPROXIMATE LINE OF FINISHED GRADE (TYP)
- 02. 4" THK CONCRETE SLAB (TYP)
- 03. LINE | 1'-8" CONCRETE FOOTING (TYP)
- 04. GRAVEL DRIVEWAY
- 05. CONCRETE RAMP
- 06. CEMENT PLASTER CLAD CAST-IN-PLACE CONCRETE COLUMN (STUCCO FINISH - PAINT WHITE)
- 07. CONCRETE STAIR (TYP - PAINT WHITE) REF: A7.00 SERIES DWGS
- 08. ALUMINUM GUARD & HANDRAIL (TYP - PAINT WHITE)
- 09. ALUMINUM & GLASS GUARD (TYP)
- 10. 1" THK CAST-IN-PLACE CONCRETE ENTRY SLAB (TYP - PAINT WHITE)
- 11. 8" THK CAST-IN-PLACE CONCRETE DECK (TYP - PAINT WHITE)
- 12. ALUMINUM FLASHING (TYP - PAINT WHITE)
- 13. VERTICAL FIBER CEMENT SIDING (TYP - PAINT WHITE)
- 14. ALUMINUM ROOF FASCIA EXPOSURE SEE PRODUCT NOTE ON A2.03
- 15. ALUMINUM METAL CANOPY w/ METAL TIE ROD (TYP - PAINT WHITE)
- 16. SCHED. IMPACT RATED ENTRY DOOR (PAINT SAME COLOR AS EXPOSURE)
- 17. SCHED. IMPACT RATED ALUMINUM SLIDING GLASS DOOR
- 18. SCHED. IMPACT RATED, INSULATED STATIONARY WINDOW (TYP - PAINT WHITE)
- 19. SCHED. IMPACT RATED, INSULATED CASEMENT WINDOW (TYP - PAINT WHITE)
- 20. WALL-MOUNTED SPOT LAMP (TYP)
- 21. 4" DIA (NOM) ALUMINUM DOWNSPOUT (TYP - PAINT WHITE)
- 22. 6" DIA (NOM) ALUMINUM GUTTER (TYP - PAINT WHITE)
- 23. HOSE BIBB (TYP)
- 24. PLUMB CHASE (TYP - PAINT WHITE)

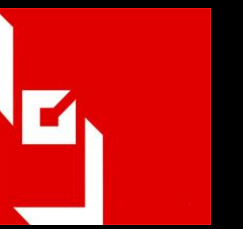
**Project:**

A Private Residence for

Elissa & Sid Ghezzar

Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA



**Gregory John Burke | ARCHITECT, PA**  
 333 17th Street, Suite J Vero Beach, Florida 32960  
 PH: 772-299-6999 EM: gburke@burkearchitects.com  
 Cert. of Author. No. AA26001974

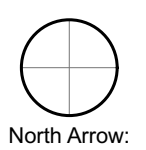
Design Architect:  
**Thomas T. Cooper, AIA Emeritus**  
 4438 NE Skyline Drive  
 Jensen Beach, Florida 34957

Structural Engineer:  
**T. E. SCHLITT ENGINEERING**  
 1575 Indian River Boulevard  
 Vero Beach, Florida 32960

**Issues | Revisions:**

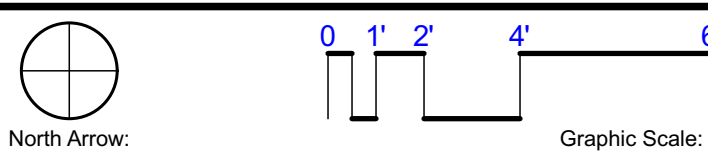
| No. | Date     | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| C   | 11.27.18 | Planning & Zoning Review     |
| D   | 12.20.18 | Planning & Zoning Submittal  |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

**Key Plan:**



North Arrow:

**BUILDING ELEVATIONS**



North Arrow: Graphic Scale:

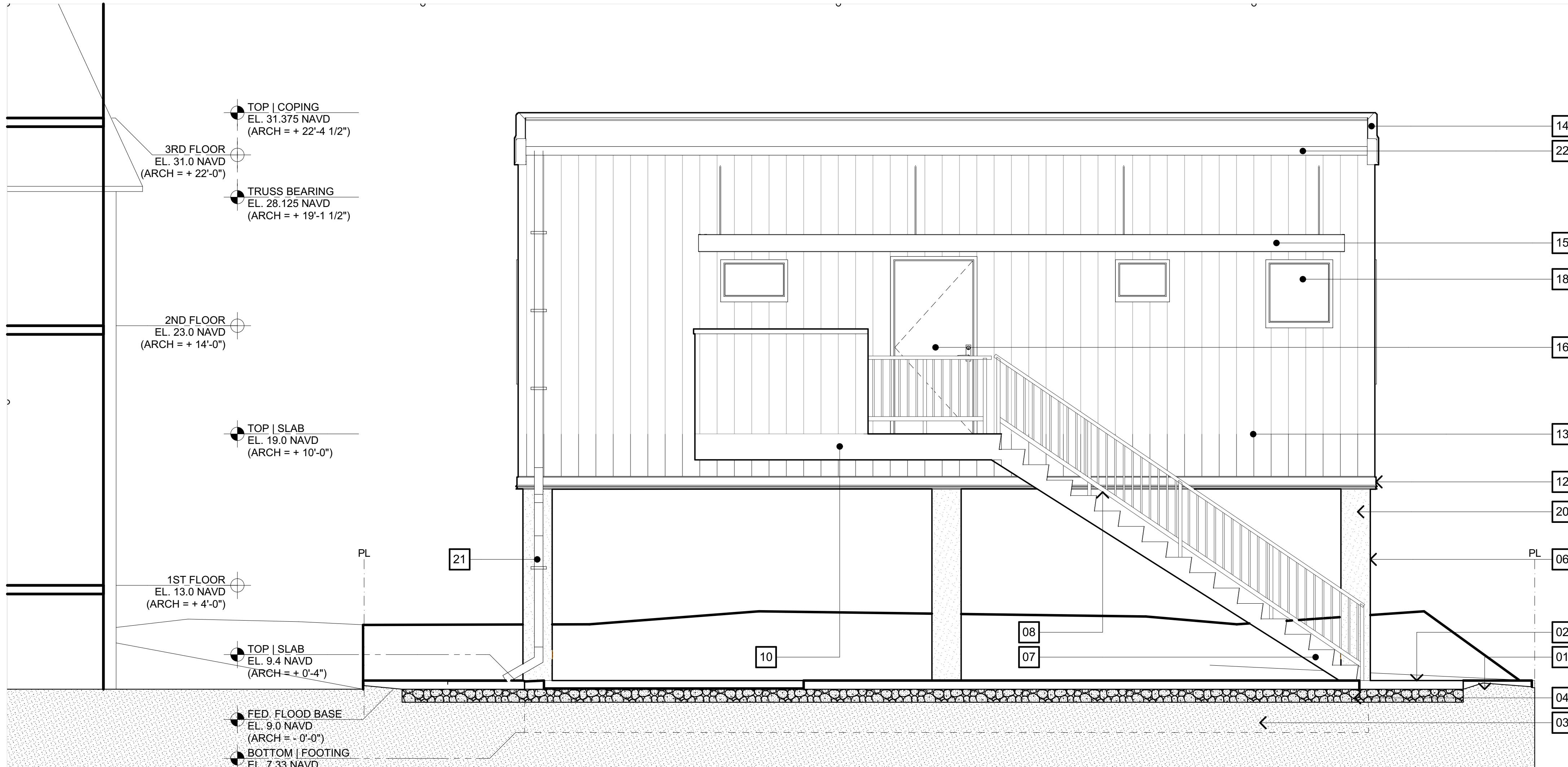
Drawn: Proj. No.:  
 BWM 1333.00  
 Checked: GJB  
 Scale: 3/8" = 1'  
 Date:

Gregory John Burke, AIA

Sheet No. AR00015750 Certificate No.:

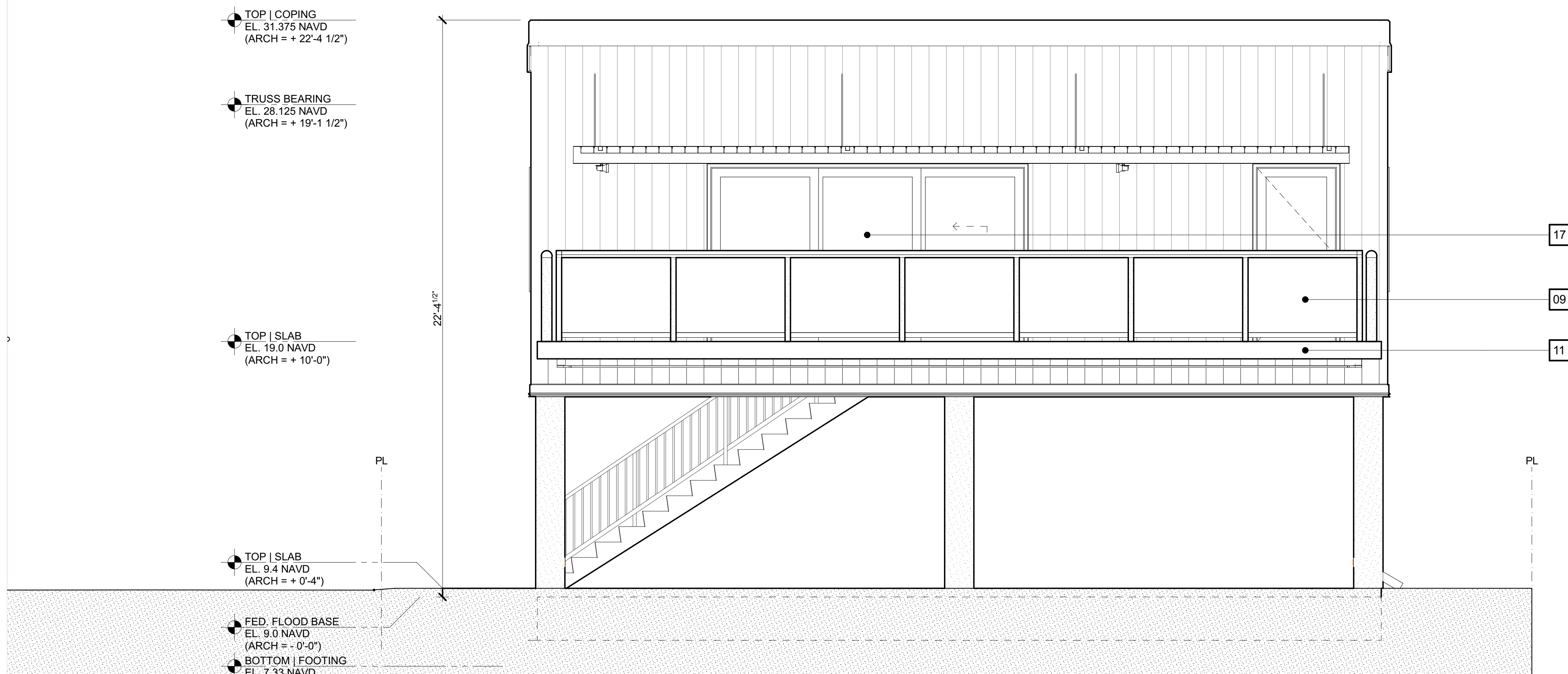
**A3.01**

Date Signed:



**01 WEST ELEVATION**

SCALE: 3/8" = 1'-0"



**02 EAST ELEVATION**

SCALE: 3/8" = 1'-0"

TOP | COPING  
EL. 31.375 NAVD  
(ARCH = + 22'-4 1/2")

TRUSS BEARING  
EL. 28.125 NAVD  
(ARCH = + 19'-1 1/2")

TOP | SLAB  
EL. 19.0 NAVD  
(ARCH = + 10'-0")

TOP | SLAB  
EL. 9.4 NAVD  
(ARCH = + 0'-4")

FED. FLOOD BASE  
EL. 9.0 NAVD  
(ARCH = - 0'-0")

BOTTOM | FOOTING  
EL. 7.33 NAVD  
(ARCH = - 1'-8")

FOR TYPICAL NOTES  
REF: 01/A3.01



**01 NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"

TOP | COPING  
EL. 31.375 NAVD  
(ARCH = + 22'-4 1/2")

TRUSS BEARING  
EL. 28.125 NAVD  
(ARCH = + 19'-1 1/2")

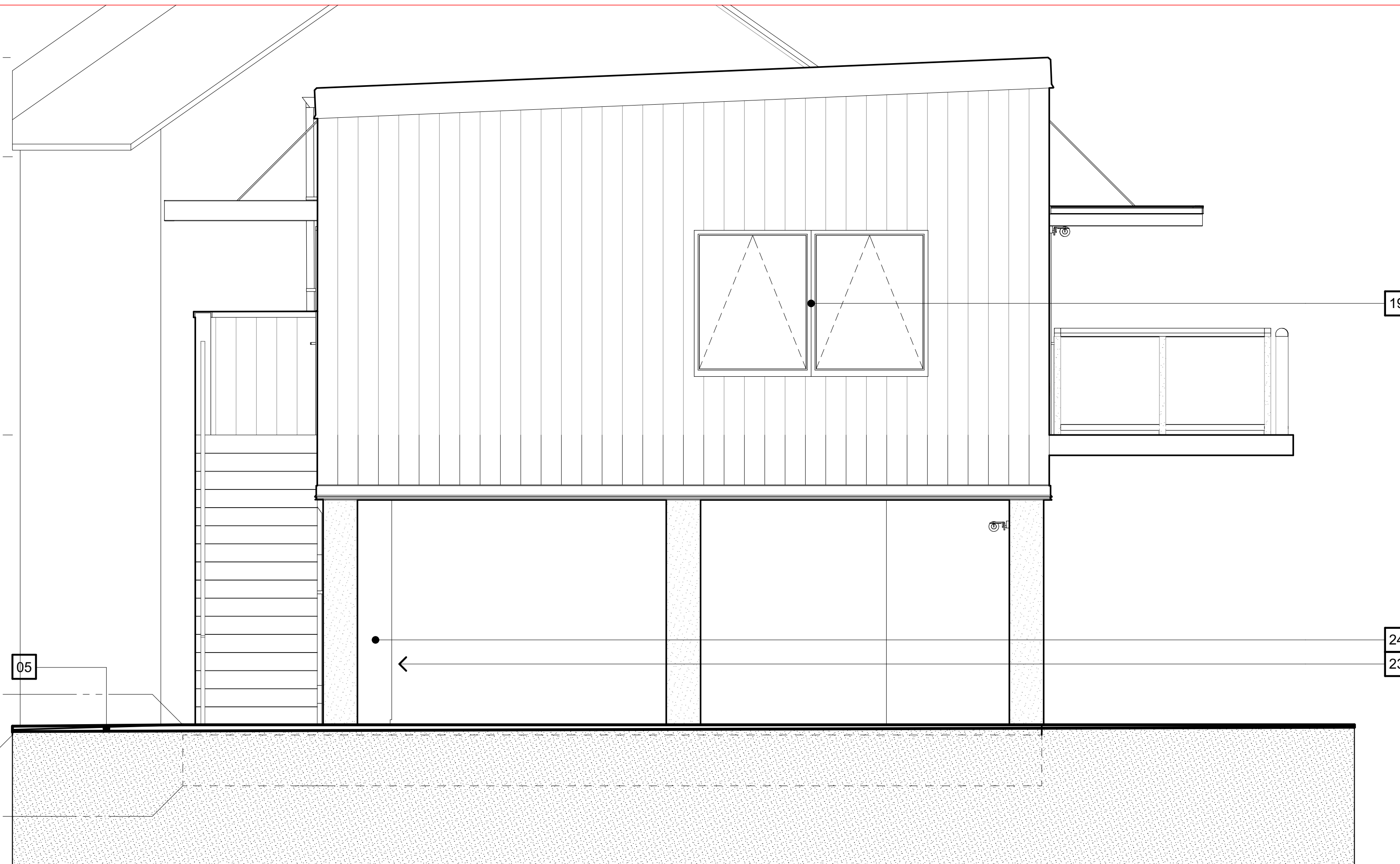
TOP | SLAB  
EL. 19.0 NAVD  
(ARCH = + 10'-0")

TOP | SLAB  
EL. 9.4 NAVD  
(ARCH = + 0'-4")

FED. FLOOD BASE  
EL. 9.0 NAVD  
(ARCH = - 0'-0")

BOTTOM | FOOTING  
EL. 7.33 NAVD  
(ARCH = - 1'-8")

FOR TYPICAL NOTES  
REF: 01/A3.01



**02 SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"

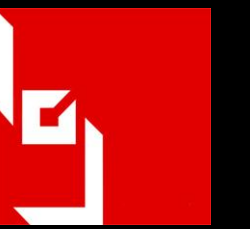
Project:

A Private Residence for

Elissa & Sid Ghezzer

Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA



Gregory John Burke | ARCHITECT, PA  
333 17th Street, Suite J Vero Beach, Florida 32960  
PH: 772.299.6999 EM: gburke@burkearchitects.com  
Cert. of Author. No. AA26001974

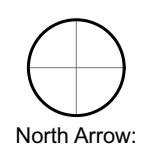
Design Architect:  
Thomas T. Cooper, AIA Emeritus  
4438 NE Skyline Drive  
Jensen Beach, Florida 34957

Structural Engineer:  
T. E. SCHLITT ENGINEERING  
1575 Indian River Boulevard  
Vero Beach, Florida 32960

Issues | Revisions:

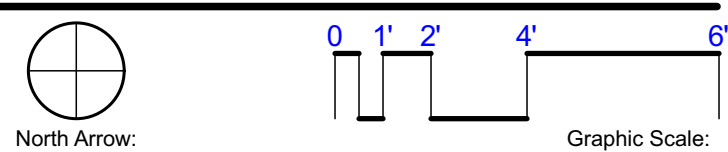
| No. | Date     | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| C   | 11.27.18 | Planning & Zoning Review     |
| D   | 12.20.18 | Planning & Zoning Submittal  |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

Key Plan:



North Arrow:

BUILDING ELEVATIONS



North Arrow: Proj. No.:

BWM 1333.00

Checked: GJB

Scale: 3/8" = 1'

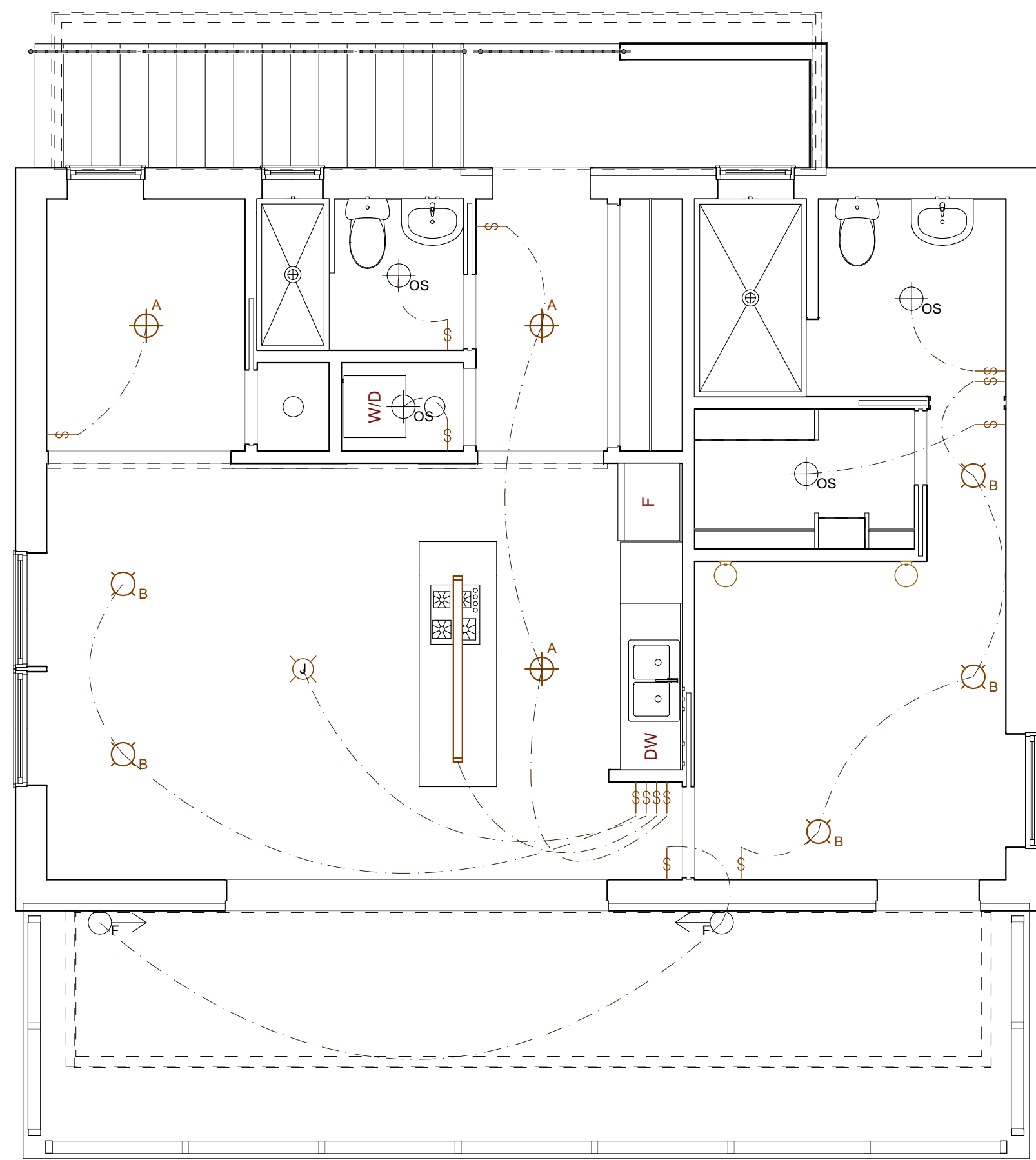
Date:

Gregory John Burke, AIA

Sheet No. AR00015750 Certificate No.:

**A3.02**

Date Signed:



**REFLECTED CEILING PLAN LEGEND:**

- |  |                               |  |  |
|--|-------------------------------|--|--|
|  | RECESSED LIGHT FIXTURE        |  | GYPSUM WALLBOARD CEILING @ 9'-10 3/8" AFF                |
|  | SURFACE MOUNTED LIGHT FIXTURE |  | TONGUE & GROOVE WOOD CEILING @ 9'-10 1/2" AFF            |
|  | SPECIALTY STRIP LIGHT FIXTURE |  | WOOD-GRAINED FIBER CEMENT PANEL CEILING @ 9'-10 1/2" AFF |
|  | WALL SCONCE LIGHT FIXTURE     |  | CEILING FAN  |
|  | UTILITY LIGHT FIXTURE         |  | SINGLE-POLE LIGHT SWITCH                                 |
|  | SPOT LIGHT ON MOTION SENSOR   |  | THREE-POLE SWITCH  |
|  | TRACK LIGHTING                |  | EXHAUST FAN  |
|  | SUPPLY AIR GRILLE             |  | EXHAUST FAN LIGHT FIXTURE COMBINATION                    |
|  | RETURN AIR GRILLE             |  |  |

**REFLECTED CEILING PLAN GENERAL NOTES:**

- FOR SYMBOLS & ABBREVIATIONS REF. SHT A0.01
- PROVIDE ARC FAULT INTERRUPT CIRCUITS FOR ALL ELECTRICAL DEVICES
- SWITCHES ARE SHOWN IN A GENERAL MANNER. ROCKER TYPE "ON-OFF" ARE TYPICAL.
- MOUNT ALL SWITCHES @ 39" AFF (UON).
- ALL EXTERIOR LIGHTS (F) ARE SURFACE-MOUNTED EXTERIOR SCONCES WITH NO SEAWARD-FACING LIGHT SOURCES, AND UTILIZING LED LIGHT SOURCES, IN ACCORDANCE WITH CITY CODE 5-375.

**Project:**

A Private Residence for  
**Elissa & Sid Ghezzar**  
 Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA

**Gregory John Burke | ARCHITECT, PA**  
 333 17th Street, Suite J Vero Beach, Florida 32960  
 PH: 772.299.6999 EM: gburke@burkearchitects.com  
 Cert. of Author. No. AA26001974

Design Architect:  
**Thomas T. Cooper, AIA Emeritus**  
 4438 NE Skyline Drive  
 Jensen Beach, Florida 34957

Structural Engineer:  
**T. E. SCHLITT ENGINEERING**  
 1575 Indian River Boulevard  
 Vero Beach, Florida 32960

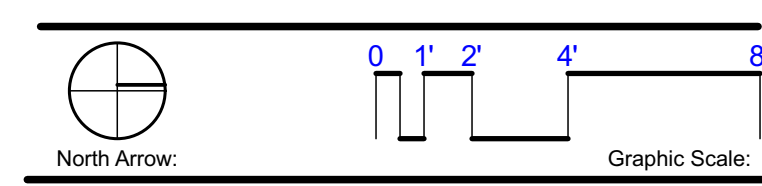
**Issues | Revisions:**

| No. | Date     | Description                  |
|-----|----------|------------------------------|
| A   | 08.29.18 | 75% Design Development Pkg.  |
| B   | 09.12.18 | 100% Design Development Pkg. |
| E   | 01.29.19 | Planning & Zoning Submittal  |
| F   | 02.05.19 | Planning & Zoning Submittal  |

**Key Plan:**



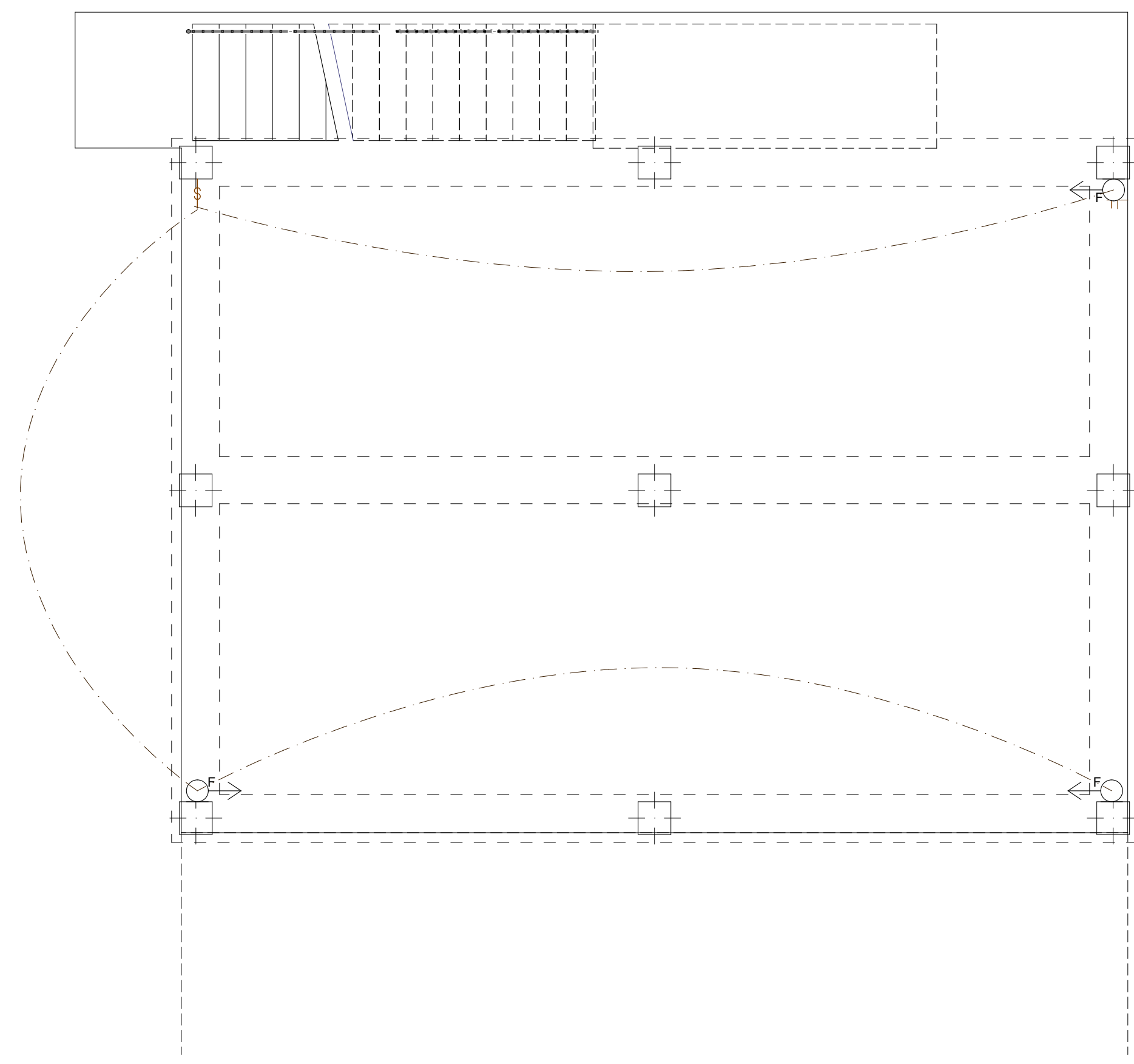
**REFLECTED CEILING PLAN**



Drawn: **BWM** Proj. No.: 1333.00  
 Checked: **GJB**  
 Scale: 1/4" = 1'  
 Date:

Gregory John Burke, AIA  
 Sheet No. **A6.01** Certificate No.: AR00015750  
 Date Signed:

**01 UPPER LEVEL**  
 SCALE: 1/4" = 1'-0"



**01 LOWER LEVEL**  
 SCALE: 1/4" = 1'-0"

Prepared by and Return to Veronika Swords ,  
an employee of First International Title, Inc.  
107 North 2nd Street  
Fort Pierce, FL 34950  
File No.: 127362-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4481802 09/20/2018 08:36:54 AM  
OR BOOK 4181 PAGE 2836 - 2837 Doc Type: DEED  
RECORDING: \$18.50  
Doc Tax: \$1953.00

## **WARRANTY DEED**

This indenture made on September 14, 2018, by **Drew K. Russ**

whose address is: 4025 Lawnview Avenue, Pittsburgh, PA 15227 hereinafter called the "grantor",

to **Sid M. Ghezzar and Elissa Ghezzar, husband and wife**

whose address is: 2336 SE Ocean Blvd., #268, Stuart, FL 34996 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida**, to-wit:

Lot 6, Block 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida, less that part lying Easterly of the line described in Quit Claim Deed recorded in Official Records Book 165, Page 1465, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0006-000/0

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

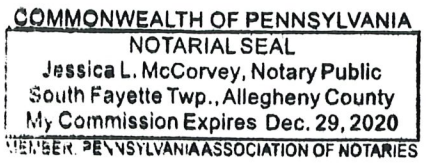
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ *Drew K. Russ*  
Drew K. Russ



**Signed, sealed and delivered in our presence:**

✓ *May Graham*  
Witness Signature  
Print Name: ✓ May Graham

✓ *Kathleen McNally*  
Witness Signature  
Print Name: ✓ Kathleen McNally

✓ State of Pennsylvania  
✓ County of Allegheny

**The Foregoing Instrument Was Acknowledged** before me on 9/14/2018  
by **Drew K. Russ**, who is/are personally known to me or who has/have produced a valid Pennsylvania Driver's License as identification.

✓ *Jessica McCorvey*  
Notary Public  
Printed Name: Jessica McCorvey  
My Commission expires: 12/29/2020



December 15, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and SLC- Engineering Division Comments

Good Morning Brandon,

We have received the comments from the TRC and FPUA, please see our replies below.

1. We have revised the zoning district on page A1 of the drawings to say R -4A instead of R-1.
2. The structure will not exceed the maximum allowable height of 45 feet as outlined in the R-4A Zoning District and South Beach Overlay.
3. All outside lighting will comply with City Code 5-375, Lighting on the Beach. See notes on Construction Documents.
4. The House will be constructed of pilings, poured concrete columns and beams, Insulated Concrete Form (ICF) exterior walls with Hardie Board Vertical siding, wood trusses and MOP roofing over plywood decking.
5. We acknowledge that prior to any construction we shall obtain an FDOT Driveway Connection Permit.
6. We acknowledge that prior to construction activities we shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line. We have hired Coastal Waterways Design & Engineering LLC, coastal engineers, to provide these services.

7. We acknowledge that water available to the property will be via a 6- inch water main on the East side of South Ocean Drive.
8. We acknowledge that we are responsible for constructing/extending a sanitary sewer lateral from the existing lateral @ Palm Haven S/D Unit 1 Lot 7 ( approximately 46 feet from the southern property line).
9. We acknowledge that approved Point of Service for electric is located at the NW corner of the property
10. We acknowledge that construction will meet the requirements of the Florida Building Code 6th Edition
11. We acknowledge that the property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.
12. We acknowledge that a Flood Development Permit required.
13. We acknowledge that a Building Permit is required. We have hired Gregory Burke, architect, to provide permit documents.
14. We acknowledge that signed and sealed construction drawings are required.
15. We will provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey will be performed by a professional surveyor licensed to practice in the State of Florida. We have hired Arnold Surveying Inc., to provide the services above.

Thank you,

Sid and Elissa Ghezzar

November 24, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and SLC- Engineering Division Comments

Good Morning Brandon,

We have received the comments from the TRC and FPUA, please see our replies below.

1. We have revised the zoning district on page A1 of the drawings to say R -4A instead of R-1.
2. The structure will not exceed the maximum allowable height of 45 feet as outlined in the R-4A Zoning District and South Beach Overlay.
3. All outside lighting will comply with City Code 5-375, Lighting on the Beach. See notes on Construction Documents.
4. The House will be constructed of pilings, poured concrete columns and beams, Insulated Concrete Form (ICF) exterior walls with Hardie Board Vertical siding, wood trusses and MOP roofing over plywood decking.
5. We acknowledge that prior to any construction we shall obtain an FDOT Driveway Connection Permit.
6. We acknowledge that prior to construction activities we shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line. We have hired Coastal Waterways Design & Engineering LLC, coastal engineers, to provide these services.

7. We acknowledge that water available to the property will be via a 6- inch water main on the East side of South Ocean Drive.
8. We acknowledge that we are responsible for constructing/extending a sanitary sewer lateral from the existing lateral @ Palm Haven S/D Unit 1 Lot 7 ( approximately 46 feet from the southern property line).
9. We acknowledge that approved Point of Service for electric is located at the NW corner of the property
10. We acknowledge that construction will meet the requirements of the Florida Building Code 6th Edition
11. We acknowledge that the property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.
12. We acknowledge that a Flood Development Permit required.
13. We acknowledge that a Building Permit is required. We have hired Gregory Burke, architect, to provide permit documents.
14. We acknowledge that signed and sealed construction drawings are required.
15. We will provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey will be performed by a professional surveyor licensed to practice in the State of Florida. We have hired Arnold Surveying Inc., to provide the services above.

Thank you,

Sid and Elissa Ghezzar

We , Sid and Elissa Ghezzar have ownership and control of proposed development on the parcel# 2401-502-0006-000-0 at 0 S.Ocean Drive, Ft Pierce, FL 34949. This is intended as a 792 sf single family dwelling. This will be our sole residence and we will be residing here year round. It will be a single story home on pilings and will have a coastal character. The home will be minimalist in design and in its environmental footprint as well as energy efficient and compliant to all Florida codes.

Our elevation is a single story 792 sf coastal home on pilings which scale is complementary of the existing buildings surrounding the parcel. The exterior cladding and other features are in keeping with many of the existing homes in the immediate area.

## Special Features and Yard Items

### Current Year Values

| Current Values Breakdown      |           | Current Year Exemption Value Breakdown |  |
|-------------------------------|-----------|--|--|
| Building:                     | \$0       |  |  |
| Land:                         | \$167,200 |  |  |
| Just/Market:                  | \$167,200 |  |  |
| Ag Credit:                    | \$0       |  |  |
| Save Our Homes or<br>10% Cap: | \$0       |  |  |
| Assessed:                     | \$167,200 |  |  |
| Exemption(s):                 | \$0       |  |  |
| Taxable:                      | \$167,200 |  |  |

| Current Year Special Assessment Breakdown |            |       |                               |         |
|---|------------|-------|-------------------------------|---------|
| Start Year                                | AssessCode | Units | Description                   | Amount  |
| 2016                                      | 0041       | 0.2   | Fort Pierce Stormwater Charge | \$10.80 |

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [2](#).

## Historical Values

### Permits

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.

|            |                       |
|------------|-----------------------|
| Sale Code: | 0111                  |
| Deed:      | QC                    |
| Grantor:   | Russ Drew K           |
| Price:     | \$100                 |
| Date:      | Feb 21, 2017          |
| Book/Page: | 3972 / 2388           |
| Sale Code: | 0111                  |
| Deed:      | QC                    |
| Grantor:   | Forward Solutions LLC |
| Price:     | \$100                 |
| Date:      | Sep 16, 2015          |
| Book/Page: | 3790 / 1759           |
| Sale Code: | 0118                  |
| Deed:      | DE                    |
| Grantor:   | St Lucie County       |
| Price:     | \$100                 |
| Date:      | Jan 1, 1900           |
| Book/Page: |                       |
| Sale Code: |                       |
| Deed:      |                       |
| Grantor:   |                       |
| Price:     | \$0                   |

### 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%   |

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

### Property Identification

|               |                     |
|---------------|---------------------|
| Site Address: | S OCEAN DR          |
| Parcel ID:    | 2401-502-0006-000-0 |
| Account #:    | 14870               |
| Map ID:       | 24/01B              |
| Use Type:     | 0000                |
| Zoning:       | R4A                 |
| City/County:  | Fort Pierce         |

### Ownership



Sid M Ghezzar  
Elissa Ghezzar  
2336 SE Ocean BLVD # 268  
Stuart, FL 34996

### Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR 3790-1759) (0.20 AC- 8,646.75 SF)

### Current Values

|                    |           |
|--------------------|-----------|
| Just/Market Value: | \$167,200 |
| Assessed Value:    | \$167,200 |
| Exemptions:        | \$0       |
| Taxable Value:     | \$167,200 |

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):       | 0.2      |
| Land Size (SF):          | 8,646.75 |

### Sale History

|            |              |
|------------|--------------|
| Date:      | Sep 14, 2018 |
| Book/Page: | 4181 / 2836  |
| Sale Code: | 0001         |
| Deed:      | WD           |
| Grantor:   | Russ Drew K  |
| Price:     | \$279,000    |
| Date:      | Jan 9, 2018  |
| Book/Page: |              |

## Property Identification

|               |                     |
|---------------|---------------------|
| Site Address: | S OCEAN DR          |
| Parcel ID:    | 2401-502-0006-000-0 |
| Account #:    | 14870               |
| Map ID:       | 24/01B              |
| Use Type:     | 0000                |
| Zoning:       | R4A                 |
| City/County:  | Fort Pierce         |

## Ownership


Sid M Ghezzar  
Elissa Ghezzar  
2336 SE Ocean BLVD # 268  
Stuart, FL 34996


## Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR  
3790-1759) (0.20 AC- 8,646.75 SF)

## Current Values

|                    |           |
|--------------------|-----------|
| Just/Market Value: | \$167,200 |
| Assessed Value:    | \$167,200 |
| Exemptions:        | \$0       |
| Taxable Value:     | \$167,200 |

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):       | 0.2      |
| Land Size (SF):          | 8,646.75 |



411 S Ocean Dr

Reach Community  
Church At Archies

Google

< 408 S Ocean Dr



Google, Inc.

Google

© 2018 Google

27°27'52"N 80°17'24"W 13 ft

Street View



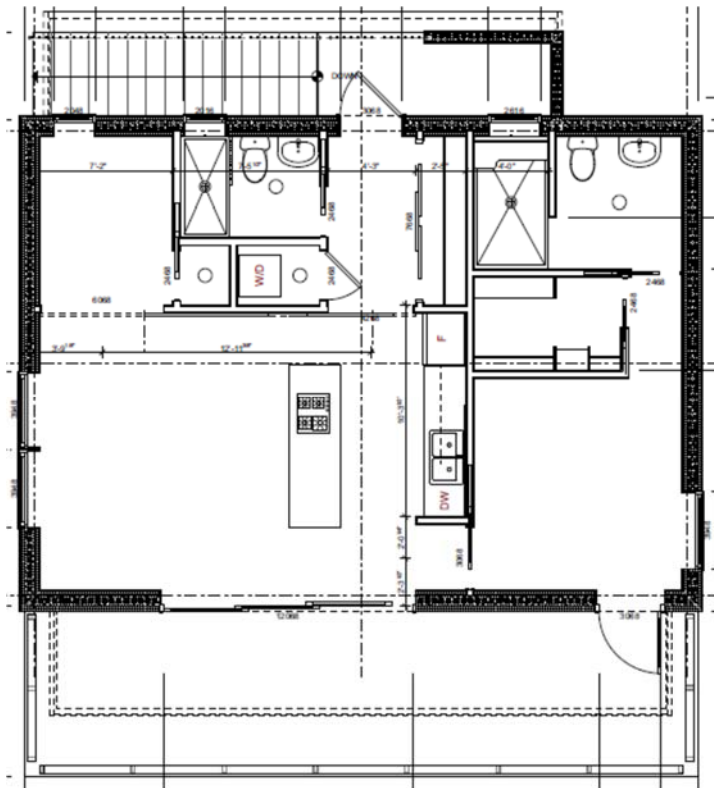
Google



**PRIVATE  
PROPERTY**  
NO TRESPASSING  
NO LOADING OR UNLOADING  
NO PARKING

## Description of Construction Elements for 410 South Ocean Drive, Fort Pierce, Florida

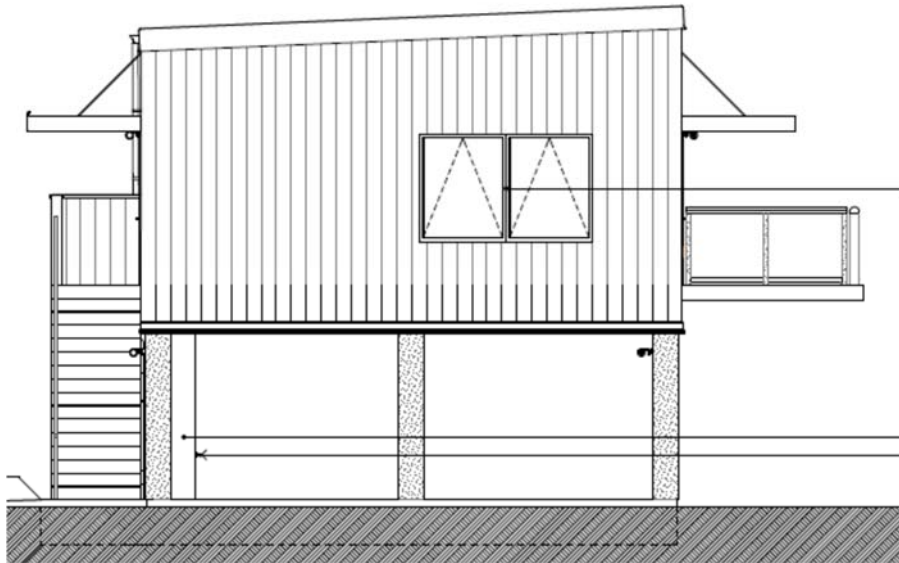
This single-family one-story residence is raised on poured concrete columns and beams to place its finished floor level at 19 feet NAVD or 10 feet above the Federal Flood Criteria of 9 feet NAVD. The home has 792 square feet of enclosed air-conditioned space with an 8-foot-wide open concrete deck on the ocean side of the house.



The structure consists of piles and grade beams supporting poured concrete columns and beams which in turn, support the main living level, a poured concrete floor system Insul-Deck. The walls are constructed of Insulated Concrete Forms (ICF). This provides a wall system that exceeds the structural requirements of the Florida Building Code and provides a R value that also exceeds the requirements of the Florida Energy Code.

The roof system is a wood truss with a gentle angle for the roof with a single-ply white membrane roof. The ceiling inside is wood, tongue and groove 1 x 6 with a pickled finish.

The exterior siding material is Hardy Board Cement Panel with vertical groves, painted white.



The windows are insulated hurricane impact resistant awning type windows with white frames with tinting applied to meet the Florida Energy Code and Turtle Nesting Requirements.

Landscaping is all native and ecologically friendly. The four existing sea grape trees will be transplanted to the west end of the property and clustered with another existing sea grape tree. The ground cover will be sea oats and dune grasses with driving/walking surfaces of sea shells.

# Mid-Century Modern

Mid-Century Modern grew out of the international style of architecture in the 1930's and developed until the late 1960's.

## Distinguishing Features

The distinguishing features of this style consist of a classic, understated look, and clean lines with minimal fuss.

- Functionality is important, as form follows function
- Uncluttered and sleek lines with both organic and geometric forms
- Minimal ornamentation
- An exploration of different traditional as well as non-traditional materials
- The juxtaposition of different, and sometimes contrasting materials

Examples of Mid-Century Modern can be seen below.







# Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida

Thomas T. Cooper AIA Emeritus

December 19, 2018

## *Design Intent*

This recently retired couple desires to build their home on the ocean front on Hutchinson Island in Fort Pierce. They are looking for a house that reflects their personal aspirations and want to live a simple life with minimal impacts. They believe their house should reflect their objectives and desires for minimalist living and life style. The house should be as small as practical and yet livable in its simplicity.

The examples of homes that struck a personal cord with the Ghezzer's would be described as Mid-Century Modern Architecture. The general characteristics of this style as described by many are:

- Functionality is important, as form follows function
- Uncluttered and sleek lines minimal or no ornamentation
- An exploration of different traditional as well as non-traditional material
- The juxtaposition of different, and sometimes contrasting materials

It is encouraging that one of the accepted styles supported by Section 22-59 (b) is Mid-Century Modern influenced by the tropical climate and regional architectural patterns.

The roof on many examples of Mid-Century Modern are either flat or with a slight pitch. One example is shown below (see other examples in the attached Mid-Century Modern Report).



The windows as suggested in Section 22-59 (g) (4) e Proportion and composition of windows “Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.” All these suggestions reinforce the use of Mid-Century Modern as the style that fits this residence.

### *Goals and Objectives*

Sid and Elisa Ghezzar when defining the goals and objectives for their retirement beach home listed the following items:

- The house should be very compact and efficient. They wished to live a simple, minimalist lifestyle.
- The house should be as strong as practicable to resist hurricane winds.
- Home should be as energy efficient as possible.
- The written program defined one bedroom, two baths, a simple small kitchen with a compact living/dining space with views of the ocean/beach and a small den adjacent to the living area for television viewing.
- The size of the house should be under 800 square feet.
- Views of the ocean and beach from all spaces except the bathrooms, which need privacy.
- Personal privacy and quiet environment are strongly desired characteristics inside the home.
- The house should be raised to allow parking underneath and for shaded outdoor space protected from inclement weather.
- Storage should be compact and minimal.
- The lines of the house should be clean, simple with no ornamentation or non-functional decoration. The beauty should come from its simplicity and proportions.
- Save the trees if possible
- The building should be all white with a charcoal gray entry door and a small band at the rooftop to match the door.

### *Design Conclusions*

The site analysis study when reviewed with the design intent and goals and objectives produced the following design conclusions.

Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida  
Thomas T. Cooper AIA Emeritus  
December 19, 2018

The house will be less than 800 square feet raised on a concrete platform, simple and straight forward in design reflecting the minimalist values of Mid-Century Modern Architecture. The roof will be a single ply white roof tested to withstand high velocity requirements of the Florida Building Code and white for energy efficacy.

Major functional areas will have visual access to the views of the ocean and beach.

The turtle nesting requirements will be strongly enforced for both glazing and lighting fixtures.

Materials will be chosen for long life and reduced maintenance over time.

The house will be raised above the Federal Flood Criteria to protect against future flooding, increase views and encourage easy air flow under and around the residence for comfort of the property owners and the general neighborhood.

The house will be as energy efficient as possible. In addition to the insulated hurricane impact resistant windows with "E" coatings on south, east and west facing windows they will also have the light reduction shading required for turtle nesting.

Existing sea grape trees will be transplanted from their current location in the foot print of the home to an area near the street to provide street tree shade for those walking on the sidewalk. This also helps to dampen the street noise entering the property.

Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida  
Thomas T. Cooper AIA Emeritus  
December 19, 2018



The ground plane should be the tall grasses like sea oats, dune grass or panic grass, both found on Hutchinson Island around the Jetty by the parking and streets etc. Ground cover and turf, natural indigenous grasses that wouldn't require extensive maintenance and would not need an irrigation system. Irrigation for decorative purposes is not ecologically sound. These grasses were on the lot when first purchased.



Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida

Thomas T. Cooper AIA Emeritus

December 19, 2018

Manicured turf or mowed lawn is not as appropriate here as it is in the suburbs. Instead crushed seashells along with the natural grasses will be used.

This house will have a small environmental impact, coexist with nature and blend with the surroundings. This is what a house on the beach should be, this thoughtfully designed timeless beach house, understated with organic materials has classic clean lines echoing iconic beach homes, whose scale conforms specifically to the lot allowing the natural elements to be the main event, it is complementary, not imposing

# Site Analysis Study for 410 South Ocean Drive, Fort Pierce, Florida Prepared by Thomas T. Cooper AIA Emeritus

December 19, 2018

## *Description*

The property is an ocean front lot on Hutchinson Island in Fort Pierce. The lot extends from the primary access road on the west to the highwater mark at the ocean on the east. The property is approximately forty-five feet wide. The survey is attached showing the actual dimensions and site characteristics.

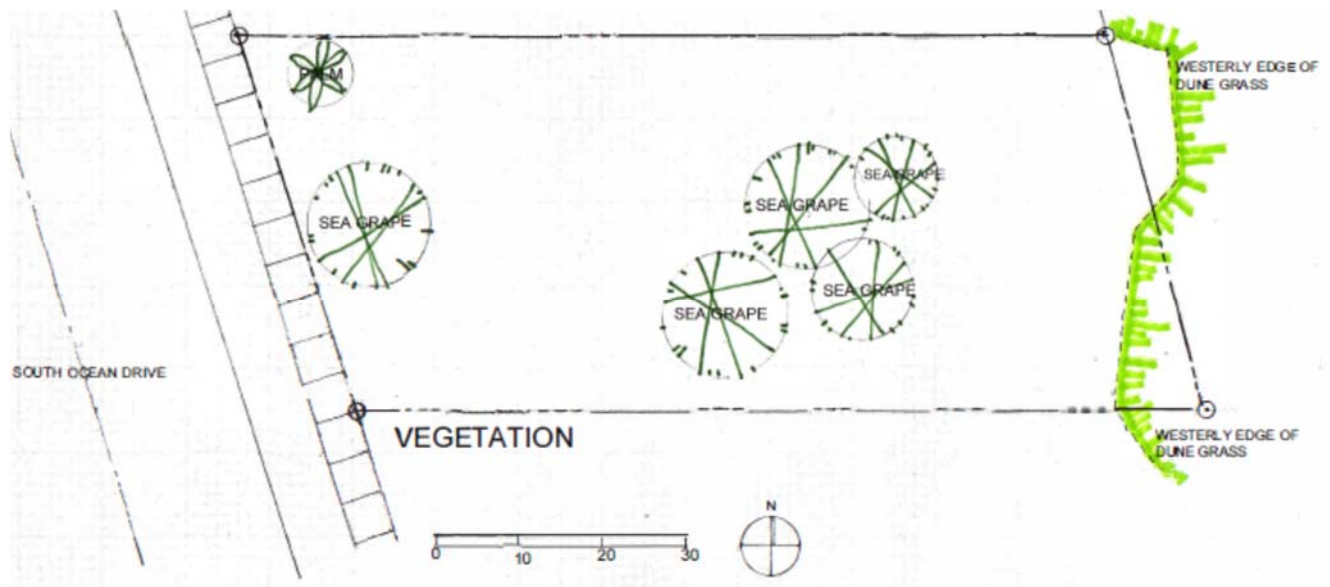
Section 22-227.1. – Hutchinson Island Medium Density Residential Zone (R-4A):

- Minimum lot area 5,000 square feet-this parcel has 18,270 square feet with a buildable area of 4,640 square feet between the north and south property lines, the west property line and the St. Lucie County South Beach Erosion Control Line. (See below)
- Minimum required lot width sixty (60) feet- this parcel is approximately 45 feet. According to Section 22-100. (1)– Nonconforming lots “a lot of record” which allows the site to “be used for a single-family dwelling”

## *Existing Vegetation*

The site has five existing sea grape trees, four in a cluster in the footprint of the new home and one on the west side of the property. It is the intent of the owners to transplant the four sea grape trees to the west side of the property to help soften the effects of the westerly afternoon sun and help with some of the night life noise from local establishments.





The one lone palm on the north property line will be kept in its present location.

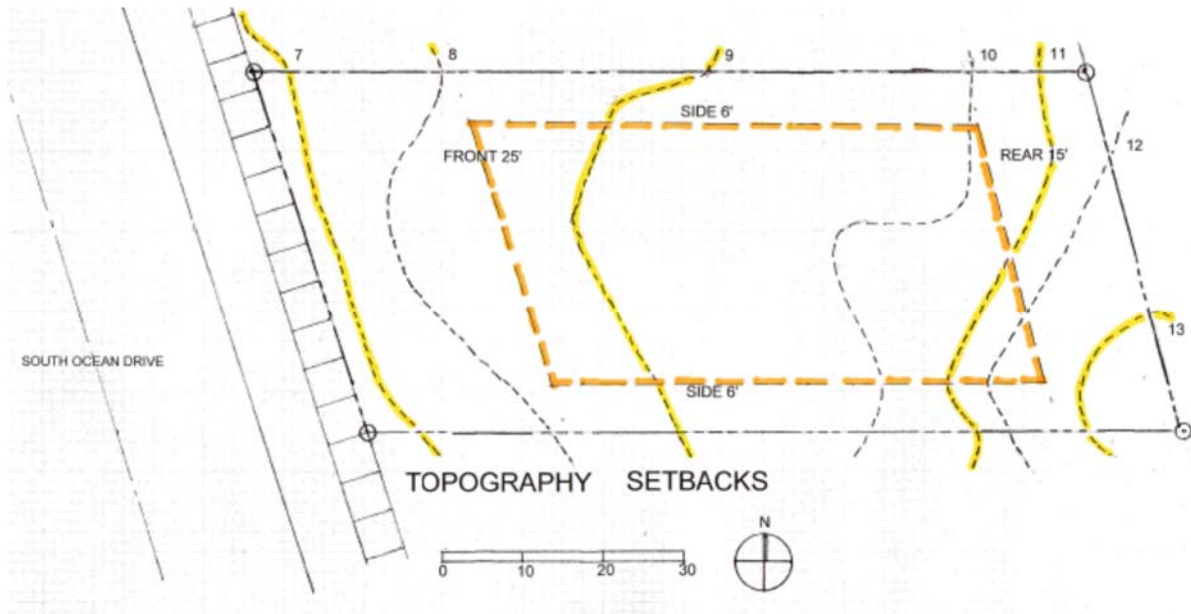
The only other existing vegetation are the volunteer grasses, sea oats and dune grasses that cover most of the property which will be replaced with a native salt tolerant grass such as sea oats and/or dune grass in the area close to the street and a small amount of dune grass as shown on the survey at the eastern side of the property.

### *Significant Topography*

The site is lowest on the west edge of the property being basically 7 feet above sea level or 7 feet NAVD. The site rises to slightly higher than 12 feet NAVD on the easterly edge of the buildable portion of the site. There is another slight rise in a smaller dune to the east of this point.

The Federal Flood Criteria for this site is 9 feet NAVD. The existing grade in the middle of the buildable area is also at 9 feet NAVD.

The soil is a white sand with presumed excellent percolation.

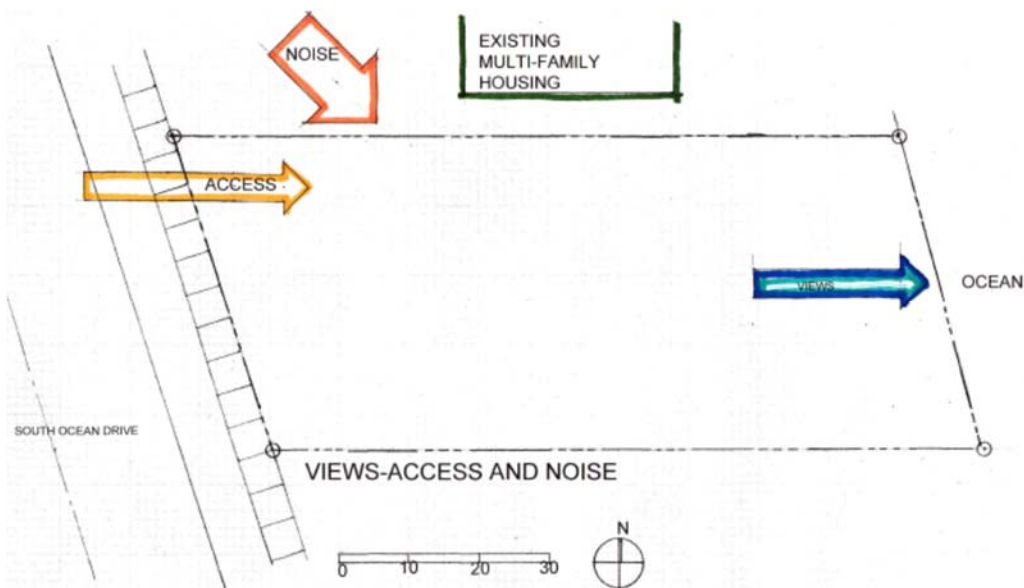


There are no observed wet lands on the property.

*Set Backs*

|                |     |
|----------------|-----|
| Front set back | 25' |
| Side set back  | 6'  |
| Rear set back  | 15' |

*Views*



The primary view is to the east, toward the ocean. The

site has unobstructed great views to the ocean and beach.

### *Access*

South Ocean Drive is the major arterial running north and south on Hutchinson Island.

### *Orientation*

The access from the west and the views to the east dictate the orientation of the house. The orientation and especially the desire to have as much viewable wall space to the east will dictate care in working with the Florida Energy Code to relieve the easterly heat gain from the morning sun. The westerly side of the residence can be less open to protect against the afternoon sun, the road noise and late-night sounds from nearby commercial sites.

### *Surrounding Built Environment*

All the surrounding property is zoned R-4A. The property to the immediate north is built with a two story, four-unit multi-family residential unit.

The property adjacent to the south property line is vacant and un-built. Anticipating future development will probably be like the property north of the subject lot with multi-family, two story development and six-foot side yard setbacks.

The property across the street is a one- and two-story multi-family residential living unit.

### *Summary Observations*

After review of the site analysis study in coordination with the project goals and objectives the following elements will be incorporated into the design of the residence.

The house will be raised above the Federal Flood Criteria to protect against future flooding, increase views and encourage easy air flow under and around the residence for comfort of the property owners and the general neighborhood.

Access will be directly from the street to a parking space under the raised home. Parking spaces for two cars will be provided on the west side of the lot.

Site Analysis Study for 410 South Ocean Drive, Fort Pierce, Florida

Thomas T. Cooper, AIA Emeritus

December 19, 2018

Existing sea grape trees will be transplanted from their current location in the foot print of the home to an area near the street to provide street tree shade for those walking on the sidewalk. This also helps to dampen the street noise entering the property. We will continue the natural native feel of the ground cover with native grasses and sea shell driving/walking surfaces.