



NOV 20 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

COA#

19-79

Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 209 Avenue D, Ft. Pierce, FL

Parcel ID #: 2403-705-01 17-000/0

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): KOBET LLC

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.com

Applicant  
Name(s): Weronika Haack

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.com

Representative  
Name(s): Weronika Haack

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.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, KOBET LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Weronika Haack  
Signature of Owner

11/20/19  
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:** \_\_\_\_\_

Demolition of the main house and other structures. Removal of the debris. Clean up.

**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.



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**Notice of Unsafe Building  
Affidavit**

Case#: 19-2791  
Property Address: 209 AVENUE D  
Tax ID#: 2403-705-0117-000/0  
Legal Description: ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 13-H- LOT 4 (MAP 24/10C) (OR 2413-2753)  
  
Owner(s): KOBET LLC  
1932 SW NEWMARK SW CIR  
VERO BEACH, FL 32968

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

10/23/19  
Date

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

*Attachment: Notice of Unsafe Building Letter*

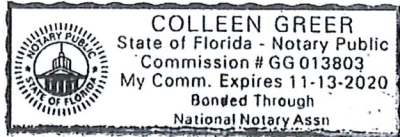
This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 23rd day of October, 2019, by Margaret M. Arraiz who is personally known to me.

Colleen Greer  
Signature of Notary

stamp



C0089554



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

October 23, 2019

Case #: 19-2791

KOBET LLC  
1932 SW NEWMARK SW CIR  
VERO BEACH, FL 32968

RE: Address: 209 AVENUE D  
Tax ID #: 2403-705-0117-000/0

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

*108.1.1 Unsafe structures.*

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

*108.1.2 Unsafe equipment.*

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

*108.1.3 Structure unfit for human occupancy.*

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

*108.1.5 Dangerous structure or premises.*

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

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

C0089555

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

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

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

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

#### *302.5 Rodent harborage.*

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

#### *304.1 Exterior structure – General.*

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

##### *304.1.1 Unsafe conditions.*

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

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

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

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

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

#### *304.2 Protective treatment.*

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

Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

#### *304.4 Structural members.*

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

#### *304.6 Exterior walls.*

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

#### *304.10 Stairways, decks, porches and balconies.*

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

#### *304.12 Handrails and guards.*

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

#### *304.13 Window, skylight and door frames.*

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

##### *304.13.1 Glazing.*

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

#### *304.15 Doors.*

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

#### *305.1 General.*

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

##### *305.1.1 Unsafe conditions.*

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

#### *305.2 Structural members.*

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

*305.3 Interior surfaces.*

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

*305.4 Stairs and walking surfaces.*

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

*306.1 General.*

The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

*306.1.1 Unsafe conditions.*

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

6. Wood that has been subjected to any of the following conditions:

- 6.2. Deterioration;
- 6.3. Damage from insects, rodents and other vermin;
- 6.5. Significant splits and checks;
- 6.9. Detached, dislodged or failing connections

*309.1 Infestation.*

Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

*604.3 Electrical system hazards.*

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

*605.1 Installation.*

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

*605.4 Wiring.*

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

*702.1 General.*

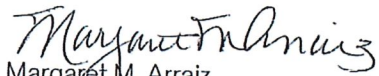
A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

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

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

Sincerely,



Margaret M. Arraiz  
Code Compliance Manager  
City of Fort Pierce

In addition to the party listed above, a copy of this notice has been provided by certified mail to the following:

WERONIKA HAACK  
1932 NEWMARK CIR SW  
VERO BEACH, FL 32968

**From:** whaack3@aol.com  
**Sent:** Monday, November 25, 2019 6:15 PM  
**To:** Maria Lewicka  
**Subject:** Re: 209 Avenue D, Demolition

**SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .**

Hello Maria,

Below, please find answers to all listed questions.

Warm regards,  
Weronika

-----Original Message-----

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**To:** whaack3@aol.com <whaack3@aol.com>  
**Sent:** Thu, Nov 21, 2019 11:29 am  
**Subject:** 209 Avenue D, Demolition

Good Morning Weronika,

Please respond to six questions listed in number (3) a to f.

Thank you,  
Maria

Sec. 23-49. - Demolition.

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

(2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.

(3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.

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?

**Answer: No, it is not.**

b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

**Answer: No, it is not.**

c. Is the structure one of the last remaining examples of its kind in the city, county or region?

**Answer: No, it is not**

d. Does the structure contribute significantly to the historic character of a designated district?

**Answer: No, it doesn't.**

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?

**Answer: No, it wouldn't**

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?

**Answer: There are no definite plans for re-use of the property. We would like to built a similar style house, that would match the character of the surrounding area.**