

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, July 26, 2021 - 2:00 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. **APPROVAL OF MINUTES**
  - a. Minutes from the June 28, 2021 meeting
5. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 21-30 - New Fence & Variance - 517 N. 12th Street
  - b. Certificate of Appropriateness 21-32 - New Fence - 520 Means Court
  - c. Certificate of Appropriateness 21-37 - Additions - 806 Boston Avenue
  - d. Certificate of Appropriateness 21-35 - Demolition - 427 N. 14th Street
6. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - June 2021
7. **COMMENTS FROM THE PUBLIC**
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**

**4. a.**

Meeting Date: 07/26/2021

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Information

REQUESTED ACTION

Minutes from the June 28, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

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Attachments

Historic Preservation Board Minutes 6/28/21

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 06/29/2021 01:25 PM

Final Approval Date: 06/29/2021

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 28, 2021, 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**

Mr. Broderick entered the meeting at 2:20 PM

Present: Michael Broderick; Charlie Hayek; Anthony Westbury; Holly Theuns; Suzanne Boardman, Chair

Absent: George Johansen; Kori Benton

Staff Present: Jennifer Hofmeister, Planning Director  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant

4. **APPROVAL OF MINUTES**

- a. Minutes from the May 24, 2021 meeting

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the minutes from the May 24, 2021 meeting.

AYE: Holly Theuns, Charlie Hayek, Anthony Westbury, Chair Suzanne Boardman  
Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 21-30 - New Fence & Variance - 517 N. 12th Street**

Madam Chair Boardman introduced Certificate of Appropriateness for 21-30 for a new fence & Variance for 517 N. 12th Street.

Madam Chair Boardman asked the clerk to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the clerk reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Hayek – no

Mr. Westbury – no

Ms. Theuns – no

Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The applicant is requesting Certificate of Appropriateness approval for the installation of a six (6) foot high white PVC fence along the rear (west) property line, front (east) property line and part of side (north) property line and the installation of a 12 foot roll gate. The applicant also requested a Variance to deviate from City Code Section 125-322.(c) (2), which allows for a maximum height of the fence located within the required front yard to be four (4) feet. The height of the fence that is located within the required front yard is (6) feet.

The fence was installed without a Certificate of Appropriateness or a building permit to exceed the maximum height within the required front yard by two (2) feet.

Fences are important elements of the design and character of historic structures and districts. The scale and character of a fence must be compatible with the houses and the neighboring structures. The subject proposal seeks to install a six (6) foot high, white PVC fence which does not meet the recommendations based on Secretary of Interior's Standard #9. The height and mass of the fence, and the white PVC material does not blend well with the moderately

sized and multiple colored neighboring residences. There are no other fences on the street other than a few old four (4) foot high chain link fences. The solid six (6) foot high white fence appears intrusive and not compatible with the material and sizes of the existing surrounding fences. Based upon Secretary of Interior's Standard #9, staff recommends that the Board deny the request for the installation of a PVC fence and gate, or approve it with conditions that part of the fence located on the front yard of the property will be a 4 foot high picket fence and the picket fence construction will be similar to or as recommended by the Fort Pierce Historic District Wood Picket Fence Guide. Additionally, staff recommends denial of the Variance as it does not meet requirements of City Code Sec. 125- 108 of the City Code - Criteria for granting Variances (1) through (5).

Board questions for Staff: Ms. Theuns asked the name of the fence vendor.

Applicant questions for Staff: None

Applicant presentation: Sarah George, Applicant and Owner, sworn, stated the higher fence is for safety and both of her contractors were not able to attend the meeting because they are in the hospital. Ms. George showed pictures of existing fences in her area, including one fence similar to what she has already installed.

Board questions for Applicant: Mr. Hayek asked if the contractor has been paid in full. Mr. Hayek explained that the police can not see if someone is hiding through a 6 foot high solid fence. Mr. Hayek stressed that Lincoln Park Historic District has standards and the Board is asked to follow the codes.

Public comment: None

Staff final comments: Ms. Hofmeister added if the gate had not been purchased, a lower gate may be safer. Ms. Hofmeister highlighted that a local contractor should know the permit rules.

Madam Chair Boardman, seeing no one else, closed the public hearing.

Comments by the Board: Ms. Boardman asked if the fence could be moved back 2 feet off the street and she expressed concerns with being taken advantage of by the contractor. Mr. Broderick suggested tabling the item until the representing contractor can explain what is going on.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to table the item for 60 days or until the representing contractor can be in attendance.

AYE: Anthony Westbury, Holly Theuns, Michael Broderick, Charlie Hayek, Chair Suzanne Boardman

Passed

b. **Certificate of Appropriateness 21-32 - New Fence - 520 Means Court**

This item was not heard and was tabled along with item 5a for 60 days or until the representing contractor can be in attendance.

**6. NEW BUSINESS**

a. **Administratively Approved Certificates of Appropriateness - May 2021**

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

Motion was made by Holly Theuns, and seconded by Charlie Hayek to table the Consideration of Absences until the absent Board members are in attendance.

AYE: Michael Broderick, Charlie Hayek, Anthony Westbury, Holly Theuns, Chair Suzanne Boardman

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**5. a.**

Meeting Date: 07/26/2021

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Information

REQUESTED ACTION

Certificate of Appropriateness 21-30 - New Fence & Variance - 517 N. 12th Street

LOCATION

517 N 12th Street (Parcel ID: 2410-710-0019-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Denial or Approval with Conditions

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Attachments

Staff Report  
COA Application  
Variance Application  
Property Card  
Public Notification  
Letter from Sarah George to Historic Preservation Board

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 07/20/2021

Started On: 06/21/2021 12:36 PM



JUNE 28, 2020

**COA 21-30**

***Owner***

Sarah L. George

***Applicant***

Sarah L. George

***Location***

517 N 12th Street

***Parcel***

2409-501-0060-000-7

***Historic Status***

Non-Contributing structures located in the Lincoln Park Historic District.

***Requested Action***

Installation of a new fence with one (1) gate.

***Recommendation***

Denial/Approval with Conditions

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**Subject Site**

**B A C K G R O U N D**

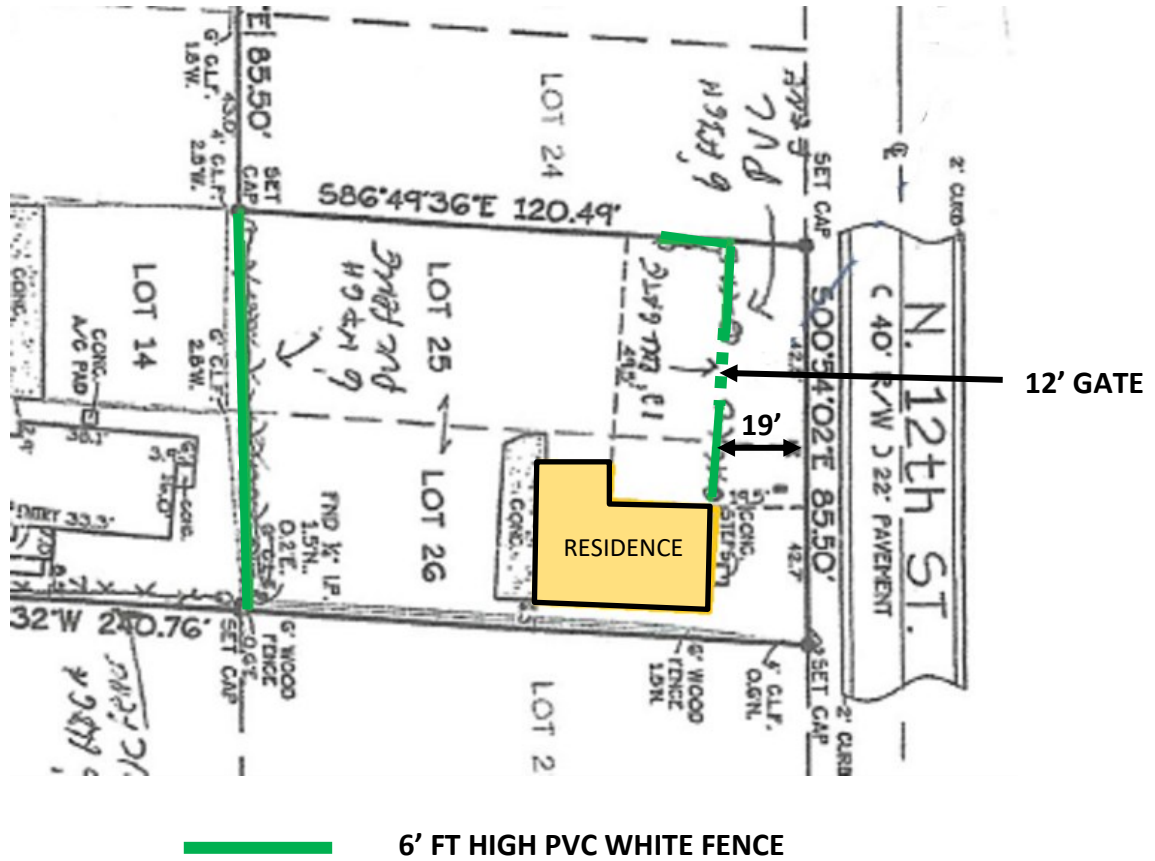
The subject site is located within the Lincoln Park Historic District. The subject fence, with the exception of the gate, has already been installed without the required Certificate of Appropriateness (COA) or Building Permit approval.

**R E Q U E S T**

The applicant is requesting COA approval for the following site improvements:

- Installation of a six (6) foot high white PVC fence along the rear (west) property line, front (east) property line and part of side (north) property line.
- Installation of 12 foot roll gate.

The applicant also requested a variance to deviate from City Code Section 125-322.(c) (2), which allows for a maximum height of the fence located within the required front yard to be four (4) feet. The height of the fence that is located within the required front yard is (6) feet.



Subject Property - Aerial View and Site Plan



**View of the 6 foot PVC fence within front yard**



**6 foot PVC fence on the front and side of the property**



**6 foot PVC fence on the rear property line**

## REQUESTED VARIANCE

The applicant is requesting a variance to deviate from City Code Section 125-322.(c)(2), to permit a fence that was installed without a COA or a building permit to exceed the maximum height within the required front yard by two (2) feet. The subject City Code section allows a maximum height of a fence within the required yard to be four (4) feet whereas the height of the proposed (existing) fence located within the required front yard is (6) feet.

## VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

***The requested variance is consistent with the spirit, purpose, and intent of the ordinance. Public safety is secured and substantial justice is achieved.***

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

***This property has limited development ability due to privately imposed covenant for a street setback and a publicly imposed stream setback.***

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

***The hardship and deprivation of commonly enjoyed property rights would result in undue costs as well as the removal of a crosswalk, curb ramp and trees by the city as these features are outside of our property lines.***

***The fence provide adequate end affective fencing, prevent destructive confusion of a senior citizen, and allow for flexibility to meet individual needs for home identification.***

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

***The minimum variance that would give the reasonable use of the land is 19 feet setback variance requested.***

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

***The variance requested would not impair the intent of the zoning ordinance nor be detrimental to the general public welfare; because of the location of the property, the size of the lot and the shape of the lot. There is no increased traffic nor stormwater effects to harm public safety and the fence is needed to secure property line. This is not a corner property and it connects to the city approved fences next door.***



**Connection to the fences on the adjacent properties**



**Street view looking south before fence installation**



**Street view looking south after fence installation**



**Street view looking north before fence installation**

## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

## STAFF RECOMMENDATION

Fences are important elements of the design and character of historic structures and districts. The scale and character of a fence must be compatible with the houses and the neighboring structures. The subject proposal seeks to install a six (6) foot high, white PVC fence which does not meet the recommendations based on Secretary of Interior's Standard #9. The height and mass of the fence, the white PVC material does not blend well with the moderately sized and multiple colored neighboring residences. There are no other fences on the street other than a few old four (4) foot high chain link fences. The solid six (6) foot high white fence appears intrusive and not compatible with the material and sizes of the existing surrounding fences.

Based upon Secretary of Interior's Standard #9, staff recommends that the Board deny the request for installation of PVC fences and gate, or approve it with the following conditions:

- The part of the fence located on the front yard of the property will be 4 foot high picket fence.
- The picket fence construction will be similar to or as recommended by the Fort Pierce Historic District Wood Picket Fence Guide.

Additionally, staff recommends denial of the variance as it does not meet requirements of City Code Sec. 125-108 of the City Code - Criteria for granting variances (1) through (5).



**Proposed fence**



**Recommended picket fence**



Picket fences could be painted. The preferred color is white.

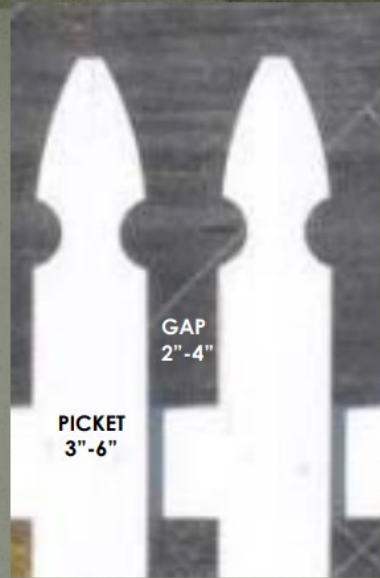


Other proposed colors may be approved by the Historic Preservation Board.



HEIGHT 3'-4'

Picket fence is often used decoratively for domestic boundaries. Distinguished by their evenly spaced vertical boards, the pickets are attached to horizontal rails.



PICKET 3"-6"

GAP 2"-4"

Gaps between pickets are typically about 2/3 of picket width.



Additional landscape may be provided.

## Fort Pierce Historic Districts Wood Picket Fence Guide

Bldg. Permit # 21-2467

COA# 21-30



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 517 N 12 Street  
Parcel ID #: 2409-501-0060-000-7  
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): Sarah L. George  
Mailing Address: P O Box 1165 Ft Pierce, FL. 34954  
Phone Number(s): (772) 634-3993 Email: sarahgeorge2053@gmail

Applicant  
Name(s): Sarah L. George  
Mailing Address: P O Box 1165 Ft. Pierce, FL. 34954  
Phone Number(s): (772) 634-3993 Email: sarahgeorge2053@gmail.com

Representative  
Name(s): George & Associates Construction  
Mailing Address: P O Box 1165 Ft Pierce, FL. 34954  
Phone Number(s): (772) 834-7001 Email: georgeconstruction3@gmail.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, Sarah L. George as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Sarah L. George  
Signature of Owner

4/26/2021  
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.









RECEIVED

JUN 07 2021

**VARIANCE**

CITY OF FORT PIERCE  
PLANNING & ZONING

Property address or Location 517 N 12 Street Fort Pierce, FL 34950  
 Parcel ID #(s) 2409-501-0060-000-7  
 Project description Install a PVC vinyl fence around the backyard

Sarah George  
 Property Owner(s)  
517 N 12 St  
 Street Address  
Fort Pierce, FL 34950  
 City State Zip  
(772) 634-3993  
 Phone Number  
Sarahgeorge2053@gmail.com  
 Email Address

George And Associates Contractors, Inc.  
 Applicant/Representative, Title, Company  
P O Box 1165  
 Street Address  
Fort Pierce, FL 34954  
 City State Zip  
(772) 634-3993  
 Phone Number  
Sarahgeorge2053@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 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.*

Sarah George  
 Property Owner(s) Signature(s)

STATE OF FLA. -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of JUNE, 2021, by \_\_\_\_\_ who is personally known to me or has produced

Fla Driver License as identification.

Johnnie Hills  
 Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

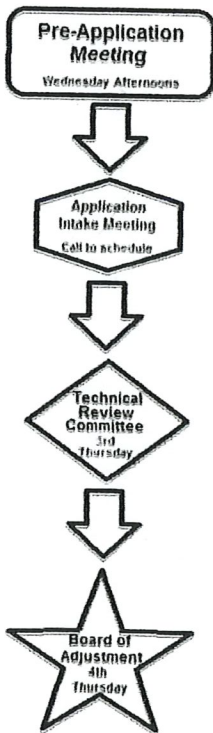


# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

### Application Outlook



Description of request: To install a 6ft high PVC Vinyl fence around the rear of the house. From each corner out a 19ft. Set back and a 12 ft wide rollgate.  
 Reason for request: To have the fence located at the front corner of the north and south side of the house.

Existing Use: residential living Date Property was Purchased: 2009

Alterations made to the site since purchase: Roof, Stucco and windows

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

### Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Criteria:

Variance for 517 N 12 Street  
Fort Pierce, FL 34950

## Request for a Variance

1. The requested variance is consistent with the spirit, Purpose, and intent of the ordinance. Public safety is Secured and Substantial justice is achieved.
2. The result from actions other than that of the homeowner;  
This property has limited development ability due to privately imposed covenant for a street setback and a publicly imposed Stream Setback.
3. Identified undue hardships: The fence provide adequate and effective fencing, prevent destructive confusion of a Senior Citizen, and allow for flexibility to meet individual needs for home identification.
4. The minimum variance that would give the reasonable use of the land is 19 feet Setback Variance requested.
5. The Variance requested would not impair the intent of the zoning ordinance nor be detrimental to the general Public welfare; because of the location of the property, the size of the lot and the shape of the lot. There is no increased traffic nor stormwater effects to harm public safety and the fence is needed to secure property line. This is not a corner property and it connects to the City approved fences next door.

### Property Identification

Site Address: 517 N 12th ST  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-501-0060-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0800  
 Account #: 21085  
 Map ID: 24/09N  
 Zoning: Medium Den

### Ownership

Sarah L George  
 Christopher Blackmon  
 Latasha Blackmon  
 PO Box 1165  
 Fort Pierce, FL 34954

### Legal Description

LINCOLN PARK NO 2 BLK 2 LOTS 25 AND 26

### Current Values

Just/Market Value: \$27,200  
 Assessed Value: \$27,200  
 Exemptions: \$27,200  
 Taxable Value: \$0



### Total Areas

Finished/Under Air (SF): 890  
 Gross Sketched Area (SF): 1,187  
 Land Size (acres): 0.24  
 Land Size (SF): 10,260

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office [☑](#)  
 Download TRIM for this parcel: [Download PDF](#) [☑](#)

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 20, 2019	4348 / 2214	0111	QC	Blackmon Christopher	\$100
Mar 11, 2019	4242 / 0859	0111	QC	Blackmon Christopher	\$100
Jan 14, 2017	3969 / 1877	0111	QC	George Sarah L	\$100
Oct 31, 2008	3031 / 0108	XX00	WD	Wahl William A	\$32,000
Oct 7, 2008	3024 / 1666	XX03	SP	Watkins Steven	\$100
Feb 11, 2005	2168 / 2981	XX02	WD	Trident Real Estate Mgmt Corp	\$422,000
Apr 30, 2004	1957 / 0160	XX00	WD	Davis Beatrice L J	\$27,500
Oct 25, 1994	0927 / 1817	XX01	PR	Jackson Marie	\$100

### Building Information (1 of 1)

Finished Area: 890 SF


Gross Sketched Area: 1,187 SF

#### Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip  
 Building Type: MFH Year Built: 1932 Frame:



Current Year Special Assessment Breakdown

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

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$27,200	\$27,200	\$27,200	\$0
2019	\$26,200	\$26,200	\$0	\$26,200
2018	\$22,500	\$22,500	\$22,500	\$0

**Permits**

Number	Issue Date	Description	Amount	Fee
0200000762	May 15, 2002	Demolition	\$100	\$0
RR200469	Jul 20, 2004	Alterations/Remodeling	\$1,500	\$135
RR200470	Jul 20, 2004	Alterations/Remodeling	\$1,500	\$135
DM200420	Dec 10, 2004	Demolition	\$1,900	\$100
0800001926	Dec 9, 2008	Demolition	\$0	\$130
BP13-3050	Oct 24, 2013	Roof	\$1,000	\$164
BP16-2471	Sep 20, 2016	Door Replacement	\$1,500	\$0
BP19-1391	May 21, 2019	Roof	\$16,500	\$0
BP19-2382	Jul 12, 2019	Roof	\$4,000	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 21-30 – New Fence – 517 N 12 Street

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** June 11, 2021, Variance  
June 18, 2021, COA

**NOTICE BY MAIL:** June 14, 2021

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 06/21/2021

Historic Preservation

July 13, 2021

City of Fort Pierce Planning Department

100 North US Highway 1

Fort Pierce, FL. 34954

RE: Parcel ID 2409-501-0060-000-7. The legal description of property is: LINCOLN PARK NO 2 BLK 2 LOTS 25 AND 26.

To whom it may concern:

In reference to the Certificate of Appropriateness 21-30, new fence and variance at the public hearing on Monday, June 28, 2021, the Board decided that they want to hear from Mr. John George, owner of George and Associates Contractor and the sub-Contractor regarding the fence.

During this public hearing there were no consideration for approval of this variance. Neither Staff nor Board members read the Notices/ballots returned to your office from interested people who didn't attend, neither was there any public individuals present to voice their opinion. **Note: the Parcel ID on the letters that were mailed to the public were incorrect.**

On Monday, July 12, 2021 at approximately 1:00pm, I received an email from Ms. Maria Lewicka asking me to let her know if my fence contractor can attend the meeting on July 26, 2021. We had a lengthy conversation because this is your job. Your department is receiving pay to NOTIFY PEOPLE! Not only that but, it was your Board who made the request.

With all due respect, there is an interesting New Legal "Property Owner Bill of Rights" that you should take into consideration according to the Saint Lucie Property Appraiser (<https://www.paslc.org>). In 2019 the Florida Legislature passed C/HB 1159 regarding Private Property Rights.

According to records, this house was built in 1932, at which time the structure of the building was built closer to the property line than your guidelines require. Therefore; I am asking that my property be grandfathered in, so that my fence can be stationed at the corner of my house backward to cover the backyard. qwq

Sincerely,

Sarah George

Home Owner

**Historic Preservation Board**

**5. b.**

Meeting Date: 07/26/2021

---

Information

REQUESTED ACTION

Certificate of Appropriateness 21-32 - New Fence - 520 Means Court

LOCATION

520 Means Court (Parcel ID: 2409-501-0047-000-0)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval with Condition

---

Attachments

Staff Report  
COA Application  
Property Card  
Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 07/20/2021

Started On: 06/21/2021 12:52 PM



JUNE 28, 2020

**COA 21-32**

***Owner***

Chadwick A. George

***Applicant***

Sarah L. George

***Location***

520 Means Court

***Parcel***

2409-501-0047-000-0

***Historic Status***

Non-Contributing structures located in the Lincoln Park Historic District.

***Requested Action***

Installation of a new fence and one gate.

***Recommendation***

Approval with condition

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**Subject Site**

**BACKGROUND**

The subject site is located within the Lincoln Park Historic District. The fence, has already been installed without Certificate of Appropriateness (COA) or Building Permit approval.

**REQUEST**

The applicant is requesting COA approval for the following site improvements:

- Installation of a four (4) foot high chain link fence 25' from the west front property line and along of the part of north side property line.
- Installation of a six (6) foot high white PVC fence along the south side property line and around 41' from west front property line.
- Installation of 12 foot double gate.





**Front yard view/chain link and PVC fences**



**View across Means Court**



**4 foot chain link fence**



**PVC gate**

#### **SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION**

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

#### **STAFF RECOMMENDATION**

The current proposal to install a four (4)-foot high chain link fence and six (6) foot high, white PVC fence with 12 feet wide gate is usually not recommended by the Historic Preservation Board as appropriate or desirable in historic districts.

In addition, on lots determined by the planning director to be in an area targeted for redevelopment, chain link fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

Since both fences are already installed and located 25 feet or more from the front property line, staff recommends that the Board approve the request for the installed fences and gate to remain on the site with the following condition:

Existing four (4) foot chain link fence is screened from view by a well-maintain landscape hedge such that it enhances the streetscape and surrounding area.



Bldg. Permit # 21-3468

COA# 21-32



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 520 Means Ct  
Parcel ID #: 2409-501-0047-000-7  
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): Chadwick A. George  
Mailing Address: 3451 NW 193 Street Miami, FL 33105  
Phone Number(s): (954) 483-4209 Email: Cage689@comcast.net

Applicant  
Name(s): Sarah George  
Mailing Address: P O Box 1165 Ft. Pierce, FL 34954  
Phone Number(s): (772) 634-3993 Email: sarahgeorge2053@gmail.com

Representative  
Name(s): George & Associates Contractors  
Mailing Address: P O Box 1165 Ft. Pierce, FL 34954  
Phone Number(s): (772) 834-7001 Email: georgeconstruction3@gmail.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, Chadwick George as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Chadwick A George  
Signature of Owner

\_\_\_\_\_  
Date

**Description of Requested Work**

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) \_\_\_\_\_

Other (describe) \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

\_\_\_\_\_

**Application Requirements**

\$10.00 Application fee

Site Plan with dimensions.

Architectural Drawings:

➤ Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.

➤ Drawings should indicate materials to be used.

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

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

Color samples.

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







### Property Identification

Site Address: 520 MEANS CT  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-501-0047-000-0  
 Jurisdiction: Fort Pierce

Use Type: 0800  
 Account #: 21073  
 Map ID: 24/09N  
 Zoning: Medium Den

### Ownership

George Investment Properties LLC  
 3451 NW 193rd ST  
 Miami Gardens, FL 33056

### Legal Description

LINCOLN PARK NO 2 BLK 2 LOT 13

### Current Values

Just/Market Value: \$68,900  
 Assessed Value: \$68,900  
 Exemptions: \$0  
 Taxable Value: \$68,900



### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 1,435  
 Gross Sketched Area (SF): 1,515  
 Land Size (acres): 0.12  
 Land Size (SF): 5,160

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 9, 2021	4588 / 0934	0111	QC	George Chadwick A	\$100
Nov 19, 2018	4204 / 1661	0111	QC	George Sarah L	\$100
Jan 28, 2003	1650 / 1097	XX01	QC	Ellis Carrie H	\$100
Mar 29, 1990	0688 / 0651	XX01	WD	Ellis John D	\$100

### Building Information (1 of 1)

Finished Area: 1,435 SF

Gross Sketched Area: 1,515 SF

#### Exterior Data

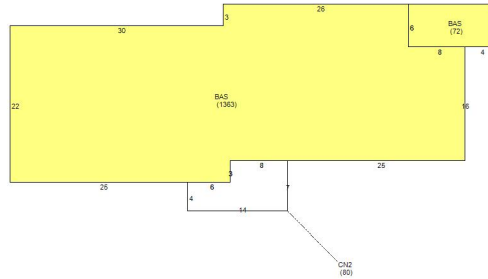
View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: MFH	Year Built: 1949	Frame:
Grade: MFFQ	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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

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

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1435	1435	214
CN2	CANOPY	80	0	42

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	216	2004

Current Year Values


Current Values Breakdown

Building:	\$63,500
Land:	\$5,400
Just/Market:	\$68,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$68,900
Exemption(s):	\$0
Taxable:	\$68,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

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

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$68,900	\$68,900	\$0	\$68,900
2019	\$65,900	\$65,900	\$0	\$65,900
2018	\$54,200	\$53,358	\$25,500	\$27,858

### Permits

Number	Issue Date	Description	Amount	Fee
MC2005427	Nov 2, 2005	Air Conditioning Only	\$2,200	\$75
0700001730	Nov 29, 2007	Alterations/Remodeling	\$2,500	\$50
0700001389	Nov 14, 2007	Alterations/Remodeling	\$5,000	\$50
0700001523	Nov 5, 2007	Storm Shutters	\$1,600	\$100
RF20052644	Oct 27, 2005	Roof	\$6,000	\$60
BP17-0432	Feb 15, 2017	Re Roof Permit	\$6,500	\$0
BP17-0522	Apr 12, 2017	Electric	\$6,500	\$0
BP17-0522	Apr 10, 2017	Door Replacement	\$1,500	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 21-32 – New Fence – 520 Means Court

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** June 18, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 06/21/2021

**Historic Preservation Board**

**5. c.**

Meeting Date: 07/26/2021

---

Information

REQUESTED ACTION

Certificate of Appropriateness 21-37 - Additions - 806 Boston Avenue

LOCATION

806 Boston Avenue (Parcel ID: 2410-706-0046-000-6)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Application  
Property Card  
Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 07/19/2021

Started On: 07/19/2021 12:04 PM



JULY 26, 2021

**COA 21-37**

**Owner / Applicant**

Amanda L Nickles

**Location**

806 Boston Avenue

**Parcel ID**

2410-706-0046-000-6

**Historic Status**

Non-contributing structure within Sample Oaks Historic District.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**B A C K G R O U N D**

This is a frame vernacular residential structure built in 1951 with a low-slope side gable roof that was replaced in 2013. The structure is elevated slightly above grade on a stem wall foundation. The exterior wall fabric is wide, horizontally-oriented and consists of asbestos.

**A P P L I C A N T R E Q U E S T & D E S C R I P T I O N**

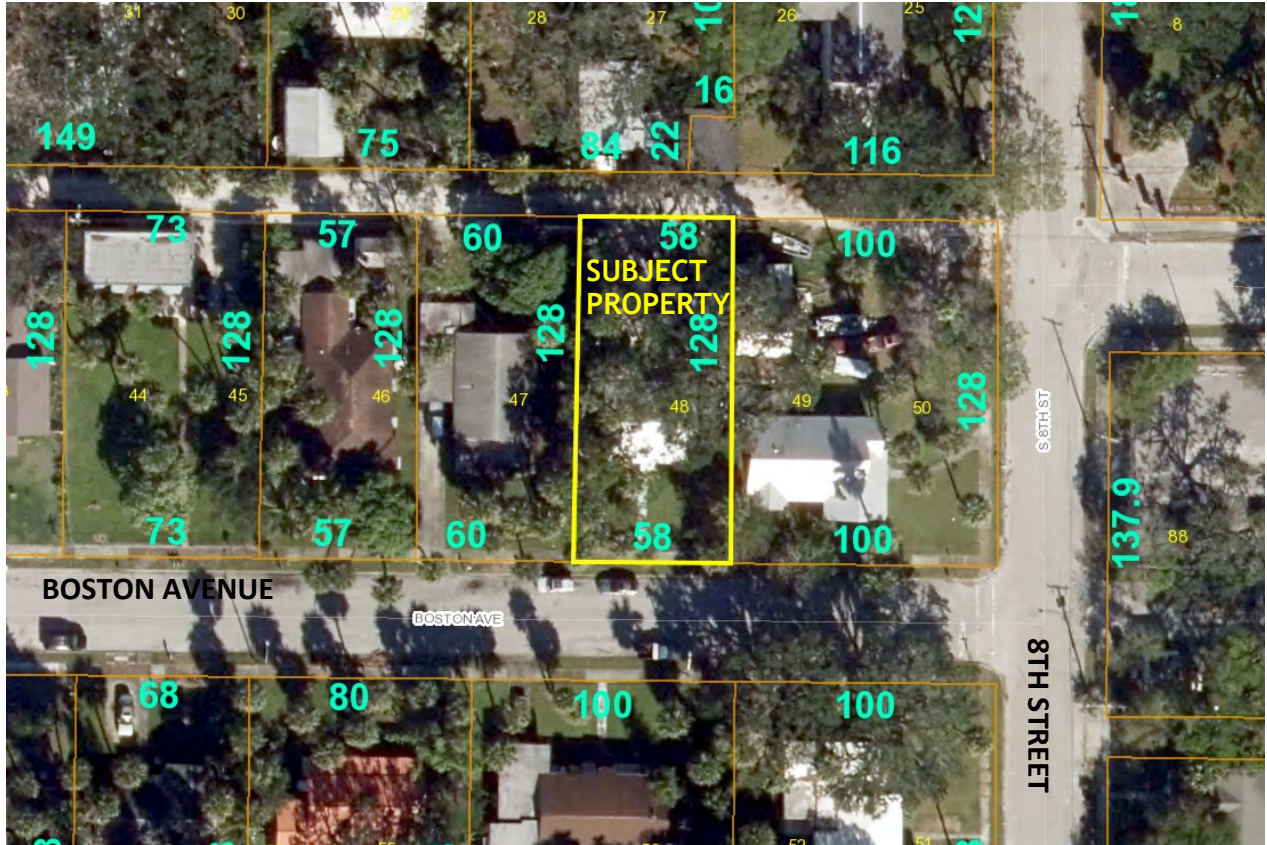
The applicant is proposing a renovation of the building with some additions which include:

- Resizing and replacement of the windows and front door with impact windows and door.
- Replacement of siding with new siding in desert stone color.
- Addition of a front porch.
- Addition of a screen porch on the back of the residence.

**S E C R E T A R Y O F I N T E R I O R S T A N D A R D S F O R C O N - S I D E R A T I O N**

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

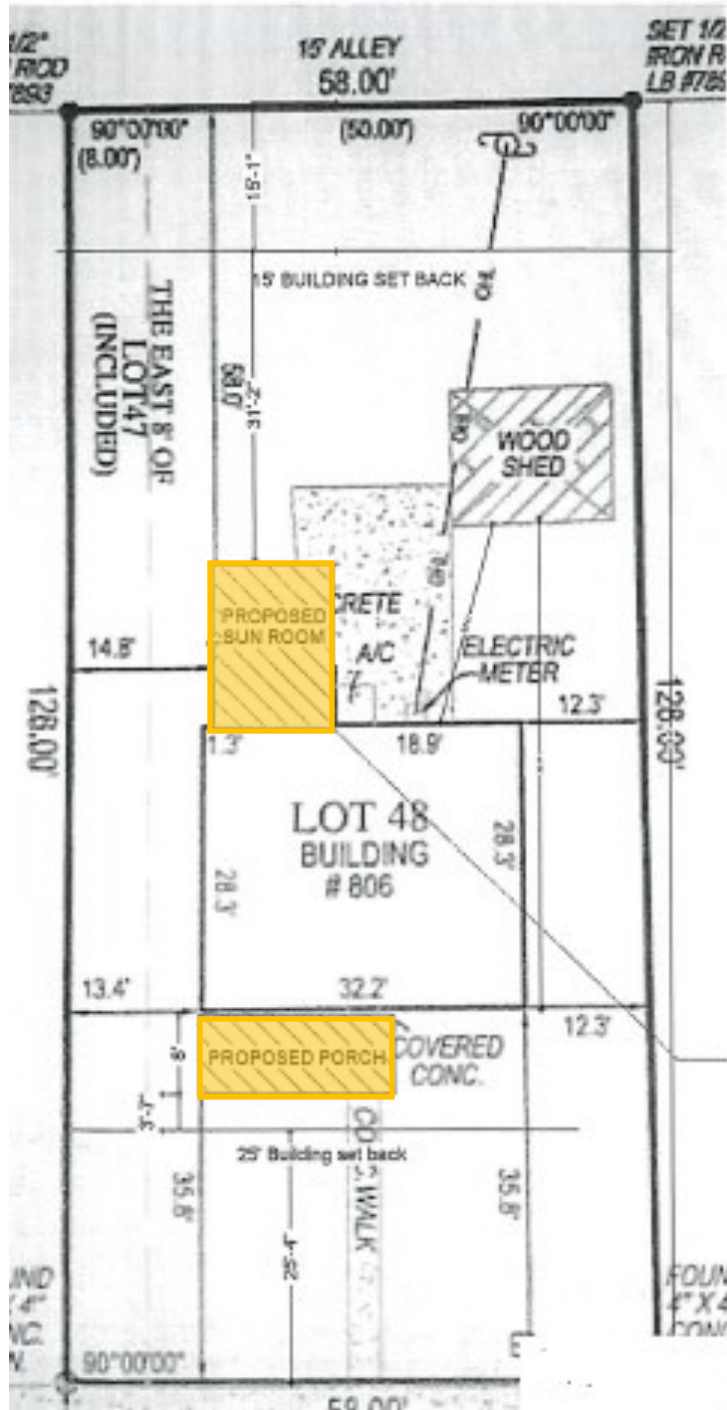
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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



**SITE LOCATION**



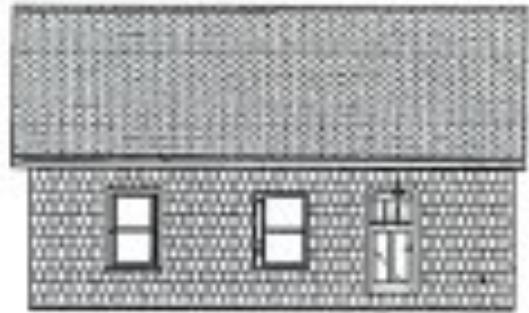
**STREET VIEW**



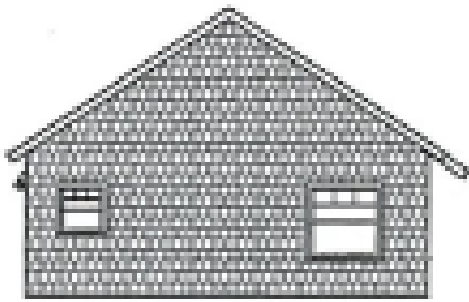
PROPOSED SITE PLAN - FRONT PORCH AND SUN ROOM ADDITIONS



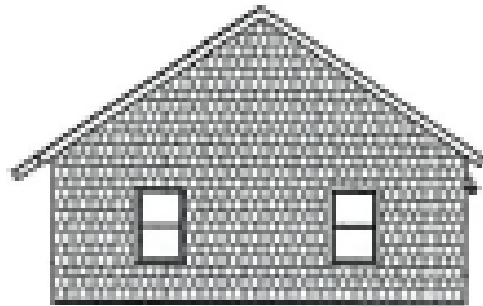
**EXISTING FRONT ELEVATION**



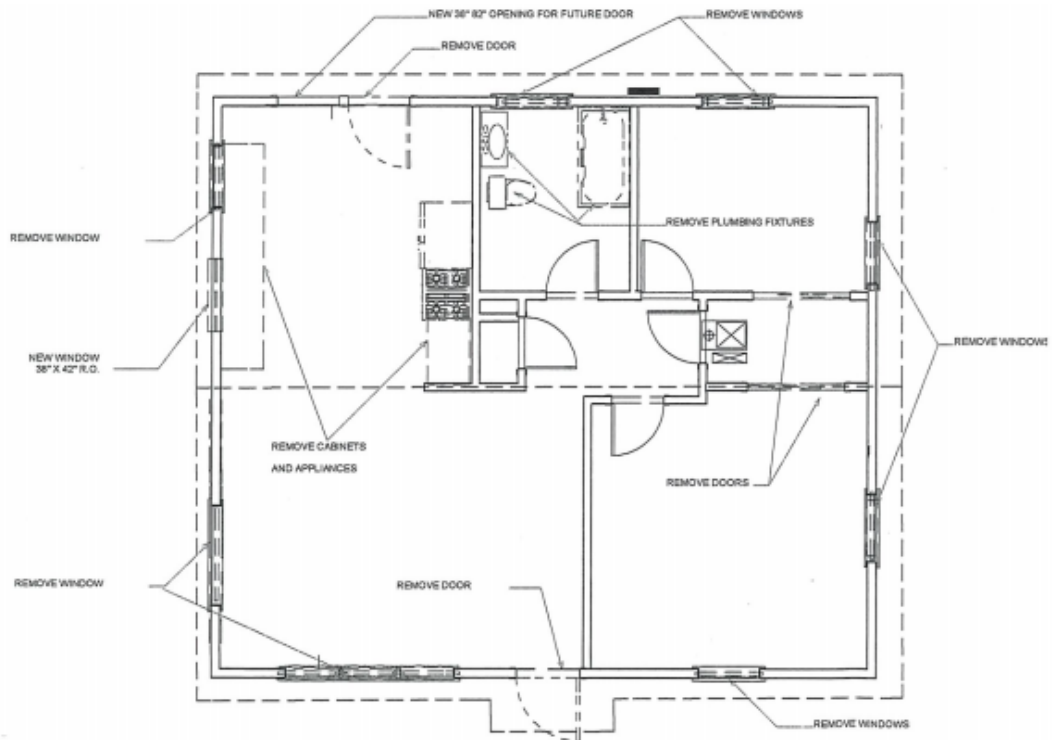
**EXISTING REAR ELEVATION**



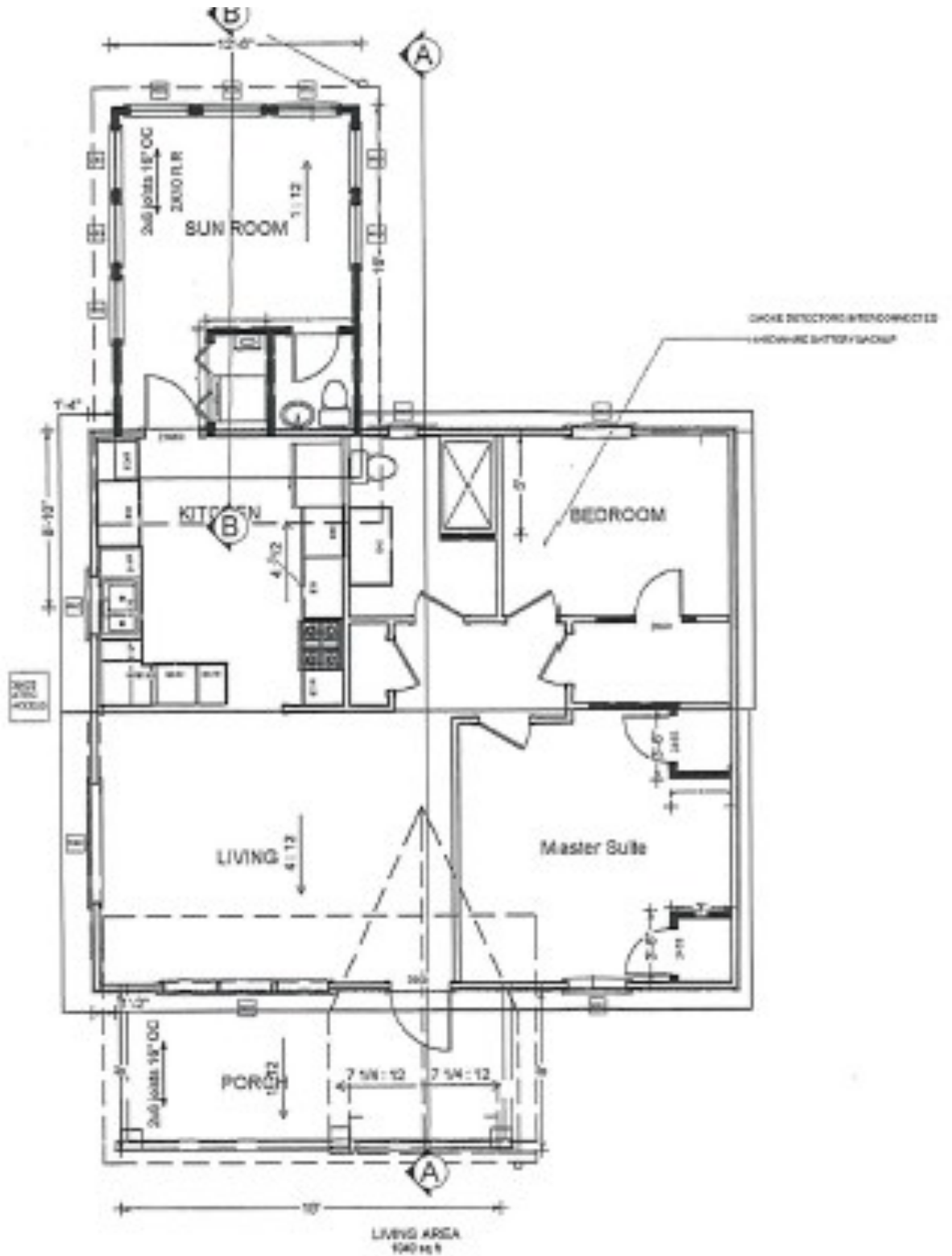
**EXISTING LEFT SIDE ELEVATION**



**EXISTING RIGHT SIDE ELEVATION**



**EXISTING/DEMOLITION PLAN**



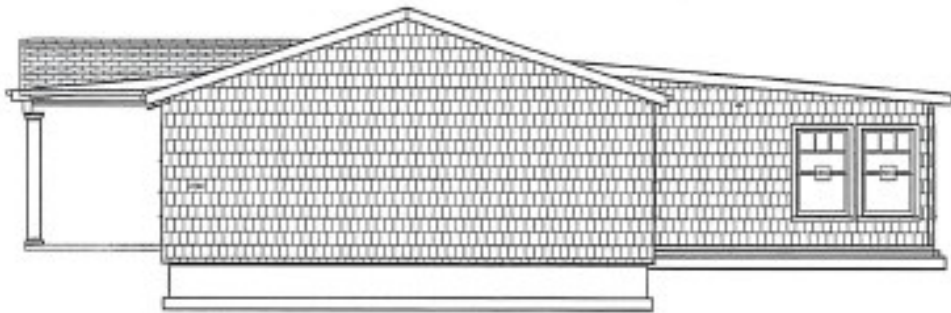
PROPOSED FLOOR PLAN



**PROPOSED FRONT ELEVATION**



**PROPOSED REAR ELEVATION**



**PROPOSED RIGHT SIDE ELEVATION**

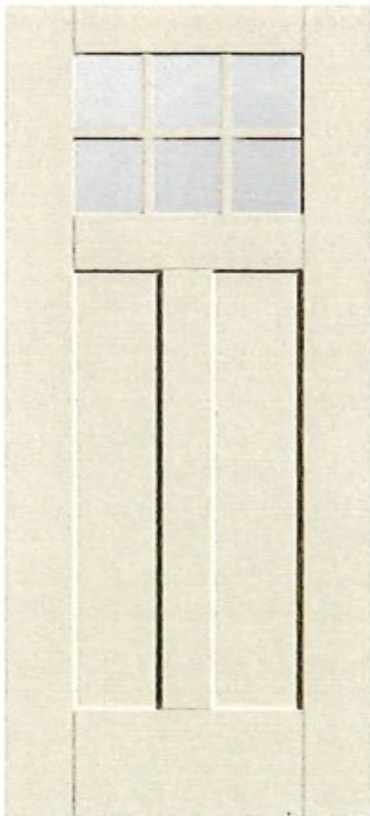


**PROPOSED LEFT SIDE ELEVATION**

**S T A F F   R E C O M M E N D A T I O N**

The subject residence is a non-contributing structure built in 1951. The exterior and interior alternations of the residence are needed to avoid potential hurricane damage and assure its continued use. The proposed renovations and alternations will address the technical and economic efficiency of the building. The addition of the new porch and sun room will also enrich the architecture and functional efficiency of the residence.

Overall, the proposal is consistent with Secretary of the Interior Standards #5 and #9, and staff recommends that the Historic Preservation Board approve the request.



**Low-E Glass  
SDLF1 6-Lite**  
S4816   
(SDLF1, LE)

**PROPOSED DOOR**



**PROPOSED HARDIESHINGLE SIDING  
(IN DESERT STONE OR PEARL GRAY)**



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

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 806 Boston Ave Fort Pierce, FL

Parcel ID #: 241070600460006

Type of Designation:  Contributing  Non-contributing Site within the SAMPLE OAKS Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner / Applicant Information

#### Property Owner(s)

Name(s): Amanda L. Nickles

Mailing Address: 806 Boston Ave. Fort Pierce, FL

Phone Number(s): 518-242-6717 Email: ~~amakeg~~

anick1930@gmail.com

#### Applicant

Name(s): Same as owner

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, Amanda L. Nickles as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Amanda L. Nickles  
Signature of Owner

7-8-21  
Date

**Description of Requested Work**

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch *x siding*

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) *new windows, siding & front door*

Other (describe) *ADDING front screened in porch - on plans*

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

*Replace, Remove windows & resize/install new impact vinyl windows  
new impact front door, new siding*

*windows/viwinco door/therma-trudoor siding/Hardie Board*

Have other alterations been made to the site within the last 12 months?  No  Yes, *shingle straight edge in pearl gray*

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

*LP Smartside in desert stone*

**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.

*delivered by hand @ reception desk  
ATTN: maria Lewicka*

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

*sent to email 7/8/21*

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

*sent to email 7/8/21*

Color samples. ✓ *sent to email 7/8/21*

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

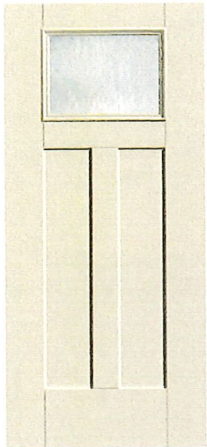


Note: Product images show exterior side of door.

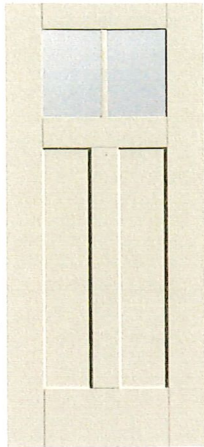
### Smooth-Star.

#### EnLiten™ Flush-Glazed Designs

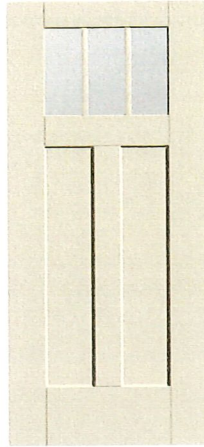
All doors available in 6'8" height and 32", 34" and 36" widths.



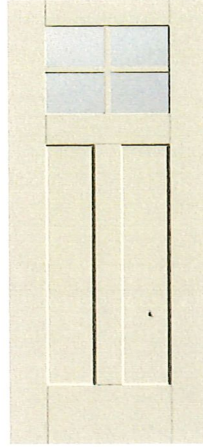
**Privacy / Low-E Shaker**  
S2610  
(XE, XC, XR, LE) 9



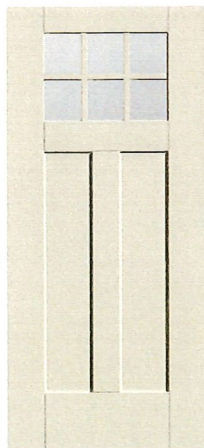
**Low-E Glass SDLF1 2-Lite**  
S4812 ▲  
(SDLF1, LE)



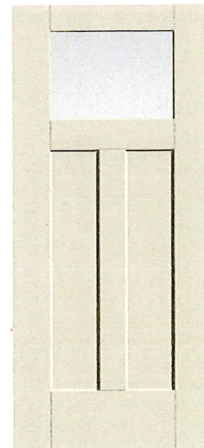
**Low-E Glass SDLF1 3-Lite**  
S4813 ▲  
(SDLF1, LE)



**Low-E Glass SDLF1 4-Lite**  
S4814 ▲  
(SDLF1, LE)



**Low-E Glass SDLF1 6-Lite**  
S4816 ▲  
(SDLF1, LE)



**Low-E Glass S4810 ▲**  
(LE)

### Dentil Shelves

#### Fiber-Classic® & Smooth-Star®\*



Mahogany 4-Block



Smooth 4-Block

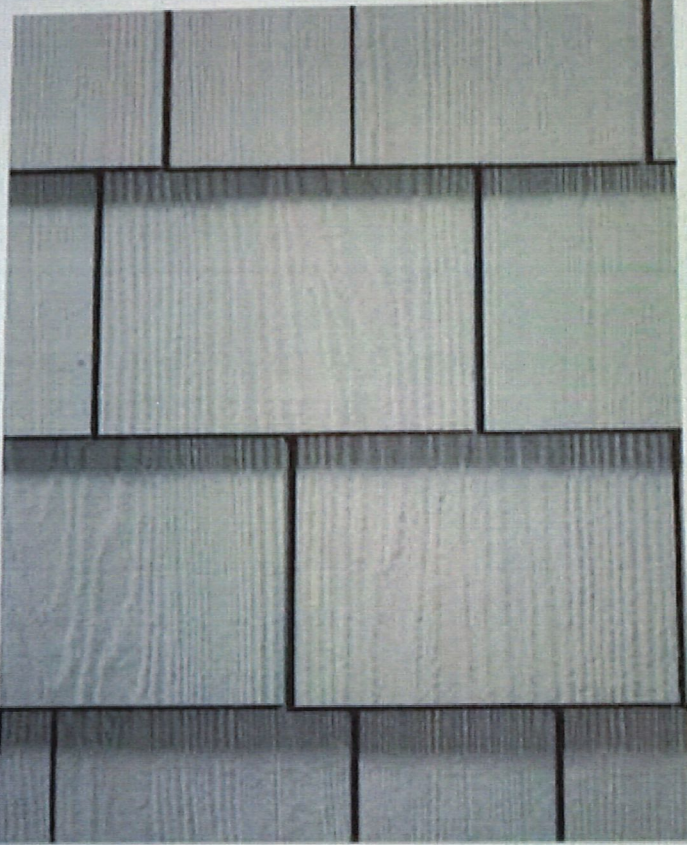
*door will be using 806 Boston Ave*

*S2610*

\*Not recommended for use behind storm doors or to be painted dark colors, if exposed to direct sunlight.

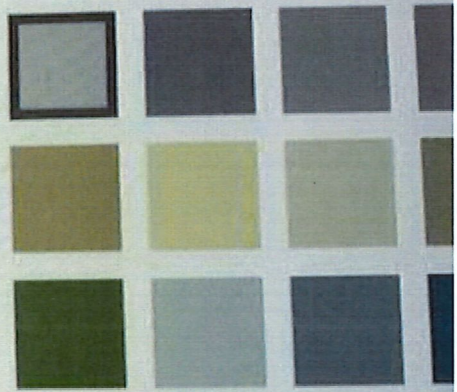
Products

# HARDIESHINGLE SIDING



## SIDING COLORS

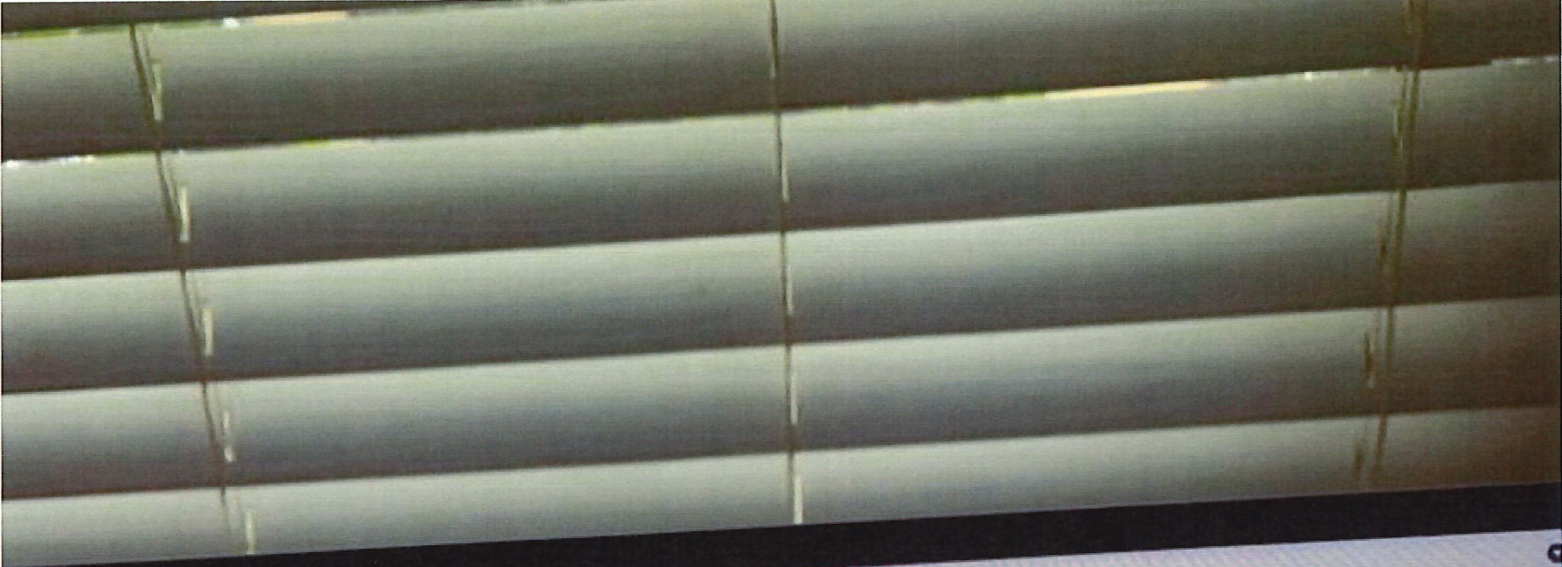
Pearl Gray



[Request a Quote >](#)

Req

Colors shown may vary due to screen resolution. Please see actual product sample for true color.



Siding Visualizer Tool | LP Buildin... x +  
lpcorp.com/products/exterior/siding-trim/colors-inspiration/visualizer?color=quarrygray

Overview Products Why LP SmartSide? Colors & Inspiration Build wit

LP SmartSide  
WALLS TRIM & FASCIA ROOF, DOORS & MORE  
SURFACES TYPE STYLE COLOR

All / Shakes Siding / Cedar Shakes Straight / Desert Stone

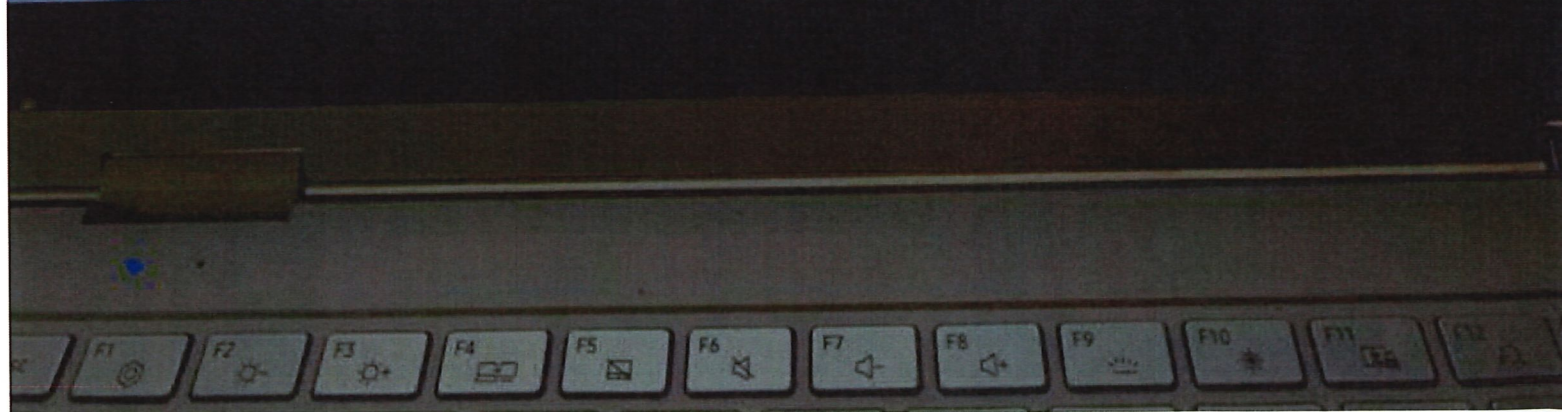
Choose a Color  
Select a color to see your product on the chosen surface.

LP SmartSide  
Create Your Own Recommended Color Sets  
Choose from 16 versatile prefinished colors that are guaranteed to complement your home.



We use cookies on our website to provide you with an improved browsing experience. The cookies we use do not store any personal information. See our privacy policy for more information.

Type here to search [Taskbar icons: Edge, File Explorer, Mail, etc.] 75°F

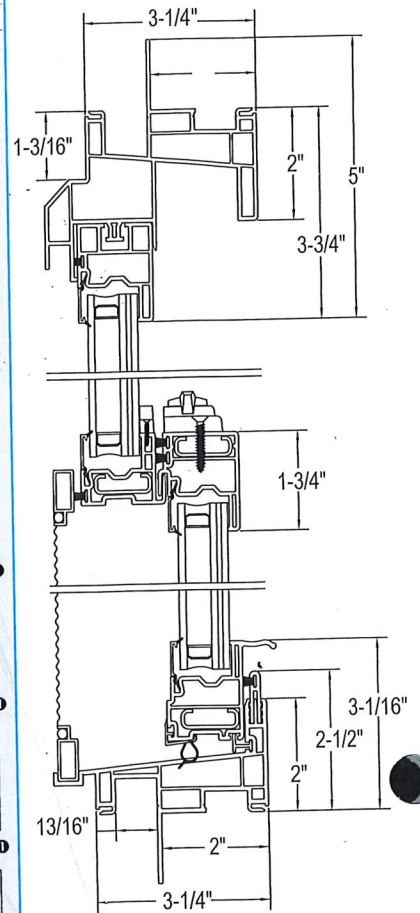


# OceanView Single-Hung | Window Sizes and Detail Drawings

*Kit 36x36*

Rough Opening		Single-Hung									
		20"	24"	28"	32"	36"	40"	44"	48"	52"	
Unit Size	19 1/2"	23 1/2"	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"	51 1/2"		
Sash Opening	13 7/16"	17 7/16"	21 7/16"	25 7/16"	29 7/16"	33 7/16"	37 7/16"	41 7/16"	47 9/16"		
Visible Glass-Sash	11 13/16"	15 13/16"	19 13/16"	23 13/16"	27 13/16"	31 13/16"	35 13/16"	39 13/16"	44 3/4"		
36"	35 1/2"										
	13 9/16"	OVSH2036	OVSH2436	OVSH2836	OVSH3236	OVSH3636	OVSH4036	OVSH4436	OVSH4836	OVSH5236	
44"	43 1/2"										
	17 9/16"	OVSH2044	OVSH2444	OVSH2844	OVSH3244	OVSH3644	OVSH4044	OVSH4444	OVSH4844	OVSH5244	
48"	47 1/2"										
	19 9/16"	OVSH2048	OVSH2448	OVSH2848	OVSH3248	OVSH3648	OVSH4048	OVSH4448	OVSH4848	OVSH5248	
52"	51 1/2"										
	21 9/16"	OVSH2052	OVSH2452	OVSH2852	OVSH3252	OVSH3652	OVSH4052	OVSH4452	OVSH4852	OVSH5252	
60"	59 1/2"										
	25 9/16"	OVSH2060	OVSH2460	OVSH2860	OVSH3260	OVSH3660	OVSH4060	OVSH4460	OVSH4860	OVSH5260	
66"	65 1/2"										
	28 9/16"	OVSH2066	OVSH2466	OVSH2866	OVSH3266	OVSH3666	OVSH4066	OVSH4466	OVSH4866	OVSH5266	
72"	71 1/2"										
	31 9/16"	OVSH2072	OVSH2472	OVSH2872	OVSH3272	OVSH3672	OVSH4072	OVSH4472	OVSH4872	OVSH5272	
80"	79 1/2"										
	35 9/16"	OVSH2080	OVSH2480	OVSH2880	OVSH3280	OVSH3680	OVSH4080	OVSH4480	OVSH4880	OVSH5280	

Single-Hung Vertical Detail



*Guest 48x36*

*16 48x48  
\* 48x40*

Callout sizes are expressed in inches and equal rough opening.

Single-hung windows have an interior frame depth of 2" and an exterior projection of 1-3/16" from the nail fin.

When mulling a unit to a single-hung, overall rough opening is not affected by the mullion.

Picture or transom windows have an interior frame depth of 2" and an exterior projection of 2" from the nail fin.

66" tall windows are the maximum size available as oriels. Oriels are windows having 60% to 40% sash height proportions with the larger sash on top. Reverse oriels have the smaller sash on top.

● Meets egress of:




































- Clear openable area  $\geq$  5.7 sq. ft.
- Clear openable width  $\geq$  20"
- Clear openable height  $\geq$  24"

● 2U1R2C: Mullied two-unit (one row, two columns).

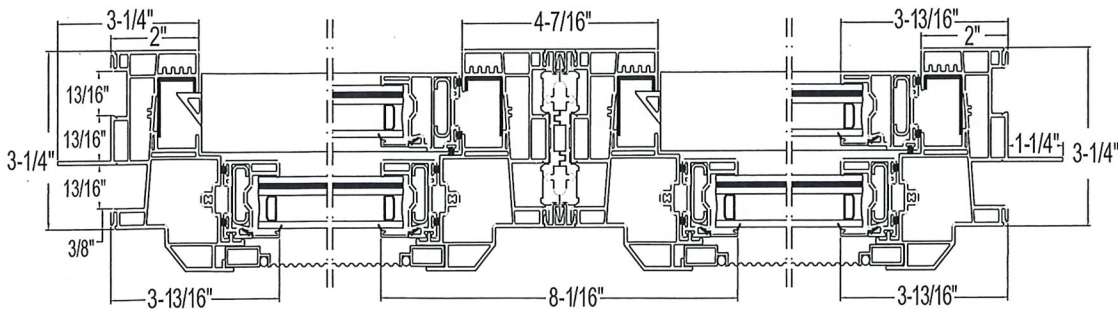
● 3U1R3C: Mullied three-unit (one row, three column).

■ All sizes shown meet DP50 rating.

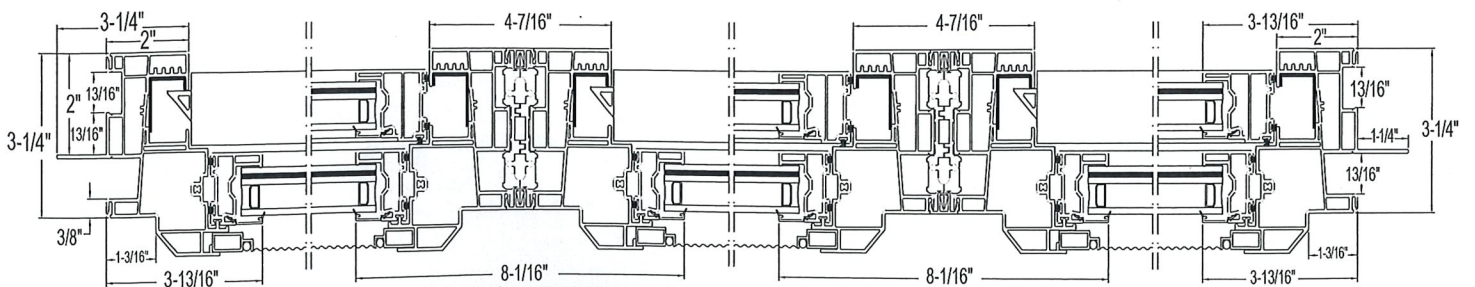
For the latest testing data, contact Customer Service or visit our website at [www.Vivinco.com](http://www.Vivinco.com).

Rough Opening		Twin Single-Hung 2U1R2C <sup>®</sup>			Triple Single-Hung 3U1R3C <sup>®</sup>	
		56"	64"	72"	84"	96"
Unit Size		55 1/2"	63 1/2"	71 1/2"	83 1/2"	95 1/2"
Sash Opening		21 7/16"	25 7/16"	29 7/16"	21 3/16"	25 7/16"
Visible Glass-Sash		19 13/16"	23 13/16"	27 13/16"	19 13/16"	23 13/16"
36"	35 1/2"					
	13 9/16"	OVSHSH5636	OVSHSH6436	OVSHSH7236	OVSHSHSH8436	OVSHSHSH9636
44"	43 1/2"					
	17 9/16"	OVSHSH5644	OVSHSH6444	OVSHSH7244	OVSHSHSH8444	OVSHSHSH9644
48"	47 1/2"					
	19 9/16"	OVSHSH5648	OVSHSH6448	OVSHSH7248	OVSHSHSH8448	OVSHSHSH9648
52"	51 1/2"					
	21 9/16"	OVSHSH5652	OVSHSH6452	OVSHSH7252	OVSHSHSH8452	OVSHSHSH9652
60"	59 1/2"					
	25 9/16"	OVSHSH5660	OVSHSH6460	OVSHSH7260	OVSHSHSH8460	OVSHSHSH9660
66"	65 1/2"					
	28 9/16"	OVSHSH5666	OVSHSH6466	OVSHSH7266	OVSHSHSH8466	OVSHSHSH9666
72"	71 1/2"					
	31 9/16"	OVSHSH5672	OVSHSH6472	OVSHSH7272	OVSHSHSH8472	OVSHSHSH9672
80"	79 1/2"	—	—	—		
	32 5/8"	—	—	—	OVSHSHSH8480	OVSHSHSH9680

Twin Single-Hung 2U1R2C<sup>®</sup> Horizontal Detail



Triple Single-Hung 3U1R3C<sup>®</sup> Horizontal Detail



48 x 84  
LR

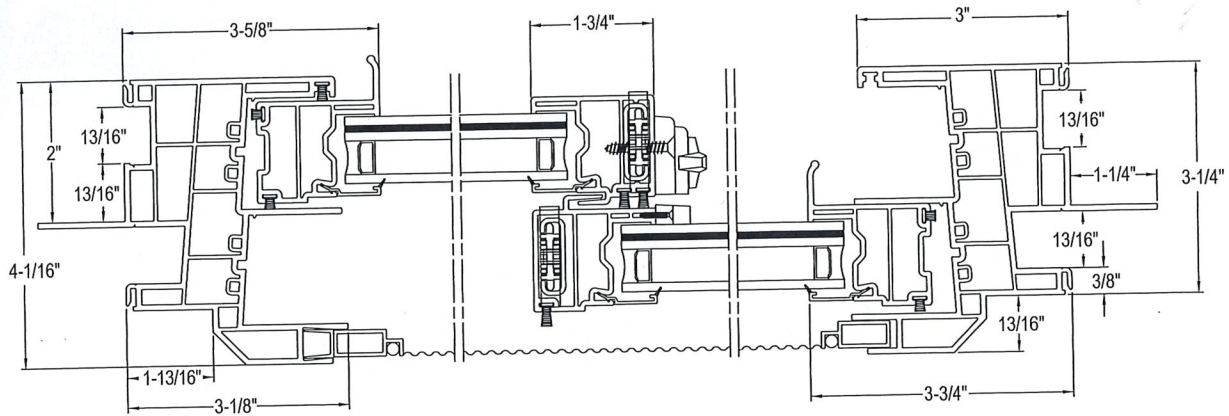
# OceanView Sliding Windows | Window Sizes and Detail Drawings

Rough Opening	2-Lite Slider							
	24"	36"	48"	54"	60"	72"	84"	96"
Unit Size	23 1/2"	35 1/2"	47 1/2"	53 1/2"	59 1/2"	71 1/2"	83 1/2"	95 1/2"
Sash Opening	5 3/16"	11 3/16"	17 3/16"	20 3/16"	23 3/16"	29 3/16"	35 3/16"	41 3/16"
Visible Glass-Sash	7 1/8"	13 1/8"	19 1/8"	22 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
24"	OV2SL2424	OV2SL3624	OV2SL4824	OV2SL5424	OV2SL6024	OV2SL7224	OV2SL8424	OV2SL9624
36"	OV2SL2436	OV2SL3636	OV2SL4836	OV2SL5436	OV2SL6036	OV2SL7236	OV2SL8436	OV2SL9636
42"	OV2SL2442	OV2SL3642	OV2SL4842	OV2SL5442	OV2SL6042	OV2SL7242	OV2SL8442	OV2SL9642
48"	OV2SL2448	OV2SL3648	OV2SL4848	OV2SL5448	OV2SL6048	OV2SL7248	OV2SL8448	OV2SL9648
60"	OV2SL2460	OV2SL3660	OV2SL4860	OV2SL5460	OV2SL6060	OV2SL7260	—	—

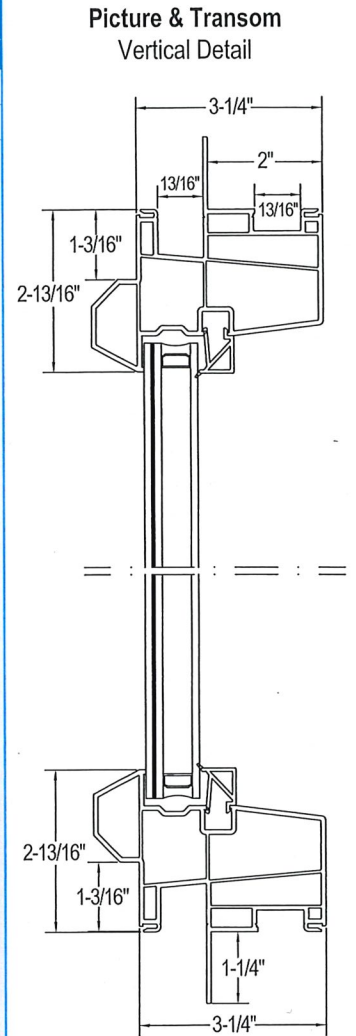
158225  
79

24x84 LP  
7/21/21

2-Lite Slider Horizontal Detail



Rough Opening			Picture*										
			12"	20"	24"	28"	32"	36"	40"	44"	48"	60"	72"
Unit Size			11 1/2"	19 1/2"	23 1/2"	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"	59 1/2"	71 1/2"
Visible Glass			5 3/4"	13 3/4"	17 3/4"	21 3/4"	25 3/4"	29 3/4"	33 3/4"	37 3/4"	41 3/4"	53 3/4"	65 3/4"
36"	35 1/2"	29 3/4"											
	OVPX1236	OVPX2036	OVPX2436	OVPX2836	OVPX3236	OVPX3636	OVPX4036	OVPX4436	OVPX4836	OVPX6036	OVPX7236		
42"	41 1/2"	35 3/4"											
	OVPX1242	OVPX2042	OVPX2442	OVPX2842	OVPX3242	OVPX3642	OVPX4042	OVPX4442	OVPX4842	OVPX6042	OVPX7242		
44"	43 1/2"	37 3/4"											
	OVPX1244	OVPX2044	OVPX2444	OVPX2844	OVPX3244	OVPX3644	OVPX4044	OVPX4444	OVPX4844	OVPX6044	OVPX7244		
48"	47 1/2"	41 3/4"											
	OVPX1248	OVPX2048	OVPX2448	OVPX2848	OVPX3248	OVPX3648	OVPX4048	OVPX4448	OVPX4848	OVPX6048	OVPX7248		
52"	51 1/2"	45 3/4"											
	OVPX1252	OVPX2052	OVPX2452	OVPX2852	OVPX3252	OVPX3652	OVPX4052	OVPX4452	OVPX4852	OVPX6052	OVPX7252		
60"	59 1/2"	53 3/4"											
	OVPX1260	OVPX2060	OVPX2460	OVPX2860	OVPX3260	OVPX3660	OVPX4060	OVPX4460	OVPX4860	OVPX6060	OVPX7260		
66"	65 1/2"	59 3/4"											
	OVPX1266	OVPX2066	OVPX2466	OVPX2866	OVPX3266	OVPX3666	OVPX4066	OVPX4466	OVPX4866	OVPX6066	OVPX7266		
72"	71 1/2"	65 3/4"											
	OVPX1272	OVPX2072	OVPX2472	OVPX2872	OVPX3272	OVPX3672	OVPX4072	OVPX4472	OVPX4872	OVPX6072	OVPX7272		



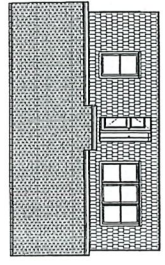
Rough Opening			Transom										
			28"	30"	32"	36"	40"	44"	48"	52"	56"	64"	72"
Unit Size			27 1/2"	29 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"	51 1/2"	55 1/2"	63 1/2"	71 1/2"
Visible Glass			21 3/4"	23 3/4"	25 3/4"	29 3/4"	33 3/4"	37 3/4"	41 3/4"	45 3/4"	49 3/4"	57 3/4"	65 3/4"
12"	11 1/2"	5 3/4"											
	OVTSM2812	OVTSM3012	OVTSM3212	OVTSM3612	OVTSM4012	OVTSM4412	OVTSM4812	OVTSM5212	OVTSM5612	OVTSM6412	OVTSM7212		
18"	17 1/2"	11 3/4"											
	OVTSM2818	OVTSM3018	OVTSM3218	OVTSM3618	OVTSM4018	OVTSM4418	OVTSM4818	OVTSM5218	OVTSM5618	OVTSM6418	OVTSM7218		
24"	23 1/2"	17 3/4"											
	OVTSM2824	OVTSM3024	OVTSM3224	OVTSM3624	OVTSM4024	OVTSM4424	OVTSM4824	OVTSM5224	OVTSM5624	OVTSM6424	OVTSM7224		

Callout sizes are expressed in inches and equal rough opening.  
 Slider, picture, and transom windows have an interior frame depth of 2"; exterior projection of the frame is 1-3/16" from the nail fin.  
 When mulling a unit to a slider, picture, or transom overall rough opening is not affected by the mullion.  
 Half-screen is standard for 2-lite slider  
 \*Picture windows up to 96" in length OR width are available (if width is increased, length is reduced, and vice versa)

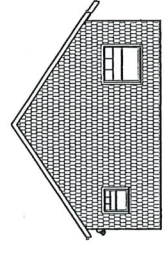
- Meets egress of:  
 Clear openable area ≥ 5.7 sq. ft.  
 Clear openable width ≥ 20"  
 Clear openable height ≥ 24"
  - All sizes shown meet DP50 rating.
- For the latest testing data, contact Customer Service or visit our website at [www.Viwinco.com](http://www.Viwinco.com).

*Open?*

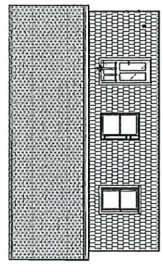
*18x36 Bathroom*



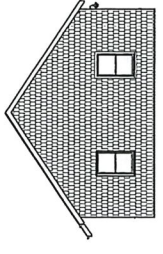
Exterior Elevation Front



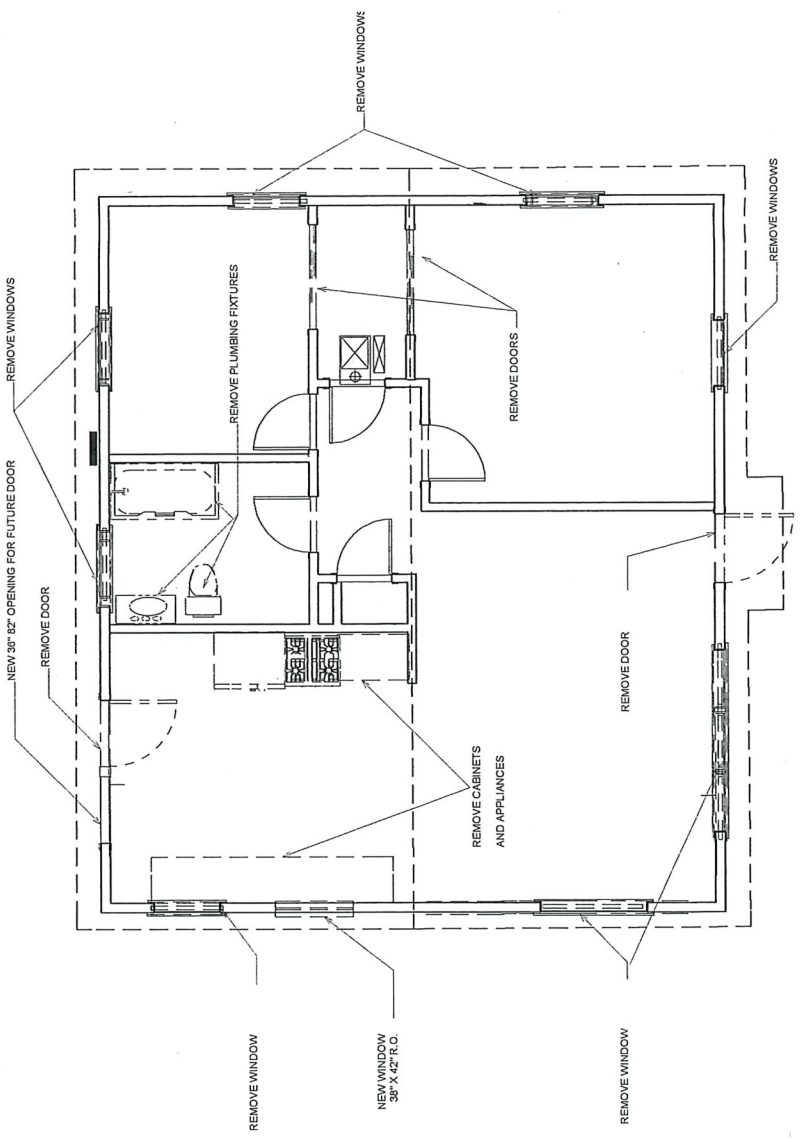
Exterior Elevation Left



Exterior Elevation Back 2



Exterior Elevation Right



**EXISTING/ DEMOLITION PLAN**

**FOR REVIEW ONLY**

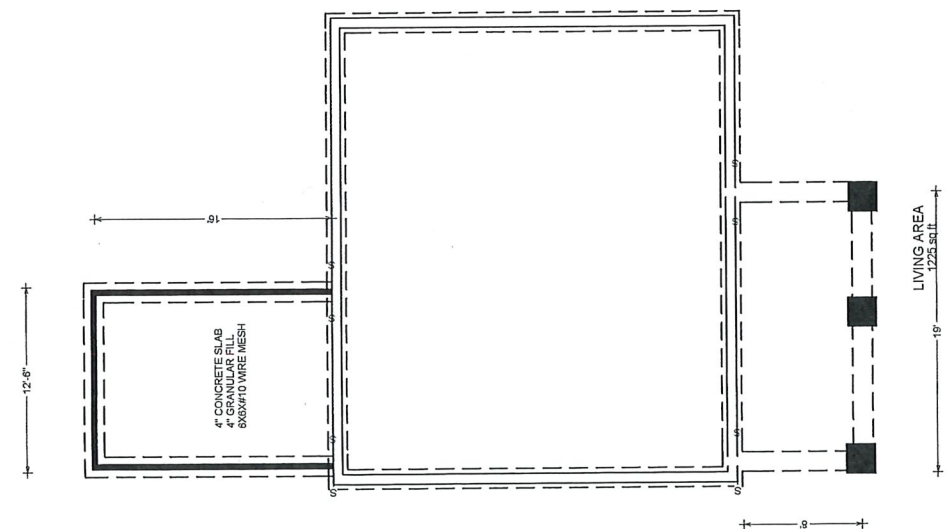
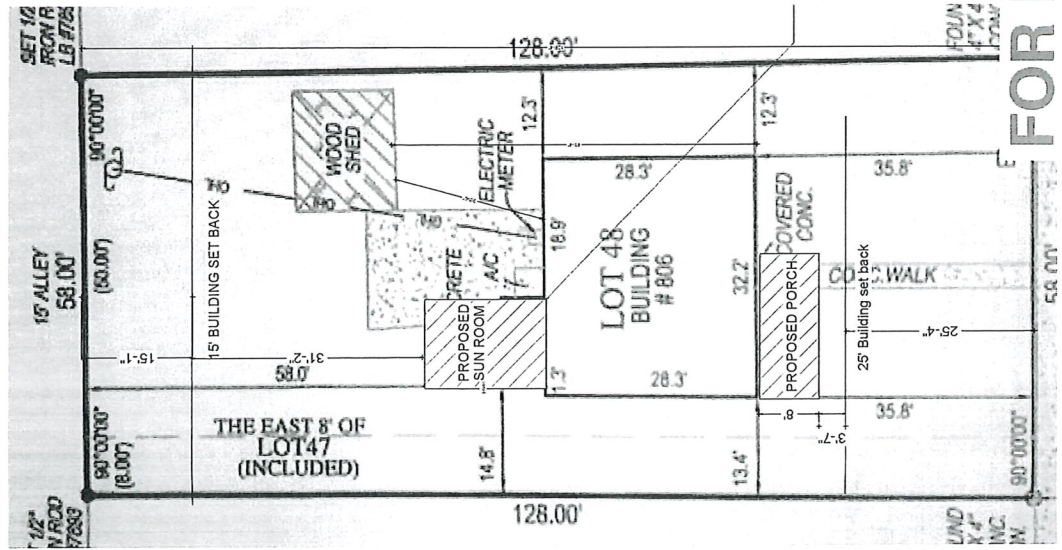
7/1/2021

**A-1**



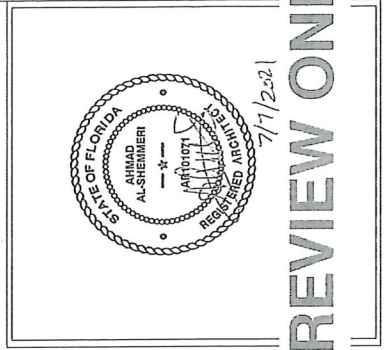
**FOR REVIEW ONLY**

A-2



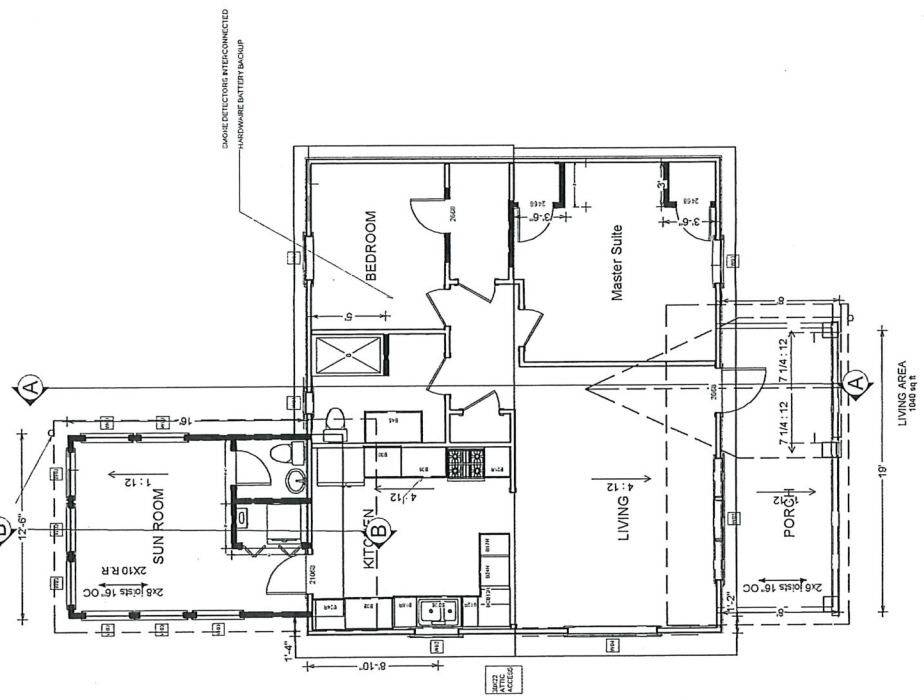
1st Floor

Foundation



FOR REVIEW ONLY

NUMBER	LABEL	QTY	ROOM	SIZE	WIDTH	HEIGHT	NO	REGRESS	DESCRIPTION	HEADER	FOOTE	MANUFACTURER	COMMENTS
W01	16500H4	1		16500H4	16"	58"	1		DOUBLE HUNG	26X525" (2)			
W02	35500H4	1		35500H4	35"	60"	1		DOUBLE HUNG	26X541" (2)			
W03	5016FX	1		5016FX	17"	18"	1		FIXED GLASS	26X577" (2)			
W05	8550M0	1		8550	85"	137 1/8"	1		MULLED UNIT	24X12X103 1/8" (2)			

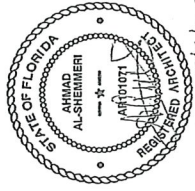
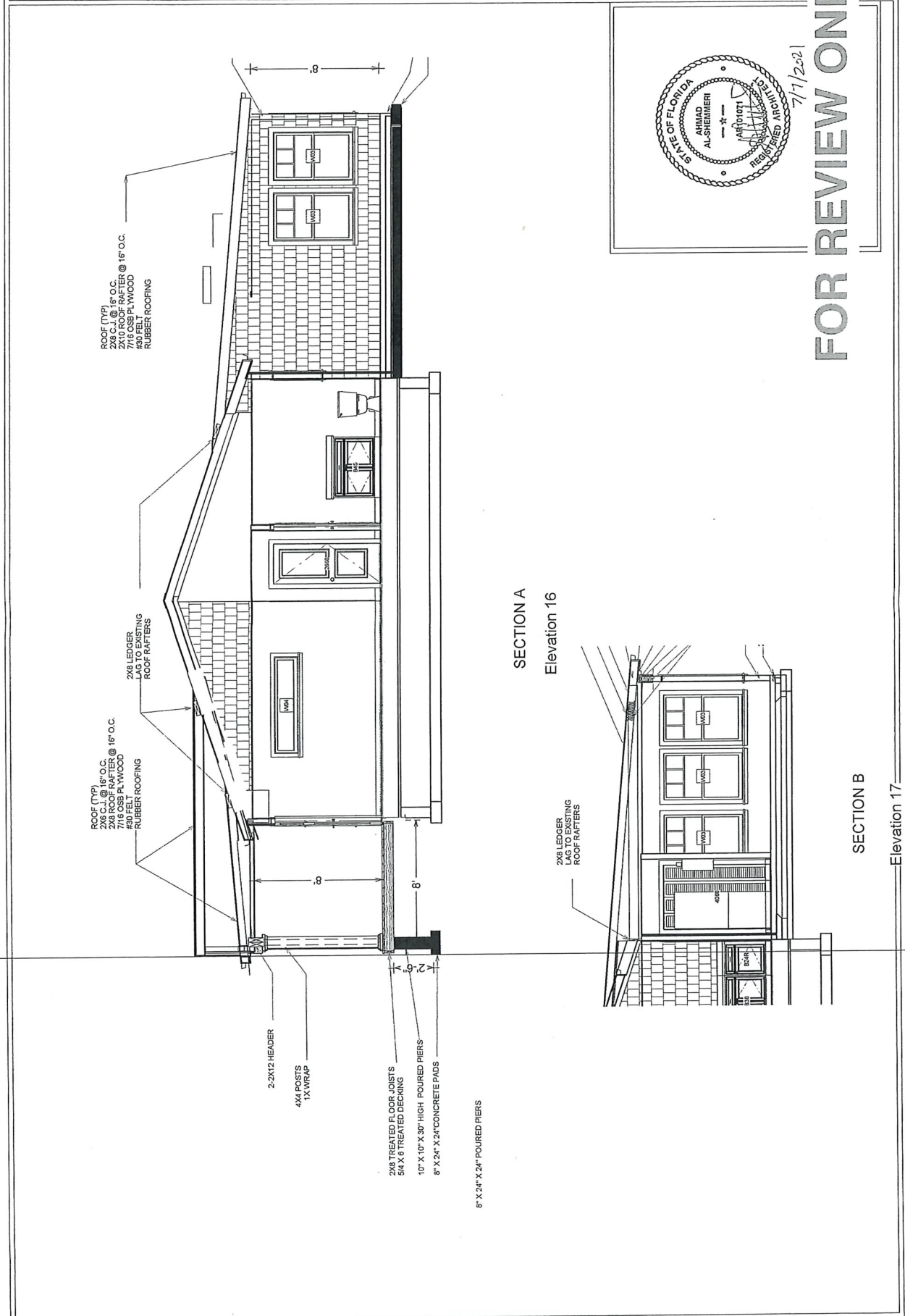


PROPOSED ADDITIONS

2x6 posts 16' OC

-BEAM POCKET

SHEET TITLE		mandy Nickles 4.20		PROJECT DESCRIPTION:		DRAWINGS PROVIDED BY:		DATE:		SCALE:	
SHEET TITLE		mandy Nickles 4.20		PROJECT DESCRIPTION:		DRAWINGS PROVIDED BY:		DATE:		SCALE:	
SHEET TITLE		mandy Nickles 4.20		PROJECT DESCRIPTION:		DRAWINGS PROVIDED BY:		DATE:		SCALE:	



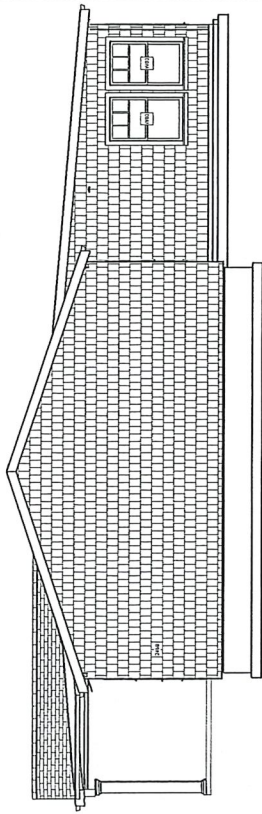
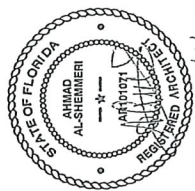
FOR REVIEW ONLY

A-4

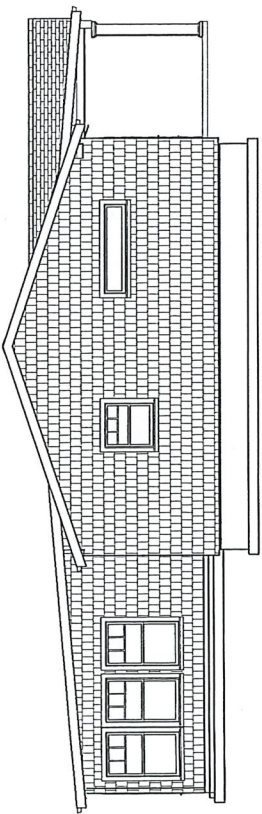
SECTION A  
Elevation 16

SECTION B  
Elevation 17

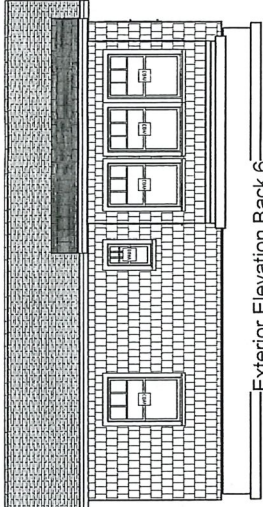
NO. DESCRIPTION BY DATE		SHEET TITLE		PROJECT DESCRIPTION: mandy Nickles 4.20		DRAWINGS PROVIDED BY:		DATE: 7/2/2021	SCALE: 1/1"=2'-0"	FOR REVIEW ONLY	A-5



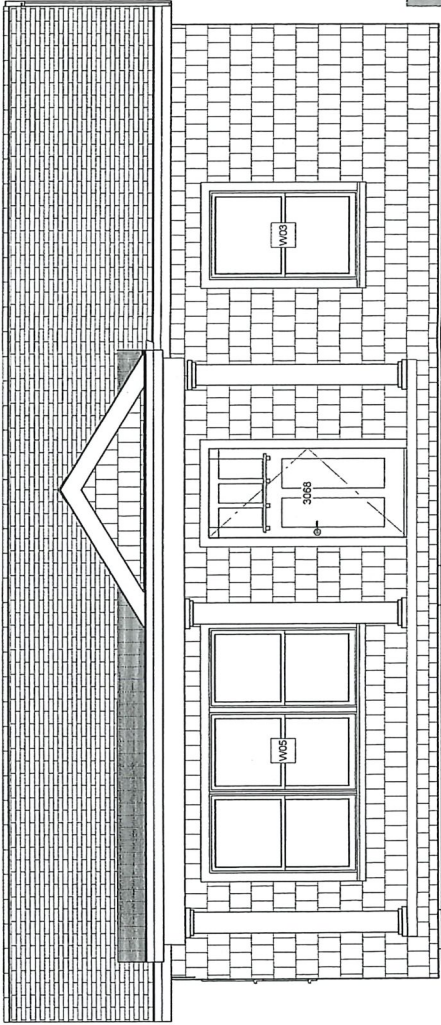
Exterior Elevation Right



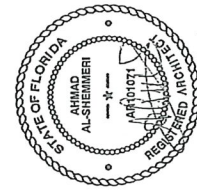
Exterior Elevation Left 9



Exterior Elevation Back 6

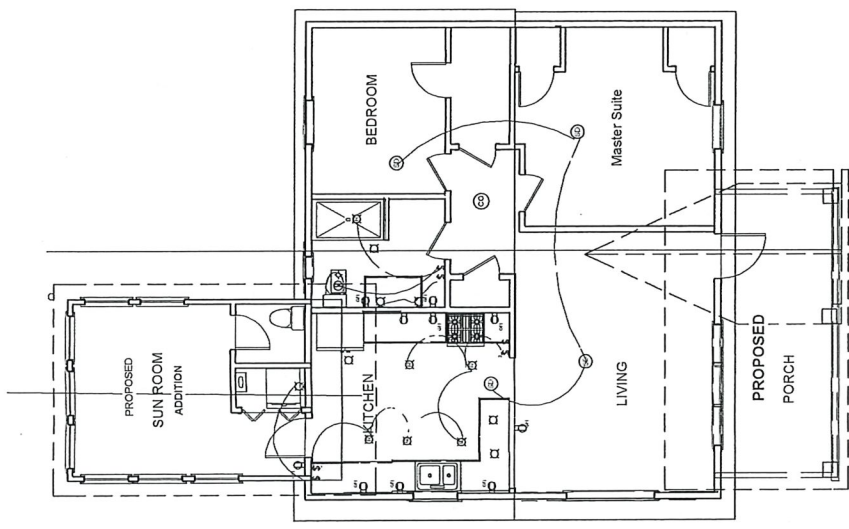


Exterior Elevation Front 6



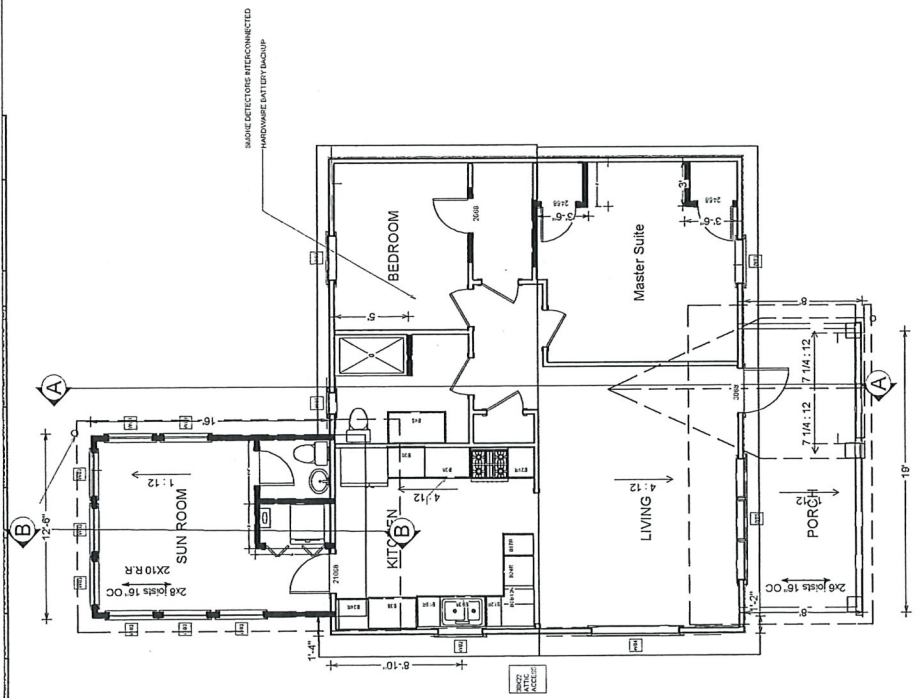
FOR REVIEW ONLY

A-6



ELECTRIC PLAN

1st Floor



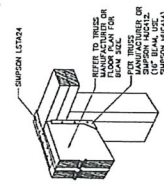
PROPOSED ADDITIONS

1st Floor



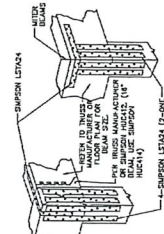
**FOR REVIEW ONLY**  
 A-7

NOTE:  
 1. CONTRACTOR SHALL REFER TO ALL DRAWINGS AND SPECIFICATIONS TO OBTAIN FULL AND COMPLETE INFORMATION AND TO VERIFY THE SIZE OF EACH PART AND THE TYPE OF EACH PART AND THE REPRODUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SIZE OF EACH PART AND THE TYPE OF EACH PART AND THE REPRODUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SIZE OF EACH PART AND THE TYPE OF EACH PART AND THE REPRODUCTION PROCESS.

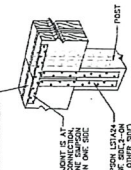


BEAM TO CORNER ENDWALL CONNECTION DETAIL  
 BEAM MAY BE ATTACHED IN EITHER METHOD SHOWN ABOVE (NUMBER OF THE CALL OUTS)

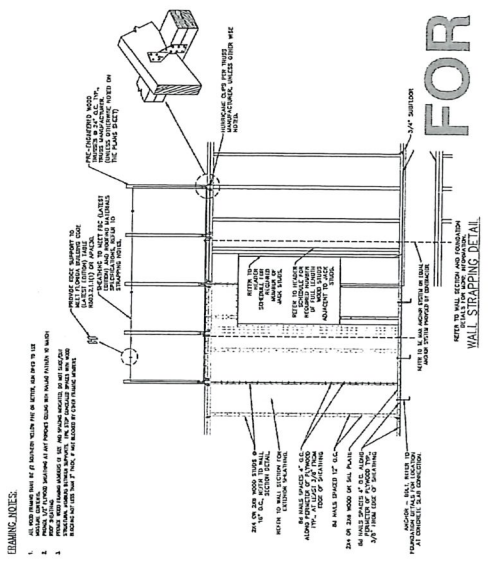
REINFORCING BAR	SIZE	LENGTH	QUANTITY
1#	1# 10	1.00	1
2#	2# 10	1.00	2
3#	3# 10	1.00	3
4#	4# 10	1.00	4
5#	5# 10	1.00	5
6#	6# 10	1.00	6
7#	7# 10	1.00	7
8#	8# 10	1.00	8
9#	9# 10	1.00	9
10#	10# 10	1.00	10
11#	11# 10	1.00	11
12#	12# 10	1.00	12
13#	13# 10	1.00	13
14#	14# 10	1.00	14
15#	15# 10	1.00	15
16#	16# 10	1.00	16
17#	17# 10	1.00	17
18#	18# 10	1.00	18
19#	19# 10	1.00	19
20#	20# 10	1.00	20



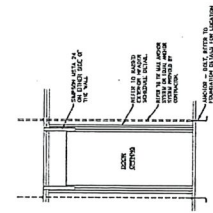
SUPPORTIVE POST TO BEAM DETAIL FOR DOUBLE BEAM  
 BEAM MAY BE ATTACHED IN EITHER METHOD SHOWN ABOVE (NUMBER OF THE CALL OUTS)



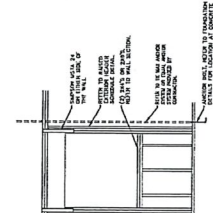
SUPPORTIVE CENTER POST TO BEAM DETAIL



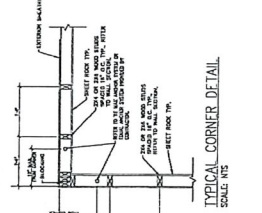
FRAMING NOTES:  
 1. ALL WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.  
 2. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION.  
 3. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION.  
 4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION.  
 5. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" POLYSTYRENE INSULATION.



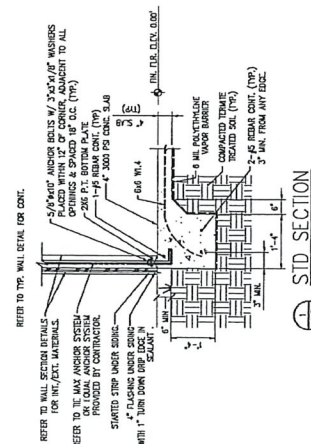
DOOR OPENING DETAIL  
 SCALE: NTS



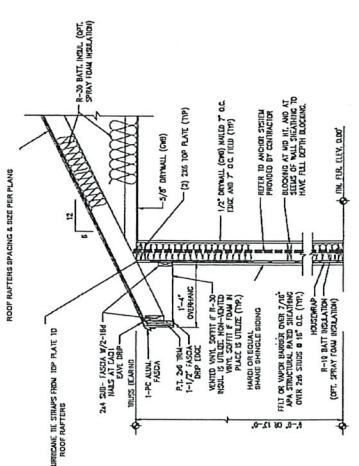
WINDOW OPENING DETAIL  
 SCALE: NTS



TYPICAL CORNER DETAIL  
 SCALE: NTS



STD SECTION  
 NTS



TYPICAL WALL SECTION  
 SCALE: NTS

### Property Identification

Site Address: 806 BOSTON AVE  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2410-706-0046-000-6  
 Jurisdiction: Fort Pierce

Use Type: 0100  
 Account #: 23590  
 Map ID: 24/10S  
 Zoning: SF Moderat

### Ownership

Amanda Nickles  
 806 Boston AVE  
 Fort Pierce, FL 34950

### Legal Description

PARKWAY PLACE E 8 FT OF LOT 47 ANDALL LOT 48 (MAP 24/10E)

### Current Values

Just/Market Value: \$45,800  
 Assessed Value: \$45,800  
 Exemptions: \$0  
 Taxable Value: \$45,800



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 896  
 Gross Sketched Area (SF): 983  
 Land Size (acres): 0.17  
 Land Size (SF): 7,424

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 1, 2021	4585 / 1148	0001	WD	TREASURE COAST RENTAL PROPERTIES LLC	\$145,000
Mar 24, 2019	4247 / 0468	0111	QC	Samuel Carriel	\$100
Mar 24, 2019	4247 / 0466	0111	QC	Samuel Matthew D	\$100
Dec 5, 2012	3460 / 2235	0001	WD	Morris Peter K	\$20,000
Jul 30, 2012	3417 / 1786	0111	PB	Morris Jr (EST) George W	\$0
Dec 1, 1987	0568 / 2915	XX00	CV		\$38,200
Oct 1, 1985	0481 / 0274	XX01	CV		\$37,500

### Building Information (1 of 1)

Finished Area: 896 SF

Gross Sketched Area: 983 SF

#### Exterior Data

View: Roof Cover: Metal Roof Structure: Gable  
 Building Type: HD+ Year Built: 1951 Frame:

Grade: D+  
 Story Height: 1 Story

Effective Year: 1970  
 No. Units: 1

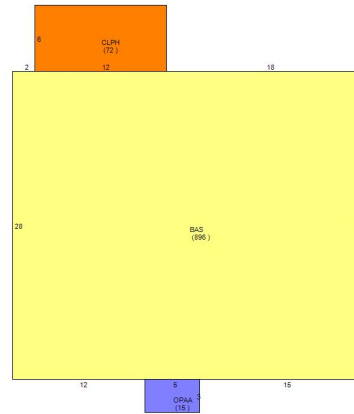
Primary Wall: Hardwood Lap  
 Secondary Wall:

**Interior Data**

Bedrooms: 2  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 100%

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	896	896	120
CLPH	Closed Porch High	72	0	36
OPAA	Open Porch Attached Average	15	0	16

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
UTILITY FAIR	1	168	1999

**Current Year Values**


Current Values Breakdown

Building:	\$36,400
Land:	\$9,400
Just/Market:	\$45,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$45,800
Exemption(s):	\$0
Taxable:	\$45,800

Current Year Exemption Value Breakdown

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assesments 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
2020	\$45,800	\$45,800	\$0	\$45,800
2019	\$46,300	\$29,428	\$0	\$29,428
2018	\$37,900	\$26,753	\$0	\$26,753

**Permits**

Number	Issue Date	Description	Amount	Fee
BP-091436	Aug 28, 2009	Alterations/Remodeling	\$1,200	\$100
BP13-0359	Jan 29, 2013	Roof	\$4,500	\$164
BP13-0646	Feb 11, 2013	Air Conditioning Only	\$3,250	\$154

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 21-37 – Additions and Renovations – 806 Boston Avenue

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** July 16, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 7/16/2021

**Historic Preservation Board**

**5. d.**

Meeting Date: 07/26/2021

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Information

REQUESTED ACTION

Certificate of Appropriateness 21-35 - Demolition - 427 N. 14th Street

LOCATION

427 N 14th Street (Parcel ID: 2409-503-0048-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report  
Application  
Property Card  
Inspection Report  
Public Notification

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 07/19/2021

Started On: 07/19/2021 11:11 AM



JULY 26, 2021

**COA 21-35**

**Owner**

Foundation, LLC

**Applicant**

Impact Construction Co.

**Location**

427 N 14th Street

**Parcel**

2409-503-0048-000-3

**Historic Status**

Contributing structures located in the Lincoln Park Historic District.

**Requested Action**

Demolition of building #3

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



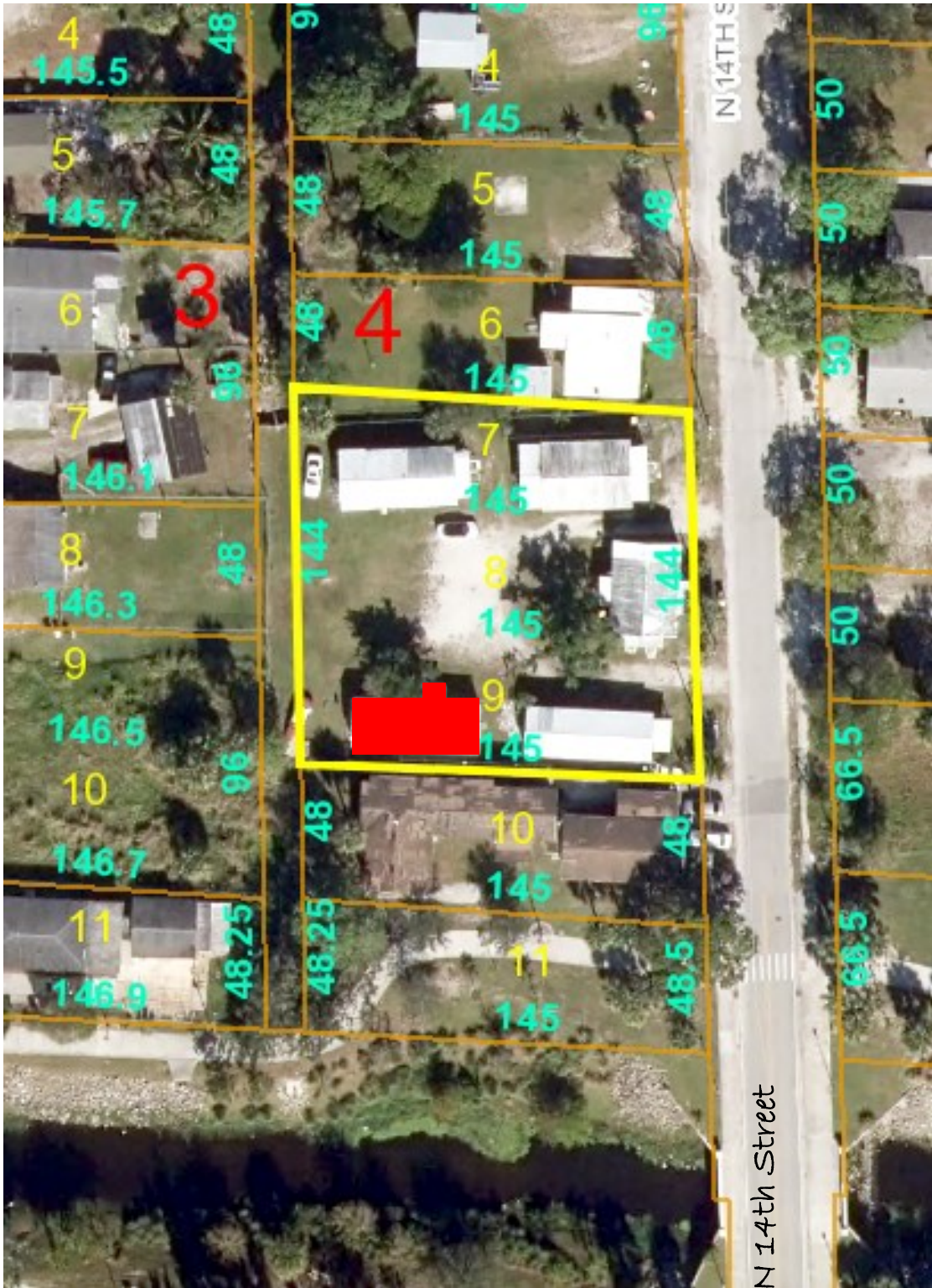
**Subject Building**

**B A C K G R O U N D**

The subject site is located within the Lincoln Park Historic District. The property consists of five (5) residential cottages build from years 1947 to 1952.

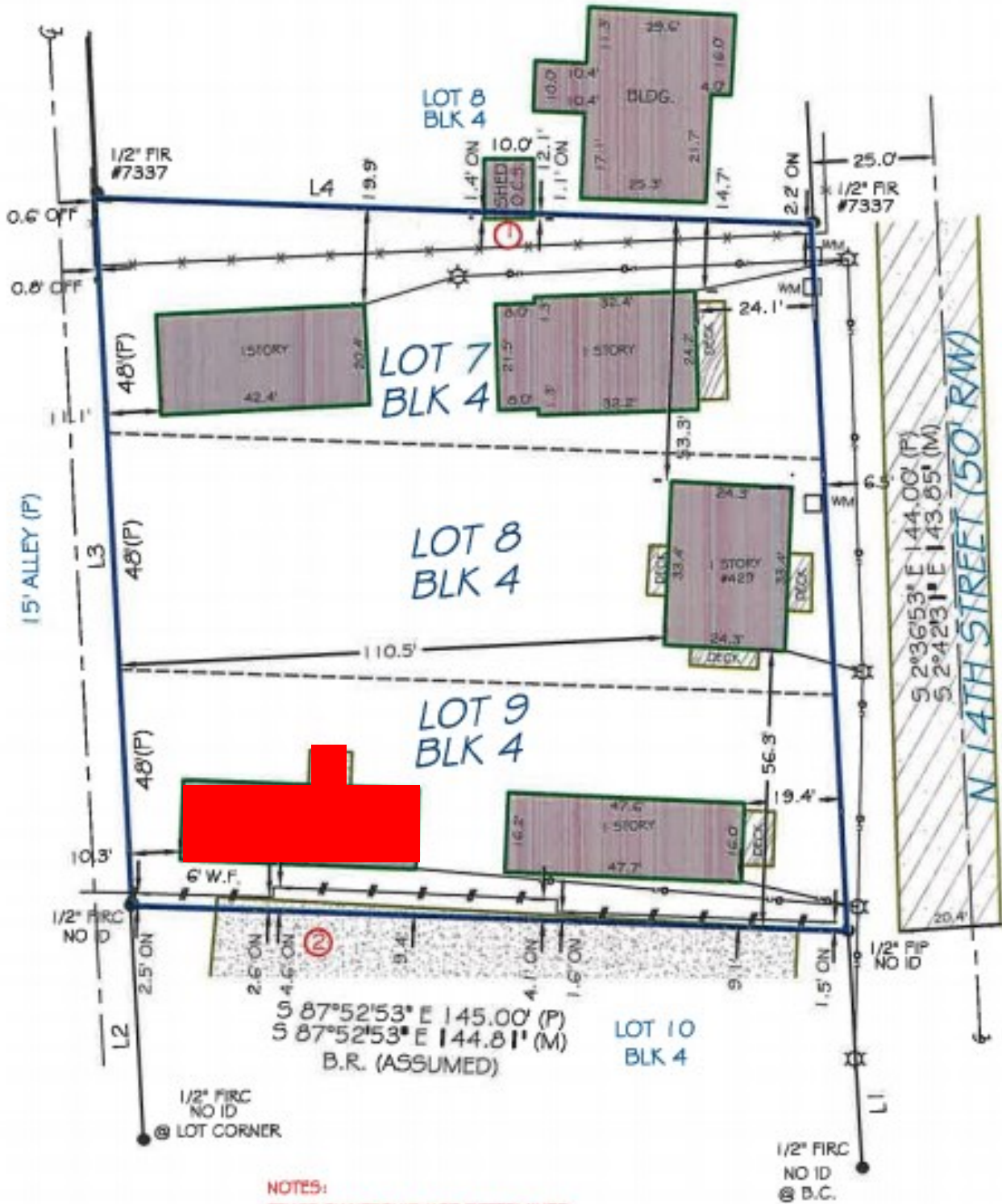
**R E Q U E S T**

The applicant is requesting COA approval for the demolition of one (1) of four structures located on the same property. The subject structure #3, proposed for demolition, is a duplex located on the back of the property.



Building proposed for the demolition

**Subject property - aerial photo**



NOTES:  
 FENCE OWNERSHIP NOT DETERMINED  
 LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
 CONFLICTING LACK OF CONTROL IN AREA. USED BEST FIT FOR LOT.

           Duplex proposed for the demolition

Criteria for Demolition (Sec. 111-157): 427 N 14th Street <b>Applicant response</b>	Staff Analysis	Criteria for demolition met?
<p><b>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?</b></p> <p><b>No</b></p>	<p>The structure's overwhelming deterioration has significantly diminished its historic value.</p> <p>It does not meet national, state or local criteria for designation as a significant historic or architectural site or structure.</p>	Yes
<p><b>B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?</b></p> <p><b>No</b></p>	<p>There is no significant design or craftsmanship present. The craftsmanship and materials featured at the site could easily be reproduced.</p>	Yes
<p><b>C. Is the structure one of the last remaining examples of its kind in the city, county or region?</b></p> <p><b>No</b></p>	<p>The structure has no historical or architectural significance.</p>	Yes
<p><b>D. Does the structure contribute significantly to the historic character of a designated historic district?</b></p> <p><b>No</b></p>	<p>The structure has visibly deteriorated for several years, it has become an undesirable component of the district.</p>	Yes
<p><b>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?</b></p> <p><b>No</b></p>	<p>The structure does not have architectural, historical or cultural value.</p>	Yes
<p><b>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?</b></p> <p><b>There is not currently a plan that is ready to immediately execute, however we of course would like to reserve the right to possibly move forward with submitting plans in the future for building at that location and/or replacing the structure at that location.</b></p>	<p>The removal of the building will not present option for a new construction. Once the subject building will be demolish the property should be re-sodded and potentially used as a common space for example picking or playground area.</p>	Yes

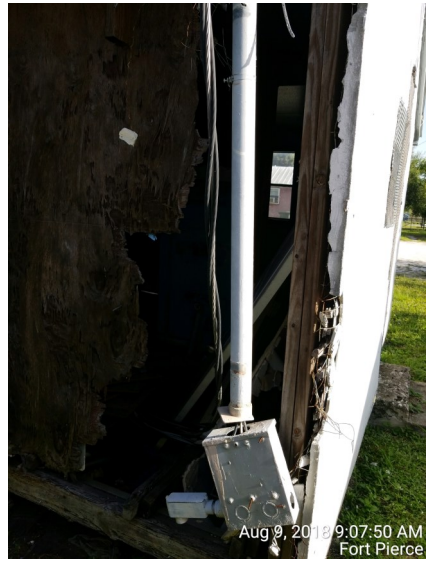
**STAFF RECOMMENDATION**

The building proposed for demolition is in very poor condition. It was not maintained for an extended period of time and is visibly damaged, deteriorated and unsafe. Given the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district and the building's current state of disrepair, staff recommends approval of the demolition request. Once the subject building is demolished the property should be re-sodded and potentially used as a common open space for the development.

Addressing criterion F, the applicant stated that he would like to reserve the right to submit plans for future building at the demolition location. However, the removal of the building will not allow the option for a new construction as this property is located within Medium Density Residential Zone (R-4) which permits a maximum gross density not to exceed 10 units per acre for conventional developments and 12 units per acre for innovative developments. Currently there are nine (9) units located on the 0.48 acre property. The density, therefore, would exceed the maximum number of units allowed by the current code.



**Interior and exterior damage of the structure**



**Interior and exterior damage of the structure**



# Certificate of Appropriateness Application

## Building & Site Information

Address of the Site: 427 N 14 Street (Rear Building)  
 Parcel ID #: 2409-503-0048-000-3  
 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): Foundation, LLC  
 Mailing Address: 2676 SW 129 Terrace Micamor, FL 33027  
 Phone Number(s): 954-696-1425 Email: cmpatterson@hotmail.com  
 (Cunderscore m)

### Applicant

Name(s): Impact Construction Co  
 Mailing Address: 5739 Pembroke Road Hollywood, FL 33027  
 Phone Number(s): 954-901-1111 Email: oel@impactconstruction.com

### Representative

Name(s): Christopher and/or Meredith Patterson  
 Mailing Address: 2676 SW 129 Terrace Micamor FL 33027  
 Phone Number(s): 954 696 1425 Email cmpatterson@hotmail.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 acknowledgment 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, Christopher and Meredith Patterson as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

6/25/2021  
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 building shell

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.

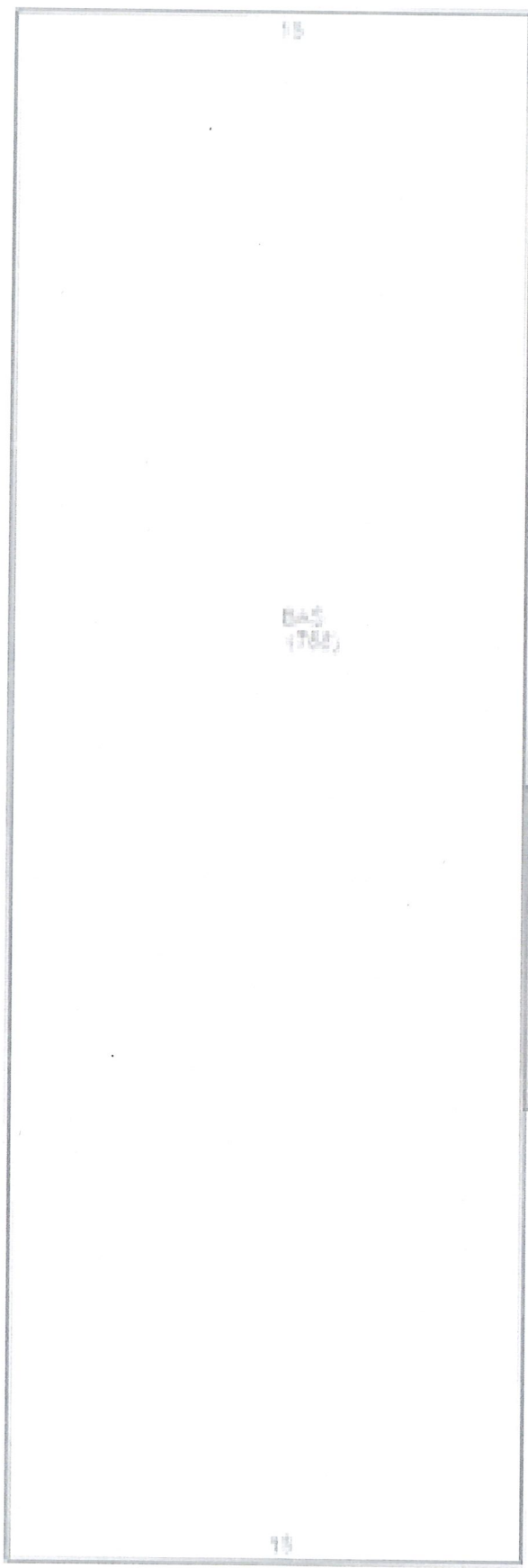
Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

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

Color samples.

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



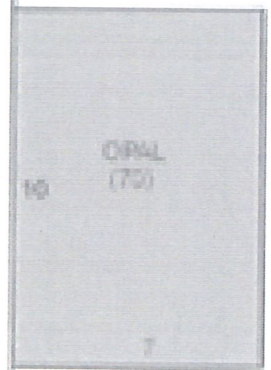


15

18  
(788)

19

24



10

18  
(70)

7

18

**Maria Lewicka**

---

**From:** C and M Patterson <c\_mpatterson@hotmail.com>  
**Sent:** Wednesday, June 30, 2021 5:45 PM  
**To:** Maria Lewicka  
**Subject:** Re: COA application for demo of 427 N 14 street (rear structure)

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. .

Good afternoon Maria,

We would like to get the ball rolling on this right away. Could you please let me know if there is a way to have this expedited? Thank you.

Below are responses to your questions:

- 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? **No.**
- b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship? **No.**
- c. Is the structure one of the last remaining examples of its kind in the city, county or region? **No.**
- d. Does the structure contribute significantly to the historic character of a designated district? **No.**
- 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? **No.**
- 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? **There is not currently a plan that is ready to immediately execute, however we of course would like to reserve the right to possibly move forward with submitting plans in the future for building at that location and/or replacing the structure at that location.**

### Property Identification

Site Address: 427 N 14th ST  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-503-0048-000-3  
 Jurisdiction: Fort Pierce

Use Type: 0800  
 Account #: 21366  
 Map ID: 24/09N  
 Zoning: Medium Den

### Ownership

Foundation LLC  
 2676 SW 129th TER  
 Miramar, FL 33027

### Legal Description

GOLDSMITH'S S/D BLK 4 LOTS 7, 8 AND 9

### Current Values

Just/Market Value: \$59,200  
 Assessed Value: \$37,684  
 Exemptions: \$0  
 Taxable Value: \$37,684



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 4,200  
 Gross Sketched Area (SF): 4,676  
 Land Size (acres): 0.48  
 Land Size (SF): 20,880

Taxes for this parcel: SLC Tax Collector's Office [📄](#)  
 Download TRIM for this parcel: [Download PDF](#) [📄](#)

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 20, 2020	4465 / 2366	0111	QC	Capital Made EZ LLC	\$100
Dec 6, 2013	3586 / 0976	0001	WD	Gecko Properties Inc	\$27,900
Feb 12, 2013	3487 / 0795	0205	SP	Gecko Properties Inc	\$46,000
Feb 12, 2013	3487 / 0786	0311	QC	Gecko Properties Inc	\$100
May 29, 2012	3398 / 1060	0311	QC	Waterfall Victoria Master Fund LTD	\$100
Apr 13, 2012	3380 / 1800	0311	CT	GreenPoint Mortgage	\$100
Oct 26, 2008	3066 / 2798	XX03	QC	GreenPoint Mortgage	\$100
Oct 26, 2008	3052 / 1222	XX03	QC	Florida Rehab Inc	\$100
Feb 18, 2005	2171 / 1121	XX00	WD	Riverside Housing Inc	\$155,000
Jun 11, 2003	1732 / 1565	XX01	QC	Lawson Blaine	\$22,000
May 31, 2001	1398 / 0012	XX01	WD	Mascioli I A	\$100
Mar 19, 2001	1374 / 0326	XX01	WD	Lawson Blaine	\$100
Apr 1, 1983	0398 / 0882	XX01	CV		\$44,000

### Building Information (1 of 5)

Finished Area: 768 SF

Gross Sketched Area: 846 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFLQ  
 Story Height: 1 Story

Roof Cover: Sheet Metal  
 Year Built: 1948  
 Effective Year: 1948  
 No. Units: 12

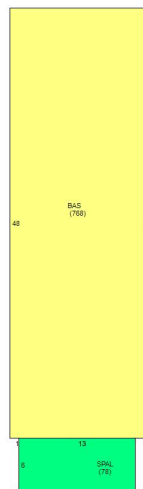
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	768	768	128
SPAL	Screen Porch Attached Low	78	0	38

Building Information (2 of 5)

Finished Area: 816 SF

Gross Sketched Area: 956 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFLQ  
 Story Height: 1 Story

Roof Cover: Sheet Metal  
 Year Built: 1949  
 Effective Year: 1949  
 No. Units: 11

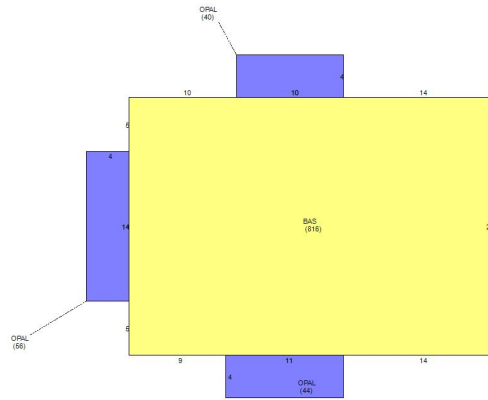
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	816	816	116
OPAL	Open Porch Attached Low	140	0	94

### Building Information (3 of 5)

Finished Area: 966 SF

Gross Sketched Area: 1,086 SF

#### Exterior Data

View:  
 Building Type: MFH  
 Grade: MFLQ  
 Story Height: 1 Story

Roof Cover: Sheet Metal  
 Year Built: 1952  
 Effective Year: 1930  
 No. Units: 1

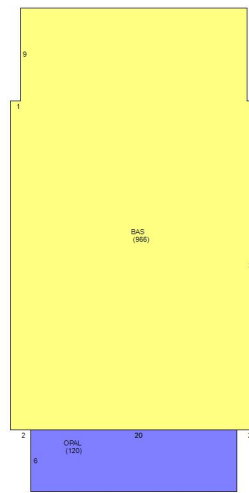
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

#### Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	966	966	130
OPAL	Open Porch Attached Low	120	0	52

### Building Information (4 of 5)

Finished Area: 768 SF

Gross Sketched Area: 838 SF

#### Exterior Data

View:  
 Building Type: MFH  
 Grade: MFLQ  
 Story Height: 1 Story

Roof Cover: Sheet Metal  
 Year Built: 1952  
 Effective Year: 1930  
 No. Units: 1

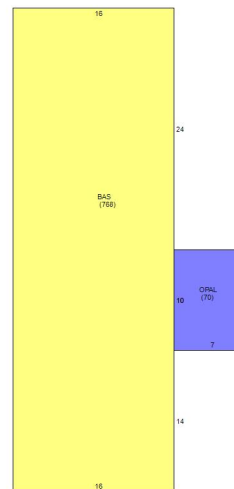
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

#### Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	768	768	128

### Building Information (5 of 5)

Finished Area: 882 SF

Gross Sketched Area: 950 SF

#### Exterior Data

View:  
 Building Type: MFH  
 Grade: MFLQ  
 Story Height: 1 Story

Roof Cover: Sheet Metal  
 Year Built: 1947  
 Effective Year: 1930  
 No. Units: 1

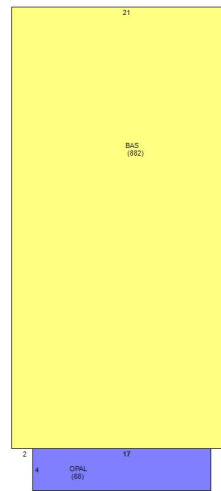
Roof Structure: Gable  
 Frame:  
 Primary Wall: Frm Stucco  
 Secondary Wall:

#### Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	882	882	126
OPAL	Open Porch Attached Low	68	0	42

### Special Features and Yard Items

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

### Current Year Values

#### Current Values Breakdown


Building:	\$45,200
Land:	\$14,000
Just/Market:	\$59,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$21,516
Assessed:	\$37,684
Exemption(s):	\$0

#### Current Year Exemption Value Breakdown

Taxable: \$37,684

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.4	Fort Pierce Stormwater Charge	\$165.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$59,200	\$37,684	\$0	\$37,684
2019	\$50,600	\$34,259	\$0	\$34,259
2018	\$46,500	\$31,145	\$0	\$31,145

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001257	Oct 20, 2000	Demolition	\$0	\$0
F910001010	Aug 6, 1991	Alterations/Remodeling	\$5,000	\$5,000
F92-000452	Apr 22, 1992	Alterations/Remodeling	\$4,000	\$4,000
F92-000681	Jun 23, 1992	Alterations/Remodeling	\$5,000	\$5,000
F92-000686	Jun 23, 1992	Alterations/Remodeling	\$4,000	\$4,000
F92-000687	Jun 23, 1992	Alterations/Remodeling	\$4,000	\$4,000
F96-000848	Jul 15, 1996	Demolition	\$800	\$800
BP20-4051	Feb 8, 2021	Fence	\$1,200	\$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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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### Property Maintenance Inspection Report

Property Address	427 N 14th St Rear (Building 3)	Parcel ID #	2409-503-0048-000-3
House Color	Grey	# of Units	2 Proposed
		Historic?	Non-contributing
Type of Structure	Single Family Residence	Building Occupied	No
		Time to Comply	30 Days
Action to be take - Select all that apply			
<input type="radio"/> Unsafe Building - Rehab <input checked="" type="radio"/> Unsafe Building - Demo <input type="radio"/> Nuisance Abatement - Board up			
Inspector	Shaun Coss	Date	1-24-18
		Property Posted?	No

Comments 5-1.105.1 Permit Required- Permit 14-239 never issued.

<input type="radio"/> Active Code Cases	<input type="radio"/> NONE	<input type="radio"/> Active Building Permit	<input type="radio"/> NONE
<input type="radio"/> Lis Pendens check		<input type="radio"/> Rehab letter sent	
<input type="radio"/> Demo letter sent		<input type="radio"/> Nuisance letter sent	
<input type="radio"/> Title search done		<input type="radio"/> Affidavit recorded	

Contact Information

Contact Info

Comments



**Unsafe structures**

108.1.1 - Unsafe structure

Lacks adequate protection from fire     Contains unsafe equipment     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

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     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 pinning 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

**Section 304 - Exterior Structure**

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

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

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



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

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



- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device 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

Section 305 - Interior Structure

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

Comments

Section 306 - Component Serviceability



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

Comments

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

Comments

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

Comments

<input checked="" type="checkbox"/>	Section 506 - Sanitary drainage system
<input type="checkbox"/>	506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
<input checked="" type="checkbox"/>	506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
<input type="checkbox"/>	506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.



Comments

- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
- Section 605 - Electrical equipment
- 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
- 605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
- 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
- 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

- Section 606 - Elevators, escalators and dumbwaiters
- 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
- 704.1 General - Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire shall be maintained in operable condition at all times in accordance with the IFC.
  - 704.1.1 Automatic sprinkler systems - Inspection, testing and maintenance of auto sprinkler systems shall be in accordance with NFPA 25.
  - 704.1.2 Fire department connection - Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6" high and words in letters at least 2" high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.
- 704.2 Single- and multi-station smoke alarms - Single- and multi-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.
  - 704.2.1 Where required - Existing Group I-1 and R occupancies shall be provided with single station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3
    - 704.2.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level



704.2.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.2.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:  
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

704.2.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

704.2.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.

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

Comments

Additional Comments

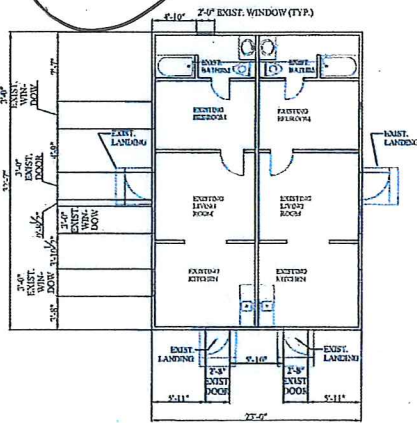
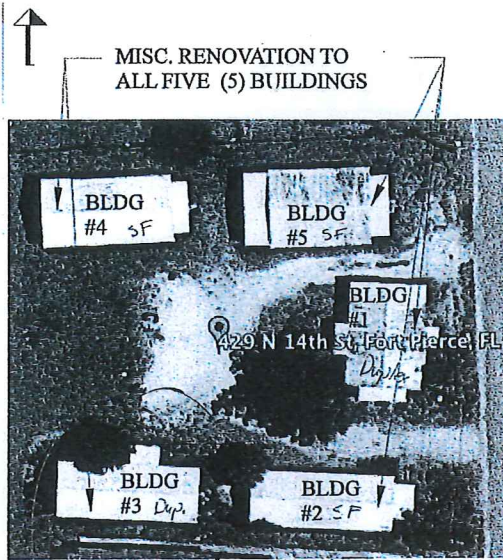
Planning Review - Renovations at 429 N 14<sup>th</sup> Street - Parcel ID 2409-56 - J48-000-3

Plans present 9 units (4 duplexes & 1 single-family)

Zoning: R-4 - 10 Units per acre + Density Bonus Potential

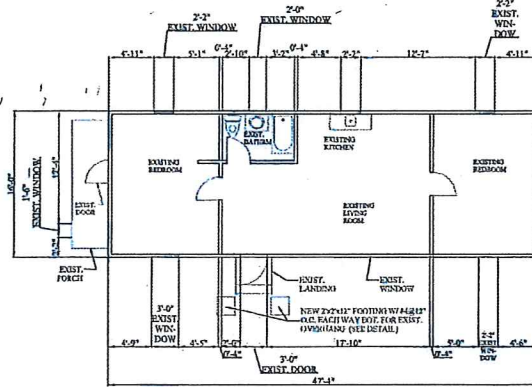
.48 acres - 4 units w/o density bonus - 5 structures pre-existing - Must determine if duplexes exist legally

54/6



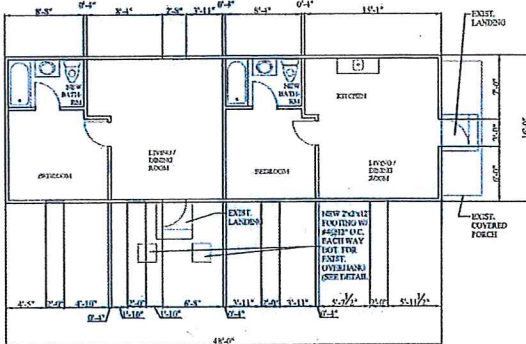
Duplex

PROPOSED FLOOR PLAN BLDG #1 (Scale: 1/8"=1'-0")



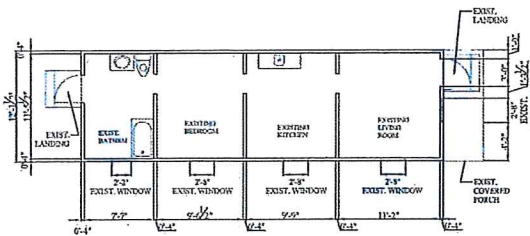
Single-Family

PROPOSED FLOOR PLAN BLDG #2 (Scale: 1/8"=1'-0")



Duplex

PROPOSED FLOOR PLAN BLDG #3 (Scale: 1/8"=1'-0")



1/2 Duplex shown

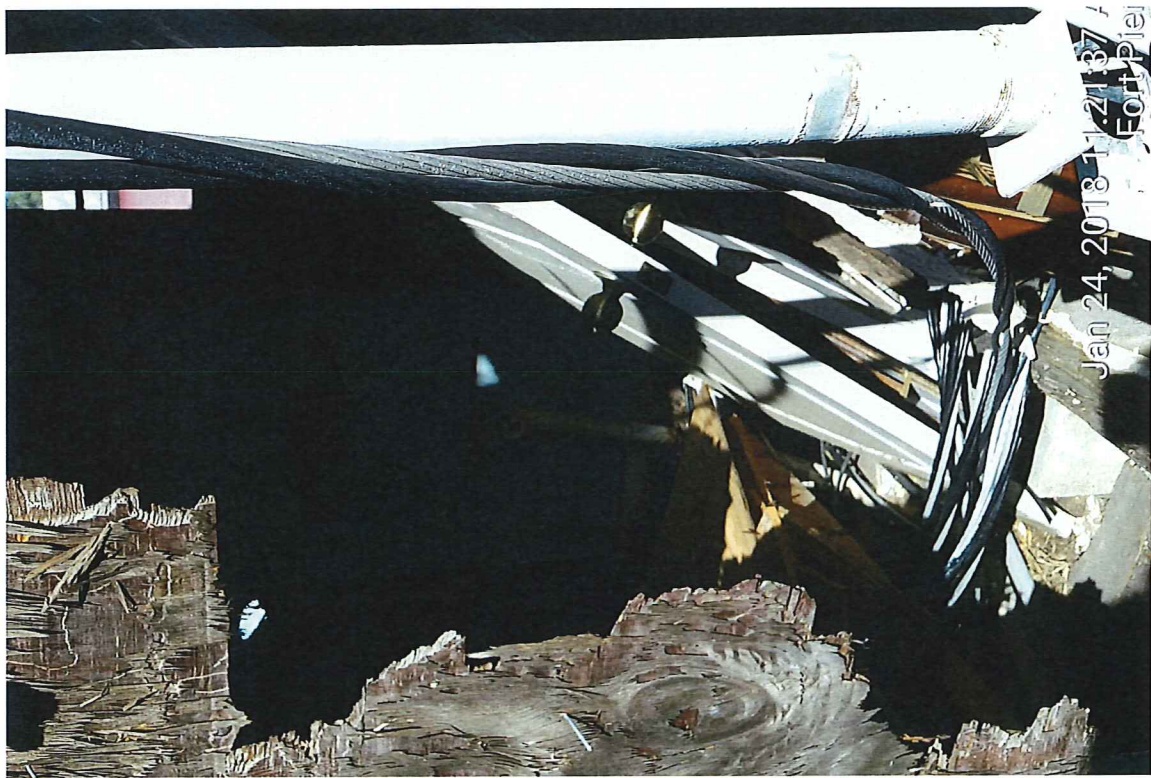
\* 2 TOT. (1 OPPOSITE HAND)

2 Duplexes

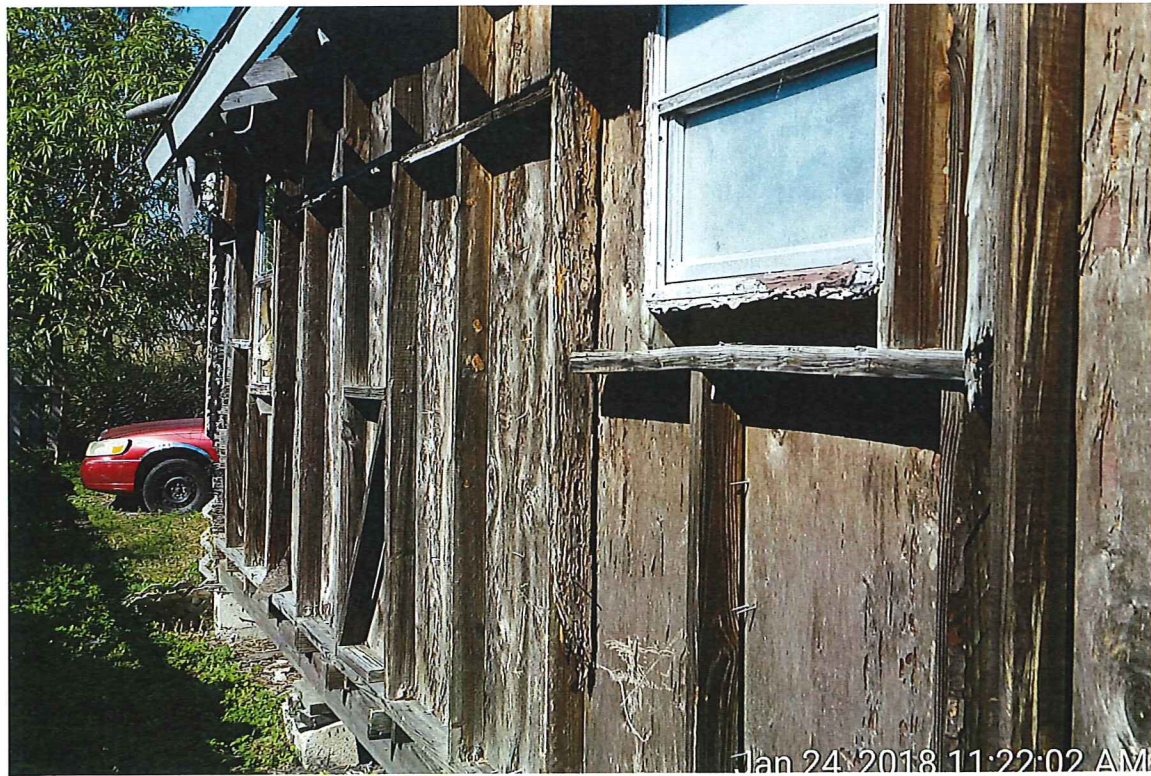
PROPOSED FLOOR PLAN BLDG #4&5 (Scale: 1/8"=1'-0")

Handwritten signature and date: 1-25-14













## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 21-35 – Demolition – 427 N 14<sup>th</sup> Street

**NOTICES PROVIDED PURSUANT TO:** City Code Section 22-143. Public Hearings A

**NOTICE BY NEWSPAPER:** July 16, 2021

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 7/16/2021

**Historic Preservation Board**

**6. a.**

Meeting Date: 07/26/2021

---

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - June 2021

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative COA, June 2021

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 07/19/2021

Started On: 07/19/2021 10:59 AM

## **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in June 2021.

- COA #21-28, 712 S 9<sup>th</sup> Street – New shed
- COA #21-29, 712 S 9<sup>th</sup> Street, New fence
- COA #21-31, 720 Delaware Avenue – New roof
- COA #21-33, 200 Indian River Drive – New generator
- COA #21-34, 851 Delaware Avenue – Handicap ramp



**CERTIFICATE OF APPROPRIATENESS**  
TO ALTER A DESIGNATED HISTORIC SITE

COA#21-28

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 712 S 9<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install new 8' x 8' storage shed. Shed color and roof will match the residence paint color and roof.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Suzanne Boardman, Chair  
Historic Preservation Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

06/10/21  
\_\_\_\_\_  
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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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:	Alicia Dawson 712 S 9 <sup>th</sup> Street Fort Pierce, FL 34950	E-Mail Alicia.dawson1231@gmail.com
Applicant:	Tuff Shed, Inc./Keri Prevatt 2220 N Church Avenue Mulberry, FL 33860	E-Mail 470_permits@tuffshed.com



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 712 S 9th Street Ft Pierce, FL 34950  
Parcel ID #: 2410-710-0014-000-6  
Type of Designation:  Contributing  Non-contributing Site within the Oakland Park Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Alicia Dawson  
Mailing Address: 712 S 9th Street Ft Pierce, FL 34950  
Phone Number(s): 321-290-6245 Email: alicia.dawson1231@gmail.com

Applicant  
Name(s): Tuff Shed, Inc. /Keri Prevatt - Tuff Shed Representative  
Mailing Address: 2220 N Church Ave Mulberry, FL 33860  
Phone Number(s): 813-347-9165 Email: 470\_permits@tuffshed.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, Alicia F. Dawson as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Alicia F. Dawson  
Signature of Owner

5/24/21  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |  |                                     |                                     |
|---|--|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input checked="" type="checkbox"/> Shed             | <input type="checkbox"/> Door(s)    | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input type="checkbox"/> Signage                     | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Install a prefabricated 8'x8' storage shed

Other (describe) \_\_\_\_\_

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

Installation of prefabricated 8'wide x 8'long x 8'10"High storage shed. No electric, no concrete and no other trades

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**

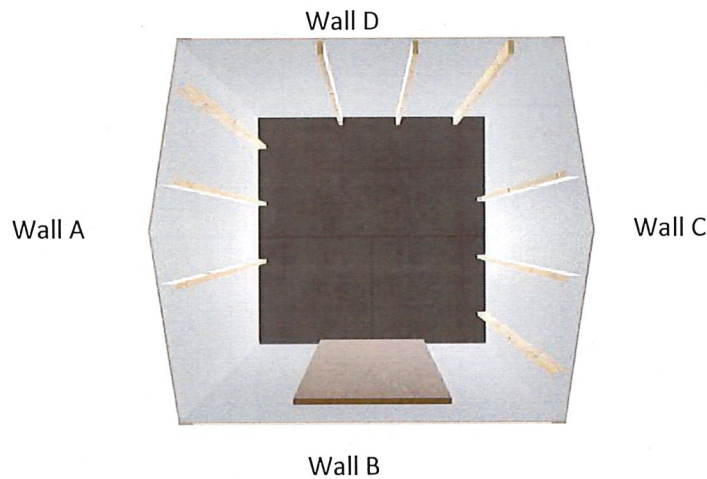
- \$10.00 Application fee
  - Site Plan with dimensions.
  - Architectural Drawings:
    - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
    - Drawings should indicate materials to be used.
  - Photos - One (1) color photograph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







Alicia Dawson  
712 S 9th Street  
Fort Pierce FL 32966  
Q-1099018



**Base Details**

**Building Size & Style**  
Premier Ranch - 8' wide by 8' long  
**Door**  
4' x 6'2" Single Shed Door, Left Hinge Placement  
**Paint Selection**  
Base: No Paint, Trim: No Paint  
**Roof Selection**  
Birchwood Dimensional Premium Shingle  
**Drip Edge**  
White

**Options Details**

**High Wind**  
High Wind - Retail  
**Floor and Foundation**  
64 Sq Ft PT Floor Frame in lieu of Steel  
4 Ea Shed Anchor into Dirt - Auger or MR88  
**Vents**  
2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

Do you plan to insulate this building after Tuff Shed installs it?  
No  
Is there a power outlet within 100 feet of installation location?  
Yes  
The building location must be level to properly install the building. How level is the install location?  
Within 4" of level  
Will there be 18" of unobstructed workspace around the perimeter of all four walls?  
Yes  
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?  
Yes  
Substrate Shed will be installed on?  
Dirt/Gravel

DocuSigned by:

Signature: Alicia Dawson Date: 5/4/2021  
527A9AA1D8764FE...

712 S 9th Street

Rear Yard





**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#21-29

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 712 S 9<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install 4 ft tall, white PVC picket fence on the front yard and 6 ft tall, white PVC privacy fence on the rear yard as shown on the attached plan.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Suzanne Boardman, Chair  
 Historic Preservation Board

\_\_\_\_\_  
 Date

*Maria Lewicka*  
 \_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

06/10/21  
 \_\_\_\_\_  
 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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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:	Alicia Dawson 712 S 9 <sup>th</sup> Street Fort Pierce, FL 34950	E-Mail Alicia.dawson1231@gmail.com
Applicant:	Adron Fence 1132 NE 12 <sup>th</sup> Street Okeechobee, FL 34974	E-Mail Julie@adronfence.com

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

COA# 21-29



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 712 S. 9th St. Fort Pierce, FL 34950  
 Parcel ID #: 2410-710-0014-000-1e  
 Type of Designation:  Contributing  Non-contributing Site within the Oakland Park Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner / Applicant Information

Property Owner(s)  
 Name(s): Alicia Dawson  
 Mailing Address: 712 S 9TH ST FT PIERCE, FL 34950  
 Phone Number(s): 800-282-5172 Email: julie@adronfence.com

Applicant  
 Name(s): Adron Fence  
 Mailing Address: 1132 NIE 12TH ST CREECHOBEE, FL 34914  
 Phone Number(s): 800-282-5172 Email: julie@adronfence.com

Representative  
 Name(s): SAME AS ABOVE - Adron Fence  
 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, Alicia F. Dawson as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.  
Alicia Dawson Signature of Owner  
5/27/21 Date

CERTIFICATE OF APPROPRIATENESS APPLICATION

PAGE 2

**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)

Privacy Fence backyard, Picket fence front

Other (describe)

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

Install Privacy fence to backyard. Install Picket fence to front yard.

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**

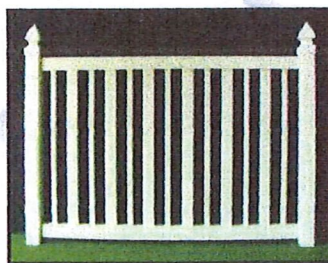
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - > Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - > Drawings should indicate materials to be used.
- Photos - One (1) color photograph of 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. *White as shown.*
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.



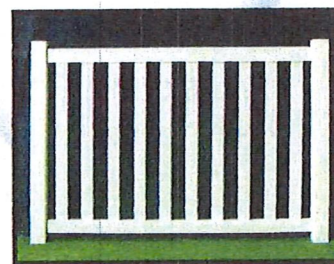
# CONTEMPORARY: 6' or 8' Sections, 36", 48", 60"\* or 72"\* H \*(Has 3 Rails)



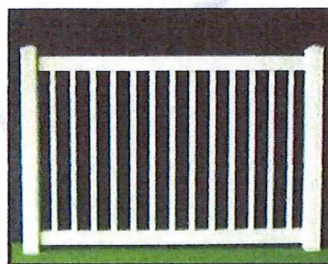
FREEPORT



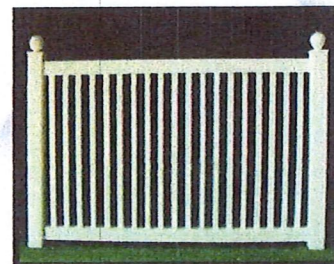
BAYONET



HANOVER



FREEPORT

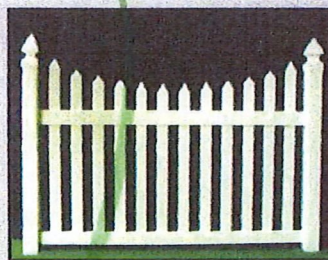


MARCO

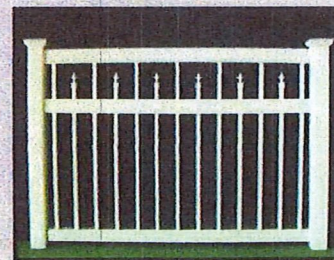
# CLASSIC: Only 6' Sections, 36", 48", 60"\* or 72"\* H \*(Has 3 Rails)



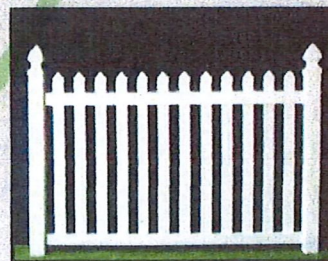
KINGSWOOD



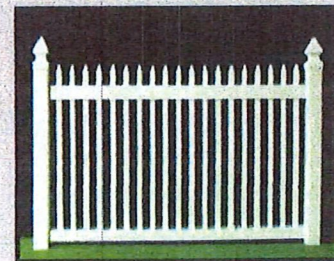
SANIBEL CONCAVE



ASHLAND

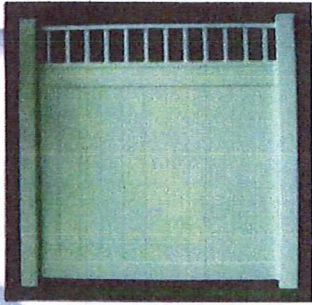


SANIBEL

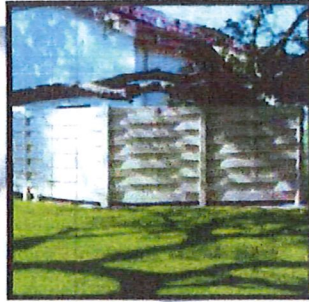


SEBRING

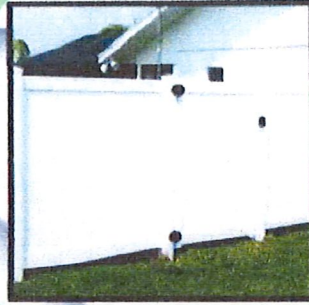
# Privacy



Privacy with Stake Accent



Basketweave



T&G Privacy



Privacy with Lattice Accent

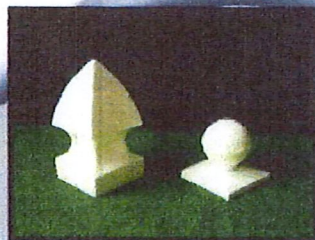
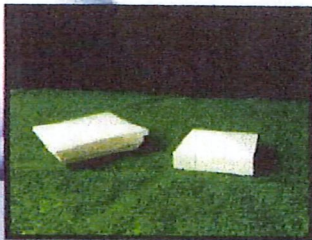


Privacy with Lattice 6' or 8' Sections  
36", 48", 60", 72", 84"\* or 96"\* H  
\* (Has 3 Rails)



Privacy 6' or 8' Sections  
36", 48", 60", 72", 84"\* or 96"\* H  
\* (Has 3 Rails)

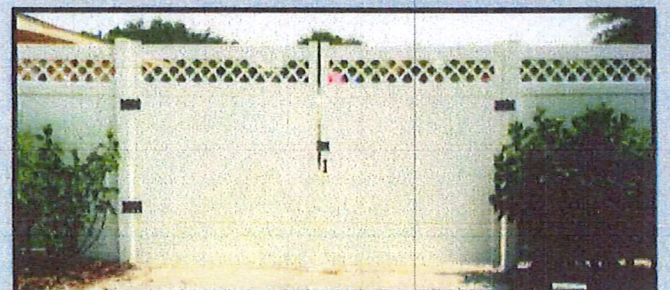
## Accessories



### Post & Rail



### Gates







**CERTIFICATE OF APPROPRIATENESS**  
TO ALTER A DESIGNATED HISTORIC SITE

COA#21-31     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 720 Delaware Avenue  
 Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions of Approval	Applicable Standards
Commercial reroof. Remove and replace 135 squares of asphalt shingles (Owens Corning).  See attached drawings.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Suzanne Boardman, Chair                      Date  
Historic Preservation Board

  
\_\_\_\_\_  
Maria Lewicka, AICP                              6/7/2021  
Historic Preservation Planner                      Date

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](mailto: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	JDH Properties, LLC 2845 Enterprise Road, 107 A Debarry, FL 32713	E-Mail
Applicant/Representative	Alan's Roofing Inc./Julissa Echavarria 145 E Sandpiper Street Apopka, FL 32712	E-Mail <a href="mailto:permit.arinc@gmail.com">permit.arinc@gmail.com</a>



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

**Building & Site Information**

Address of the Site: 720 Delaware Avenue

Parcel ID #: 2410-705-0001-000-6

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): JDH Properties LLC / Julian Demora

Mailing Address: 2845 Enterprise Rd. Ste 107A DeBary, FL 32713

Phone Number(s): (407) 314 4611    Email: \_\_\_\_\_

**Applicant**  
Name(s): Alan's Roofing Inc. / Alan Field CCC046942

Mailing Address: 145 E. Sandpiper St Apopka, FL 32712

Phone Number(s): (407) 774 2159    Email: permit.ARINC@gmail.com  
(407) 300 3656

**Representative**  
Name(s): Julissa Echavarria (Agent of Alan's Roofing Inc.)

Mailing Address: 145 E. Sandpiper St Apopka, FL 32712

Phone Number(s): (407) 300-3656    Email: permit.ARINC@gmail.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, JDH properties LLC / Julian Demora as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Julian Demora  
Signature of Owner

6/4/2021  
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) commercial ReRoof
- Other (describe) \_\_\_\_\_

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

commercial ReRoof / 135 squares of Asphalt Shingle  
or 13500 sq ft  
(1) story

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.







**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#21-33

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 417 S Indian River Drive

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install new 22 KW Generator and automatic transfer switch.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Suzanne Boardman, Chair  
 Historic Preservation Board

Date

\_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

06/10/21  
 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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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:	Ronald and Kamela J Lyman 417 S Indian River Drive Fort Pierce, FL 34950	E-Mail kiplyman@aol.com
Applicant:	Deana Mirabella 3086 Enterprise Road Fort Pierce, FL 34982	E-Mail deana@richmondelectricinc.com



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 417 S. Indian River Drive  
Parcel ID #: 2410-808-0020-000-1  
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): Ronald And Kamela J Lyman  
Mailing Address: 417 S. Indian River Drive, Fort Pierce, FL 34950  
Phone Number(s): 561-452-6638 Email: kiplyman@aol.com

Applicant  
Name(s): Deana Mirabella  
Mailing Address: 3086 Enterprise Road, Fort Pierce, FL 34982  
Phone Number(s): 772-461-1951 Email: deana@richmondelectricinc.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, Kamela & Ronald Lyman as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner(s)

6/5/21  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |                                     |                                     |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed             | <input type="checkbox"/> Door(s)    | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input type="checkbox"/> Signage          | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) \_\_\_\_\_

Other (describe) Generator and transfer switch

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

Install New 22 KW Generator and Automatic transfer switch.

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.

LYMAN RESIDENCE  
 417 S. Indian River Drive  
 Ft. Pierce, FL

RICHMOND ELECTRIC, INC.  
 3086 Enterprise Road  
 Ft. Pierce, FL 34982  
 (772) 461-1951  
 chris@richmondelectricinc.com



INSTALL NEW 22 KW  
 GENERATOR AND  
 AUTOMATIC  
 TRANSFER SWITCH.  
 \*NATURAL GAS FUEL  
 BY OTHERS.

MAY 21, 2021

\* NO WINDOWS ON North side of detached garage.

**"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.

<b>CITY OF FT. PIERCE</b>	
<b>PLAN REVIEW</b>	
<b>REVIEWED BY:</b>	
<b>BLDG:</b>	_____
<b>DATE:</b>	_____
<b>ELEC:</b>	_____
<b>DATE:</b>	_____
<b>PLBG:</b>	_____
<b>DATE:</b>	_____
<b>MECH:</b>	_____
<b>DATE:</b>	_____

20/22/24 kW

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

20/22/24 kW

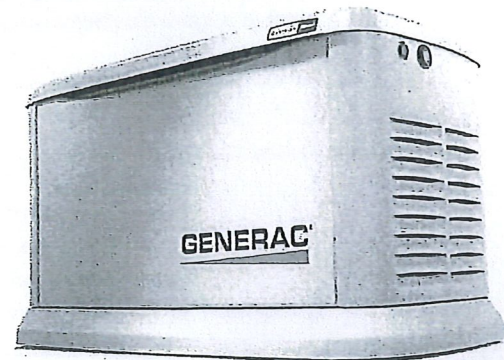
1 of 6

### Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz  
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz  
G007209-0, G007210-1 (Aluminum - Bisque) - 24 kW 60 Hz

### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.\*  
*\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*



or C **QUIET-TEST™**



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized **FAST RESPONSE** to changing load conditions and **MAXIMUM MOTOR STARTING CAPABILITY** by electronically torque-matching the surge loads to the engine. Digital voltage regulation at  $\pm 1\%$ .
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

GENERAC  
PROMISE



\*Approved in the USA with Generac's own transfer switch



Google Earth

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*VIEW FROM MESSUD STREET*

8.google.com



**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#21-34

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 851 Delaware Avenue

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

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

**APPROVED:**

Board Approval

Administrative Approval

\_\_\_\_\_  
 Suzanne Boardman, Chair  
 Historic Preservation Board

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Maria Lewicka, MCP  
 Historic Preservation Planner

06/10/21  
 \_\_\_\_\_  
 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@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.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:	RELENTLESS SALON LLC 4971 S US Highway 1 Fort Pierce, FL 34982	E-Mail
Applicant:	Timothy C. O'Carroll 333 Baysinger Avenue Fort Pierce, FL 34982	E-Mail tim@wearediscovery.com



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 851 Delaware Ave Fort Pierce, FL 34950

Parcel ID #: 2410-709-0015-000-9

Type of Designation:  Contributing  Non-contributing Site within the Oakland P Historic District

Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s) Name(s): RELENTLESS SALON LLC

Mailing Address: 4971 S US Highway 1 Fort Pierce, FL 34982

Phone Number(s): 772-370-8720 Email: tim@wearediscovery.com

Applicant Name(s): Timothy C. O'Carroll

Mailing Address: 333 Baysinger Ave Fort Pierce, FL 34982

Phone Number(s): 772-370-8720 Email: tim@wearediscovery.com

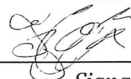
Representative Name(s): \_\_\_\_\_

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, Timothy C. O'Carroll as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

  
\_\_\_\_\_  
Signature of Owner

June 9, 2021  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation                       New Construction                       Demolition                       Relocation

- Site Improvements (describe) Replaced rotten handicap ramp
- Other (describe) \_\_\_\_\_

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

Replaced rotten handicap ramp  
\_\_\_\_\_  
\_\_\_\_\_

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.

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





