



RECEIVED

OCT 10 2022

**CITY OF FORT PIERCE
PLANNING & ZONING**

COA#

02-51

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 326 South 2nd Street, Ft Pierce, Florida

Parcel ID #: _____

Type of Designation: Contributing Non-contributing Site within the Downtown Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): Marc McAteer
Mailing Address: 411 Walnut St. Box # 17680, Green Cove Springs, Florida 32043
Phone Number(s): 410-507-5225 Email: M.mcateer@outlook.com

Applicant Name(s): Marc McAteer
Mailing Address: 411 Walnut St. Box # 17680, Green Cove Springs, Florida 32043
Phone Number(s): 410-507-5225 Email: M.mcateer@outlook.com

Representative Name(s): Michael Menard Architectonic Inc.
Mailing Address: 806 Delaware Ave, Ft. Pierce, Florida 34950
Phone Number(s): 772-460-7751 Email: mmenard@architectonicinc.com

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

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

M. McAteer
Signature of Owner

9/26/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

- | | | | |
|--|---|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|--|---|-------------------------------------|-------------------------------------|

Site Improvements (describe) Extend back porch and add swimming pool, remove part of parking lot

Other (describe) _____

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

The project consists of renovations as required to make a single family residence by removing
 the commercial aspects such as removing offices as required to put the garage back adding
 a front entry pergola, extending the rear porch and adding a swimming pool etc..

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): _____

A Conditional Use application we be submitted to run concurrent

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.

Design Intent:

Careful consideration and thought have been given to the restoration design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

The property is within the Downtown Historic District with auto access to the property from Second Street utilizing the existing curb cut, thus allowing safer entry and departure. Second Street is zoned for Commercial Use and Mixed Use in the vicinity of this property there is a combination of freestanding buildings from Commercial, Retail, Assembly, Vacation Rentals, Bed and Breakfast along with Historic Homes. There is no consistent architectural style or theme along Second Street.

The majority of the architectural details selected exist on the Historic structure and nearby Historic Buildings. Articulation of the building façade is achieved by the use of horizontal lap siding, one over one single hung window with wood trim, and 5V Crimp Metal roofing. Other design elements include a balcony, entry pergola, raised wood deck, and semi raised pool. The exterior colors will complement the façade articulation with accent colors distinguishing the window and door trim banding from the body colors of the building.

The intention is to rehabilitate the Historic Structure by removing all the commercial conversions that have been done over the years and bringing the structure back to a wonderful Historical Single Family Residence with in the Downtown Historic District.

Prepared by and return to:
Brian T. Anderson, Esq.
Attorney at Law
Becht Anderson LLP
321 S. 2nd Street
Fort Pierce, FL 34950
772-465-5500
File Number: **Wilhocapa**

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5067641 07/11/2022 02:19:28 PM
OR BOOK 4856 PAGE 722 - 723 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$3850.00

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Warranty Deed

This Warranty Deed made this 8th day of July, 2022 between **Wilhocapa Inc.**, a Florida corporation whose post office address is **2931 North Indian River Drive, Fort Pierce, FL 34946**, grantor, and **Marc D. McAteer and Karen A McAteer, husband and wife** whose post office address is **411 WALNUT ST #17680, Green Cove Springs, FL 32043**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

All that part of Lot 4, Block A, situate and being West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.

Parcel Identification Number: 2410-808-0006-000-7

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Edward W. Becht
Witness Name: Edward W. Becht

Brian Anderson
Witness Name: Brian Anderson

Wilhocapa, Inc.

By: Beth P. Hoskins
Beth P. Hoskins, President

(Corporate Seal)

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of July, 2022 by Beth P. Hoskins, President of Wilhocapa, Inc., on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



BRIAN T. ANDERSON
Commission # HH 125352
Expires May 3, 2025
Bonded Thru Budget Notary Services

Brian T. Anderson
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:
Brian T. Anderson, Esq.
Attorney at Law
Becht Anderson LLP
321 S. 2nd Street
Fort Pierce, FL 34950
772-465-5500
File Number: **Wilhocapa**

[Space Above This Line For Recording Data]

Title Affidavit (Seller)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **Wilhocapa Inc., a Florida corporation ("Seller")**, is the owner of and is selling the following described property to **Marc D. McAteer and Karen A McAteer, husband and wife ("Buyer")**, to wit:

All that part of Lot 4, Block A, situate and being West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.

Parcel Identification Number: 2410-808-0006-000-7

2. Affiant, Beth P. Hoskins, is the President of Wilhocapa, Inc. (the Corporation) and has personal knowledge of the facts recited herein. The Board of Directors of the Corporation has ratified and approved the subject transaction and authorized Affiant to execute any and all documents with respect thereto. The subject transaction does not represent the sale of all, or substantially all, the assets of the Corporation. The shareholder(s) of said Corporation have also authorized and approved the subject transaction. The Corporation is duly incorporated, existing and operating under the laws of the State and Florida, and is in good standing under the laws of said State from the date of acquisition of the above-described real property through the date of the subject transaction. The Corporation has not been dissolved or otherwise terminated.
3. All recording references set forth herein are to the Public Records of **Saint Lucie County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Becht Anderson LLP** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Becht Anderson LLP** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Wilhocapa, Inc.

By: Beth P. Hoskins
Beth P. Hoskins, President

(Corporate Seal)

State of Florida
County of Saint Lucie

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 8th day of July, 2022 by Beth P. Hoskins, President of Wilhocapa, Inc., on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



BRIAN T. ANDERSON
Commission # HH 125352
Expires May 3, 2025
Bonded Thru Budget Notary Services

[Signature]
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

Closing Affidavit

(Buyer)

Before me, the undersigned authority, personally appeared **Marc D. McAteer and Karen A McAteer, husband and wife ("Affiant")**, who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. **Marc D. McAteer and Karen A McAteer, husband and wife ("Buyer")**, is purchasing the following described property from **Wilhocapa Inc., a Florida corporation ("Seller")**, to wit:

All that part of **Lot 4, Block A**, situate and being **West of India River Drive, of W.F. Richards and James E. Andrews Subdivision of Lots 3, 4, 5 and 6, East of the Florida East Coast Railway of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to Plat recorded in Plat Book 1, Page 191, St. Lucie County, Florida.**

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer. That if in possession, Buyer's possession of said property has never been questioned by any person whomsoever, and all other persons now residing on the property are Buyer's tenants or members of Buyer's family who have no interest whatsoever in said lands.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.
5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Becht Anderson LLP and Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **Becht Anderson LLP and Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

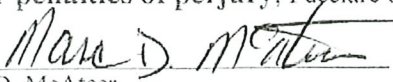
9. Affiant recognizes and has been advised that the closing agent, **Becht Anderson LLP**, will prepare all documents in accordance with the Contract and closing instructions, however legal advice has only been given to the **SELLER(S)** in this transaction. All other parties are free to consult their personal attorney prior to closing or to request the closing to be postponed to allow time to review the transaction. Where a lending institution is involved, advice may be given to the lender regarding security documents which would not be for the benefit of the borrower.
10. That unless a survey was requested, completed, and available prior to closing, the Closing Agent has made no review of compliance relative to side yards or setbacks. Where a survey is furnished, review of compliance is limited to physical matters such as side yards and setbacks disclosed on the survey necessary for insurance of title purposes only. Affiant acknowledges the right to inspect any improvements and by executing this affidavit indicates satisfaction with the conditions of said improvements.
11. Affiant acknowledges that Affiant has been advised that the Closing Agent has not physically inspected the property and has made no review or analysis as to consistency with any Comprehensive Plan, Zoning Regulations, or Land Development Regulations. Title insurance concerns itself with ownership and encumbrance issues and does not insure as to *use* issues raised by government regulations. The undersigned has satisfied himself of the suitability of the property for his intended purposes.
12. That Closing Agent has made no representations that the subject property is suitable or permitted for the Affiant's intended use.
13. That for and in consideration of the above-referenced Closing Agent this date closing the pending transaction, Affiant agrees, if requested by the Closing Agent, to fully cooperate and adjust for clerical or funding errors, any and all closing documentation if deemed necessary or desirable in the reasonable discretion of the Closing Agent to completely and professionally consummate the transaction in accordance with generally accepted Real Estate and Closing Standards. It is acknowledged that the Closing Agent must assure that the closing documentation executed this date will conform and be acceptable in the market place in the instance of transfer, sale, or conveyance of any party's interest in and to said documentation of transaction.
14. Affiant has been advised that if the property is going to be the Affiant's homestead, Affiant MUST file for homestead exemption at the County Property Appraiser's Office prior to March 1st of the following year. Affiant further understands that the Closing Agent places on the Deed the address provided in the Contract and it is to this address that the TAX BILL will be mailed. It is the Affiant's responsibility to verify this address or to notify the Property Appraiser's Office of an alternate. If the closing takes place AFTER July 1st, that year's tax bill MAY be forwarded to the Seller(s). Affiant can either obtain a DUPLICATE tax bill from the County Tax Collector's Office or from the Seller(s). It will be Affiant's responsibility for payment of the real estate taxes for the year of closing.

If the property is to be use for agricultural purposes, the purchasers MUST apply for agricultural exemption and understands that the Seller's exemption is not automatically transferred.

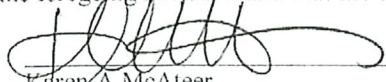
15. If different from the address shown on the deed, the following address should be used to forward documents following the closing:

16. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant has read, or heard read, the full facts of this Affidavit and understand its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.



 Marc D. McAteer

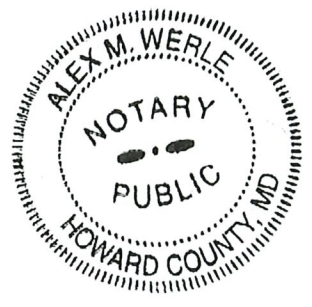


 Karen A. McAteer

State of MARYLAND
County of HOWARD

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 7 day of July, 2022 by Marc D. McAteer and Karen A McAteer, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Alexander M. Werle
Notary Public
Printed Name: Alexander M. Werle
My Commission Expires: 12/31/2025

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTANSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

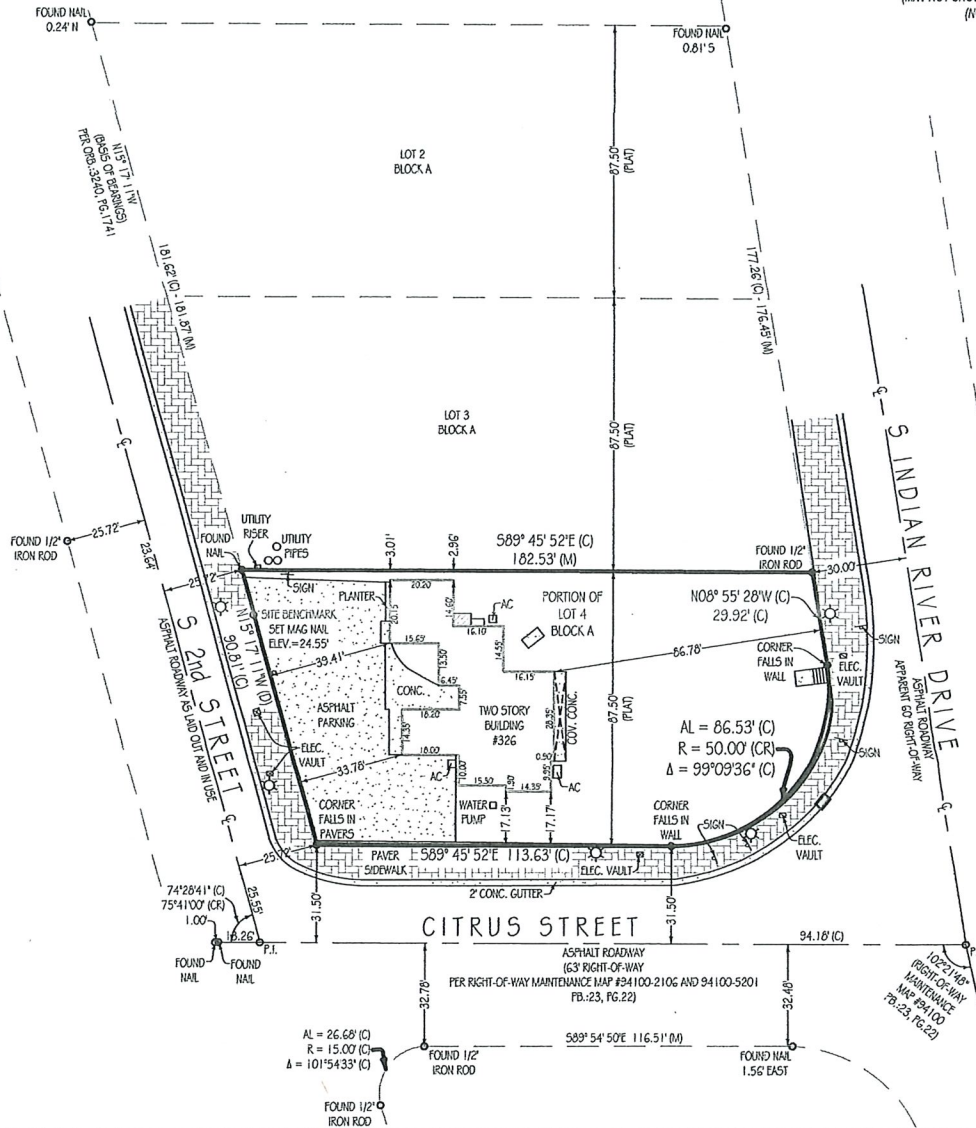
PROPERTY IMPROVEMENTS

BEARING REFERENCE:

EAST LINE OF SOUTH 2nd STREET AS N 15°17'11" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CP = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

AL = ALIEN EASEMENT	EL = ELEC. ELEVATION	FC = POINT OF FUTURE CURVE	M = MEASURED	WM = WATER METER
CA = CENTRAL ANGLE	FI = FENCE	FI = POINT OF INTERSECTION	QC = OVERHEAD CABLE	WV = WATER VALVE
CAV = CALCULATED FROM FIELD	FO = POINT OF CURVE	EM = ELECTRIC METER	QR = QUARTER	
CI = CHAIN LINK FENCE	FOC = POINT OF COMPOUND CURVE	FFL = FINISHED FLOOR ELEV.	R = RADIUS	
CO = CORNER	FOF = FOUND FOR ROAD	FR = FOUND FOR ROAD	SEC = SECTION	
COH = CALCULATED FROM RECORD	FOH = FOUND FOR HIGHWAY	FRH = FOUND FOR HIGHWAY	SEC = SECTION	
COH = CALCULATED FROM RECORD	FOH = FOUND FOR HIGHWAY	FRH = FOUND FOR HIGHWAY	SEC = SECTION	
COH = CALCULATED FROM RECORD	FOH = FOUND FOR HIGHWAY	FRH = FOUND FOR HIGHWAY	SEC = SECTION	
COH = CALCULATED FROM RECORD	FOH = FOUND FOR HIGHWAY	FRH = FOUND FOR HIGHWAY	SEC = SECTION	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE)

U = UTILITY POLE	W = WELL	M = MANHOLE	W = WATER VALVE
L = LIGHT POLE	C = CENTER LINE	W = WATER VALVE	
C = CATCH BASIN	P = PARTY WALL		
F = FIRE HYDRANT	AC = AIR CONDITIONER		
H = HANDICAP PARKING SPACE	OC = OVERHEAD CABLE		
	Q = SEC. QTR. CORNER		
	S = SECTION CORNER		
	X = ELEV. SHOT		

LINE TYPES

BOUNDARY	—————
BOUNDARY	—————
EASEMENT	—————
CHAIN LINK FENCE	—————
WOOD FENCE	—————
PLASTIC FENCE	—————
OVERHEAD CABLE	—————

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1885) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A "C" MARKED BY REGISTERED SURVEYOR #5639.

Job Nr. 152520-SE Date of Field Work : 09/15/2022 Drawn by: N.M.

Elevations, if shown:

Benchmark: XXX

Benchmark Elev.: X'

Benchmark Datum: NAVD1988

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PLOT IN Adobe, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

LANDTEC SURVEYING

Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

LICENSED BUSINESS No. 8007

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALIENSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements

LEGAL DESCRIPTION:

ALL THAT PART OF LOT 4, BLOCK A, SITUATE AND BEING WEST OF INDIA RIVER DRIVE, OF W.F. RICHARDS AND JAMES E. ANDREWS SUBDIVISION OF LOTS 3,4, 5 AND 6, EAST OF THE FLORIDA EAST COAST RAILWAY OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING ANDREWS AND RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 194, ST, LUCI COUNTY, FLORIDA.

PROPERTY ADDRESS:

326 SOUTH 2ND STREET
FORT PIERCE , FL 34950

INVOICE NUMBER: 152520-SE
DATE OF FIELD WORK: 09/15/2022

CERTIFIED TO
MARC MCATEER

FLOOD ZONE: X
FLOOD MAP: 12111C
PANEL: 0179
SUFFIX: K
PANEL DATE: 02/19/2020

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 120286

This survey has been issued by the following Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY
CATV = CABLE TV RISER	FR = FOUND IRON ROD	PC = POINT OF CURVE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE
CR = CALCULATED FROM RECORD	FO = FOUND	PCC = POINT OF COMPOUND CURVE
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	⊖ = CENTER LINE	⊕ = SEC. QTR. CORNER
⊕ = CATCH BASIN	⊕ = PARTY WALL	⊕ = AIR CONDITIONER
⊕ = FIRE HYDRANT	⊕ = SEC. QTR. CORNER	⊕ = TELEPHONE RISER
⊕ = MANHOLE	⊕ = SEPTIC LID	⊕ = UTILITY EASEMENT
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = UTILITY POLE
⊕ = WATER METER	⊕ = SECTION CORNER	⊕ = WATER METER
⊕ = WATER METER		

LINE TYPES:

_____	BOUNDARY
_____	BUILDING
_____	EASEMENT
_____	CHAIN LINK FENCE
_____	WOOD FENCE
_____	PLASTIC FENCE
_____	OVERHEAD CABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1983) AS SHOWN ABOVE.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CURVES SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5933.

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 55-17.051 & 55-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 55-17.052, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Elevations, if shown:

Benchmark: XXXXXXXX

Benchmark Elev.: XXXX

Benchmark Datum: XXXXXX

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

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Date: 2022.09.28 15:56:16 -04'00'
Adobe Acrobat version: 2022.002.20212

SIGNATURE: _____ DATE: 09/28/2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5933 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

ARCHITECT

Architectonic Inc

1825 WINDY AVENUE
FORT PIERCE, FLORIDA 34939
T: 772-483-7751
WWW.ARCHITECTONIC.COM

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PROJECT

MCATEER
HISTORICAL REHABILITATION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
ARCHITECT

REVISIONS

NO. DATE REVISION

1

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3

4

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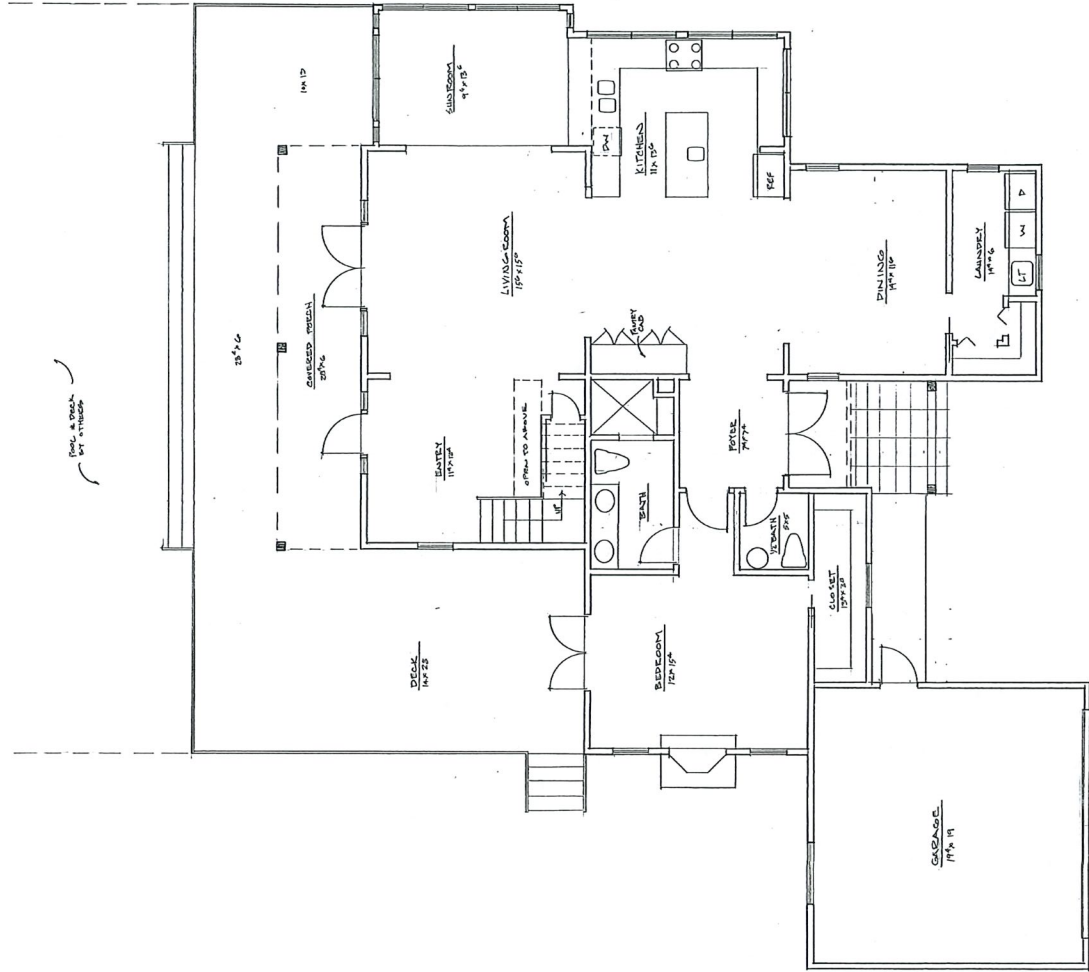
SHEET TITLE / SHEET NUMBER

A-5
of 8

PROJECT NUMBER B-22-120

DATE

MCATEER



RENOVATION
FIRST FLOOR PLAN

ARCHITECT

Architectonic Inc

805 S. WALKER AVENUE
FORT PIERCE, FLORIDA 34920
1-772-489-7751
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MICHAEL J. BELL, AIA

ARCHITECT

FLORIDA

PROF. NO. 12000

REVISING

NO. DATE REVISION

KEY PLAN

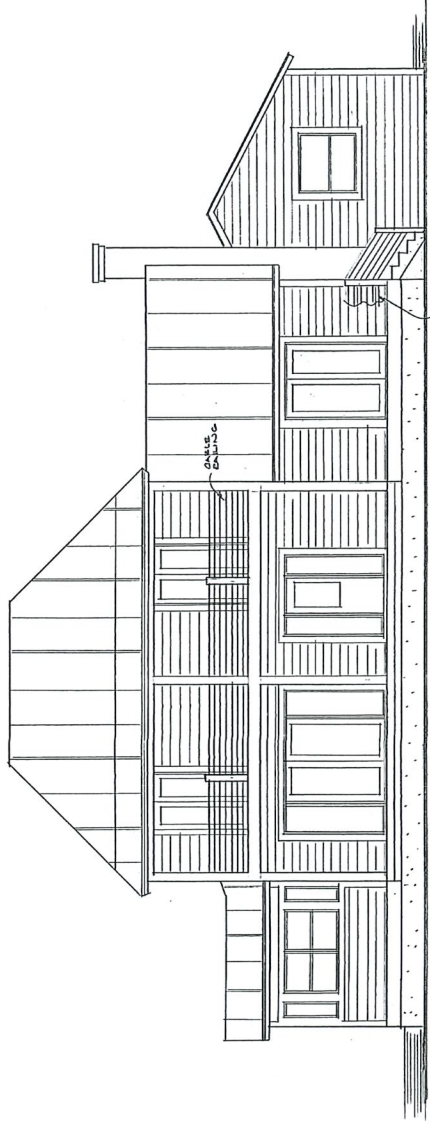
SHEET TITLE / SHEET NUMBER

A-7 of 8

PROJECT NUMBER: RZ 22 150

DATE

MCATEER

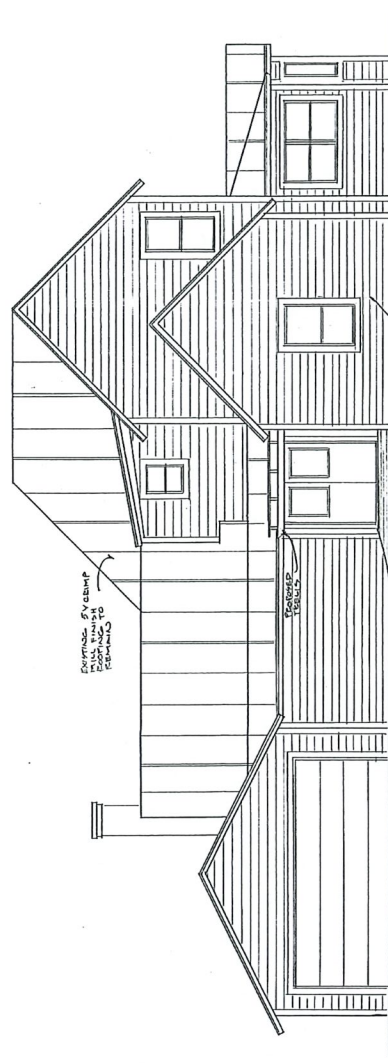


PROPOSED REAR ELEVATION

1/4"

COLOR CHART

BODY	SHERWIN-WILLIAMS WHITE
FRONT DOORS	MARCONI WHITE LEADED GLASS
GARAGE DOOR	GRAIN SLATE
METAL ROOF	GAVALUME MILL FINISH

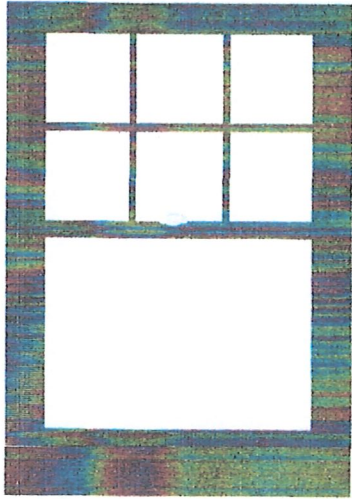


PROPOSED FRONT ELEVATION

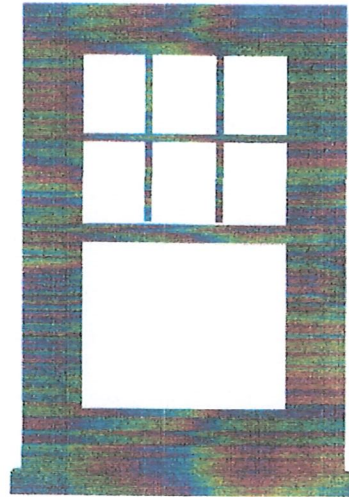
1/4"



400 SERIES DOUBLE-HUNG WINDOW



Interior



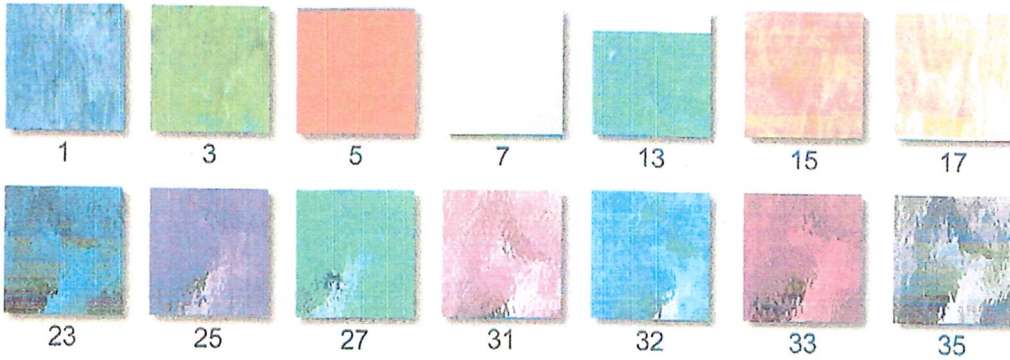
Exterior

Summary

Product ID#	TW2636
Unit Width	31 5/8"
Unit Height	44 7/8"
Interior Color	Black
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, Black
Optional Hardware	None
Grille Pattern	Colonial - Top Sash Only
Grille Width	3/4"
Exterior Color	Black
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Black

Art Glass Optics

Color Glass Options

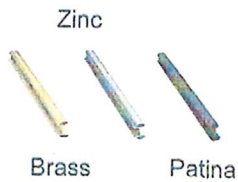


- 1 - Steel Blue Whispy Opal
- 3 - Dark Green Whispy Opal
- 5 - Red Whispy Opal
- 7 - Cloud White Opal
- 13 - Whispy Teal
- 15 - Medium Gold
- 17 - White Light Amber
- 23 - Steel Blue Water
- 25 - Grape Water
- 27 - Teal Water
- 31 - Pale Rose Water
- 32 - Sky Blue Water
- 33 - Light Purple Water
- 35 - Gray Water

Texture Glass Options

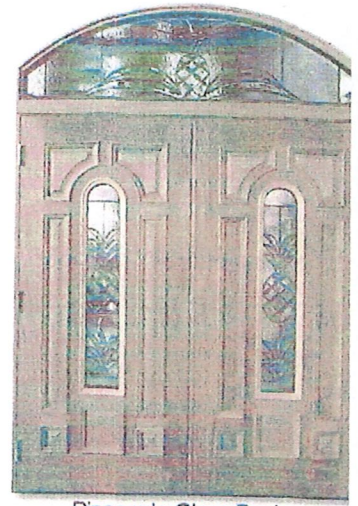


Caming Options

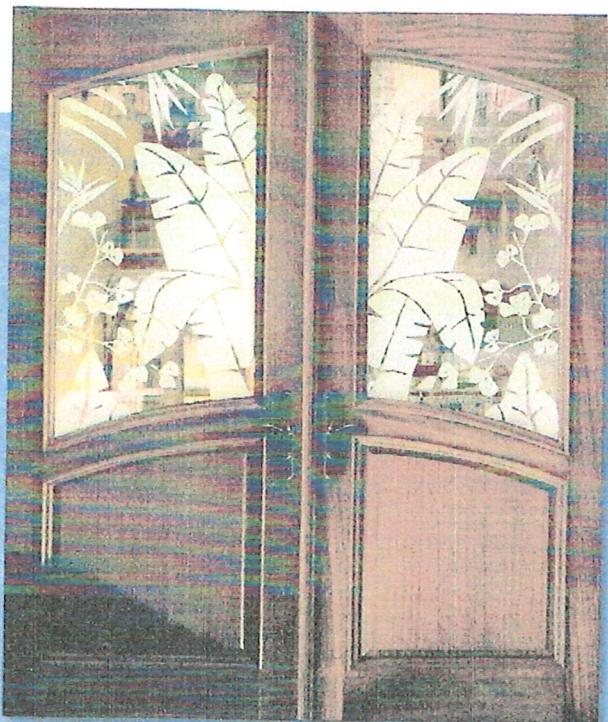


With Signature Door, customizing your glass has never been easier! We can send you a line drawing upon request, and you indicate the areas to be changed.

FRONT DOORS



Pineapple Glass Design



Custom Sandblasting

Add a touch of personality to your glass with our sandblast designs or come up with your own. Etch your name, house number or family crest into your decorative glass.

Signature's soft 2-dimensional etching adds beauty to any design.

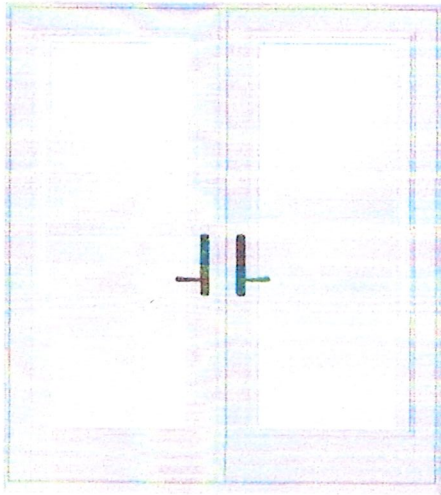


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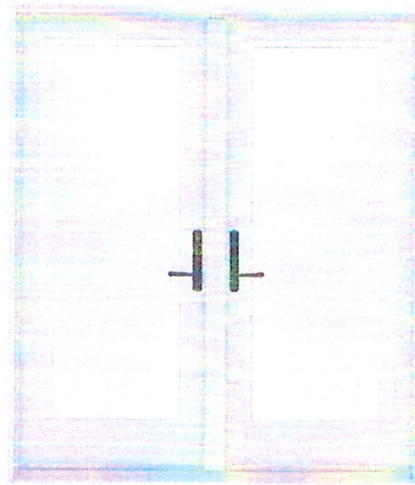




400 SERIES FRENCHWOOD® HINGED PATIO DOOR



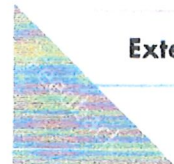
Interior



Black Exterior

Summary

Product ID#	FWH6068
Unit Width	71 1/4"
Unit Height	79 1/2"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Albany, Black
Blinds Between Glass	White Blinds
Grille Pattern	None
Exterior Door Color	White
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	White





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Internet #202732640 Model #SQ25U_SLO_SQ22 Store SKU #100305118

Clopay
Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Ultra-Grain Slate Garage Door with SQ22 Window

★★★★★ (76) Questions & Answers (3)

\$3782²⁴

\$631.00/mo* suggested payments with 6 months* financing Apply Now

Garage Door Size: 16 ft x 7 ft

8 ft x 7 ft 16 ft x 7 ft

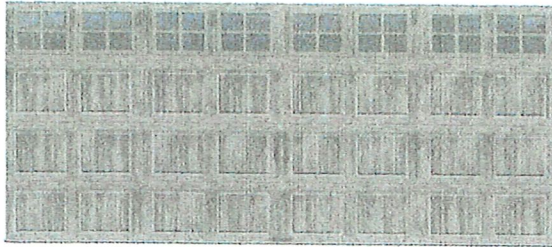
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Clopay Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with Plain Windows

★★★★★ (279)

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★★★★★

\$320

Product Overview



DESIGN, VISUALIZE, & ORDER YOUR CUSTOM GARAGE DOOR

Our team of experts will help you design a custom garage door with the power of our patented Intellicore insulation technology.

Customize your garage door with our Clopay Design Tool

Clopay Garage Doors featuring Intellicore insulation technology represent the ultimate smart choice for homeowners. Clopay Intellicore is proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, while its industry leading R-values provide year-round comfort and improved energy efficiency. This door also features Clopay ultra-grain, a painted steel surface simulating a real stained door without the hassles of staining and the ongoing maintenance of wood. Clopay very best door.

Additional Resources

From the Manufacturer

Installation, Service & Rentals

DIY Projects & Ideas