

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, October 24, 2022 - 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 September 26, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #22-46 - Fence - 705 S. 8th Street
 - b. Certificate of Appropriateness #22-51 - Renovations and Additions - 326 S. 2nd Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - September 2022
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: 10/24/2022

Information

REQUESTED ACTION

Minutes from the September 26, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning

RECOMMENDATION

To approve minutes

Attachments

Historic Preservation Board Minutes 9/26/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/04/2022 10:05 AM

Final Approval Date: 10/04/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 26, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Betty Jo Starke; Anthony Westbury; Andrea Anicito; Holly Theuns; Minnie Spivey; Charlie Hayek, Chairman

Absent: KeAndrea Davis

Staff Present: Kev Freeman, Planning Director
Sara Hedges, Assistant City Attorney
Ryan Altizer, Planner
Alicia Rosenthal, Planning & Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the August 22, 2022 meeting

Motion was made by Betty Jo Starke, and seconded by Andrea Anicito to approve the minutes from the August 22, 2022 meeting.

AYE: Anthony Westbury, Andrea Anicito, Holly Theuns, Minnie Spivey, Betty Jo Starke, Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 22-47 - Fence and Trellis - 419 N. 2nd Street**

The clerk introduced Certificate of Appropriateness 22-47 for the installation of a fence and trellis located at 419 N. 2nd Street.

Ms. Theuns recused herself.

Chairman Hayek asked the Assistant City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the Assistant City Attorney, 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Anicito - yes

Ms. Spivey - no

Ms. Starke - no

Ms. Westbury - no

Chairman Hayek - yes

Chairman Hayek 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.

Staff Presentation:

Ryan Altizer, Planner, provided an overview of the application. The applicant is requesting approval of a Certificate of Appropriateness to allow for the installation of a new 4-foot-high white vinyl picket fence with a 4-foot gate along the front property line and the installation of a white trellis over the proposed gate. The new architectural elements, fence and trellis compose well with the existing building and neighborhood area. The new alterations enhance the property's overall appearance and its contribution to the historic character of the Edgartown district.

Board questions for Staff: None

Applicant Presentation: Holly Theuns, Applicant, sworn, stated she would like a wooden fence

instead of a vinyl fence. Ms. Theuns said her contractor favored stain over paint for maintenance issues and less curing time.

Board questions for Applicant: Mr. Westbury asked if the fence is scalloped or flat on top. Ms. Anicito asked if there are fences on the adjacent properties.

Public comment: None

Staff final comments: Mr. Freeman stated that staff has no objections to changing the material of the fence from vinyl to wood and that the change be incorporated into the decision.

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Mr. Hayek suggested using pressure treated wood and the wood should cure for 6 months before being painted.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve Certificate of Appropriateness 22-47 at 419 N. 2nd Street for the installation of a 4-foot-high white wood picket fence with a 4-foot gate along the front property line with a white trellis over the proposed gate.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, Anthony Westbury, Chairman Charlie Hayek

Other: Holly Theuns (ABSTAIN)

Passed

b. **Certificate of Appropriateness 22-46 - Fence - 705 S. 8th Street**

The clerk introduced Certificate of Appropriateness 22-46 for the installation of a fence located at 419 N. 2nd Street.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Theuns - no

Ms. Spivey - no

Ms. Starke - no

Ms. Westbury - yes

Ms. Anicito - no

Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Ryan Altizer, Planner, provided an overview of the application. The applicant is requesting approval of a Certificate of Appropriateness for the installation of approximately 313 feet of a 6-foot-high white privacy vinyl/PVC fence with one 5-foot gate. The scale and character of a fence must be compatible with the neighboring houses and structures. The subject proposal seeks to install a six (6) foot high, white PVC fence which does not meet recommendations based on Secretary of Interior's Standard #9. The solid six (6) foot high white fence appears intrusive and not compatible with the surroundings. 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.

Board questions for Staff: Ms. Theuns asked the type of neighboring fences. Mr. Hayek asked if a 6-foot fence is allowed per code.

Applicant Presentation: Lara Amyx, Owner, sworn, stated her neighbors have a chain link fence and a rotted wood fence. Mr. Amyx said she wants a privacy fence to prevent trespassing, and she is installing a pool. She said the entire side of the fence with the gate will be landscaped. Ms. Amyx said she can move the fence and gate closer to her home, but she does not want to lose a tree by doing so. Ms. Amyx noted that she is not putting the fence in front of her house, only on the side of her house. Ms. Amyx said per code a 4-foot fence is not allowed with a swimming pool.

Board questions for Applicant: Mr. Westbury asked if there is any room for compromise on the fence. Ms. Anicito asked if a removable fence could be put around the pool. Ms. Spivey asked if there were any pictures of the neighboring fences. Chairman Hayek asked why there was a 12-foot return on the front property line. Mr. Westbury asked how far the trees are from the house and if the fence will be in front or in back of the trees.

Public comment: Kurt Katz, Veterans Fence Contractor, sworn, stated that plastic last forever and is durable and flexible. He said wood only last for 15 years. Mr. Katz stated that a tree would have to be removed if the fence was flush against the house. Mr. Katz highlighted the UV treated vinyl fence has wind loads of 125-150 mph, is routed together with no screws 6 foot on center.

Kathryn Katz, Veterans Fence, sworn, said a vinyl fence is allowed by the city.

Staff final comments: Mr. Freeman explained to the applicant that the Board is requesting confirmation that the fence will align to the front elevation of the house, confirmation of the location of the trees and confirmation of the type of landscaping applied to the front of the fence.

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Chairman Hayek stated the house is too beautiful to isolate with a 6-foot closed fence. Ms. Theuns stated that a solid fence has no visibility and can be a safety issue. Ms. Starke stated that she likes a wooden fence with an abutting hedge row over a pre-fabricated fence. Chairman Hayek said his preference is wood fencing. Ms. Anicito said more information is needed on landscaping and neighboring fences to make a decision.

Motion was made by Holly Theuns, and seconded by Anthony Westbury to continue Certificate of Appropriateness 22-46 to the next Historic Preservation Board meeting on October 24, 2022.

AYE: Holly Theuns, Minnie Spivey, Betty Jo Starke, Anthony Westbury, Andrea Anicito,
Chairman Charlie Hayek

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - August 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public. The Board discussed receiving more information from the Certificate of Appropriateness 22-46 applicant to make a decision. Mr. Freeman noted that staff tries to anticipate what information is needed, but the items requested were specific from the Board. Ms. Theuns asked staff for the pool fencing code requirement.

8. CONSIDERATION OF ABSENCES

Ms. Theuns left the meeting before the Consideration of Absences; therefore she did not vote.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve the absence of Ms. Davis.

AYE: Minnie Spivey, Betty Jo Starke, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 10/24/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-46 - Fence - 705 S. 8th Street

LOCATION

705 S 8th Street (Parcel ID: 2410-709-0125-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval/Approval with Conditions/Denial

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 10/17/2022 03:37 PM

Final Approval Date: 10/17/2022



SEPTEMBER 26, 2022

COA 22-46

Owner

Daniel Amyx

Location

705 S 8th Street

Parcel ID

2410-709-0125-000-3

Historic Status

This Building is a contributing structure located in the Oakland Park Historic District.

Recommendation

Approval/Approval with Conditions/Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT RESIDENCE - FRONT FACADE

B A C K G R O U N D

The subject two-(2) story residence reflects a Colonial Revival Style. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1938 and the Florida Master Site File indicates 1940 as a construction date.

R E Q U E S T

The applicant is requesting approval of a COA for an installation of approximately 313 feet of a 6 foot high white privacy vinyl/PVC fence with one 5 foot gate.

R E V I E W C O N T I N U A T I O N

On September 26, 2022, Historic Preservation Board tabled the COA #22-46 to be continued on the October 24, 2022 meeting. The HPB requested additional information which will be provided by the applicant during the meeting. Additional pictures with the 8th street views and fences were added to this report.

DIVISION 4. - CERTIFICATE OF APPROPRIATENESS

Sec. 111-149. Required.

No building, structure, improvement, landscape feature, or site within the city, which has been designated an historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter.

Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter.

Landscape features and site improvements shall include, but shall not be limited to, site re-grading, sub-surface alterations, fill, paving, landscaping, walls, **fences**, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

DIVISION 4. - CERTIFICATE OF APPROPRIATENESS

Sec. 111-149. Required.

Review Matrix (Extract)

Sec. 111-151. - Delegation of review authority.

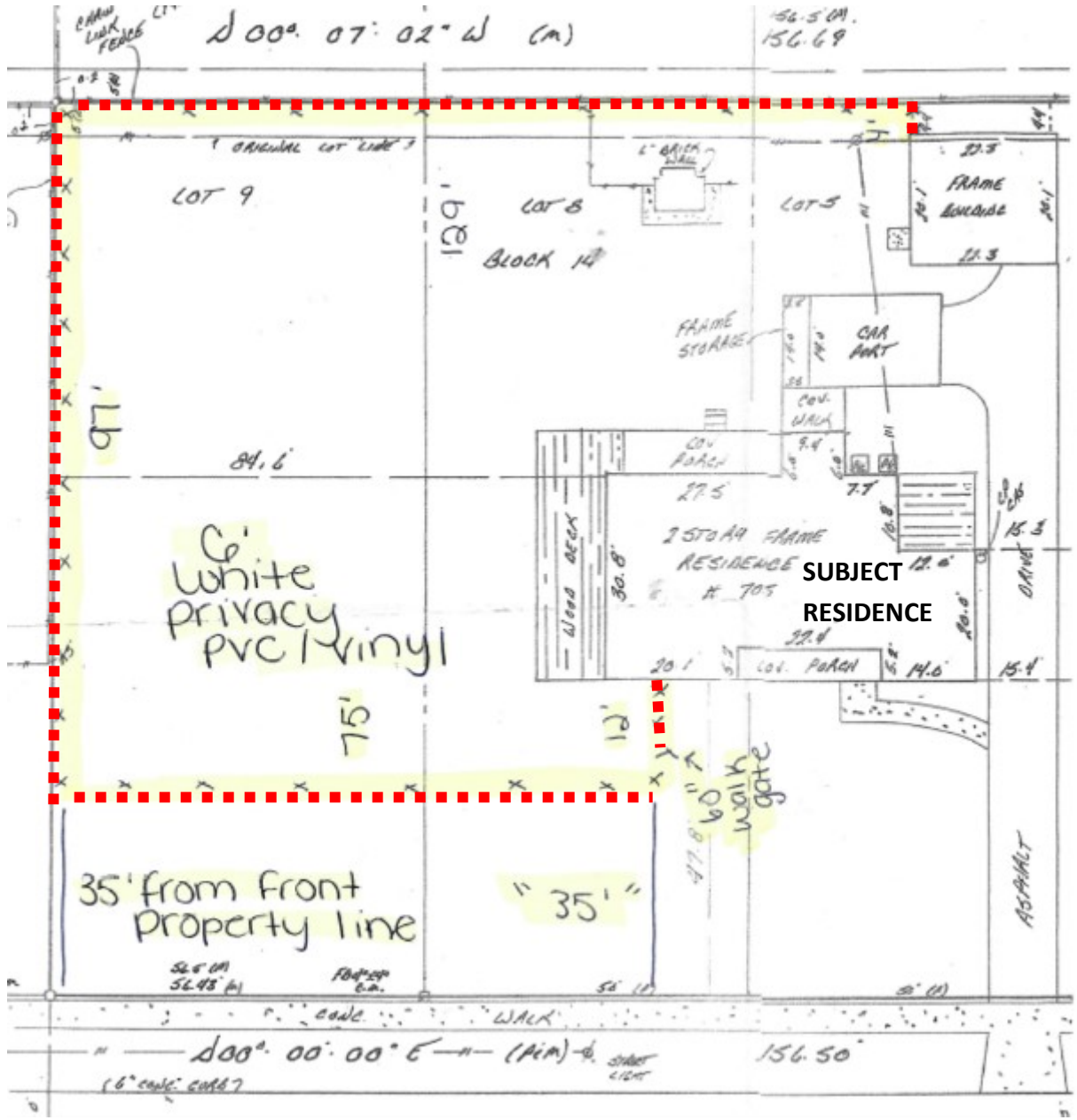
Fort Pierce Certificate Of Appropriateness Approval Matrix S = Review by Historic Preservation Officer

ACTION	CONTRIBUTING		NON-CONTRIBUTING	
	STAFF	BOARD	STAFF	BOARD
ADDITIONS				
Site walls and fences				
1. Walls or fences behind or equal to front facade	S		S	
2. Walls or fences in front of front facade		X		X

The property is classified as a contributing structure and therefore, due to the fact that the fence is proposed to be placed in front of the front façade of the building, a review by the Historic Preservation Board is required.



LOCATION OF THE SUBJECT RESIDENCE



■■■■■■■■■■ PROPOSED 6' HIGH WHITE VINYL FENCE

SITE PLAN



**FRONT/SIDE YARD OF THE SUBJECT PROPERTY -
PROPOSED LOCATIN OF THE NEW FENCE**



FENCE ON THE SOUTH SIDE OF THE SUBJECT PROPERTY



FENCE ON THE REAR OF THE SUBJECT PROPERTY



FENCE ACROSS THE STREET FROM THE SUBJECT PROPERTY



8TH STREET VIEW LOGGING NORTH FROM GEORGIA AVENUE



S 8TH STREET VIEW LOOKING SOUTH FROM EASTER AVENUE



FENCE ON THE CORNER OF S 8TH STREET AND EASTER AVENUE



S 8TH STREET VIEW LOOKING SOUTH FROM DELAWARE AVENUE



S 8TH STREET VIEW LOOKING SOUTH FROM DELAWARE AVENUE



TYPICAL PICKET STYLES

Other proposed picket styles may be approved by the Historic Preservation Board.

For additional information:

Maria Lewicka, AICP
 Historic Preservation Planner
City of Fort Pierce
 100 North US Highway 1
 Fort Pierce, FL 34950

Phone:
 (772)467-3738

E-mail:
 mlewicka@city-ftpierce.com



Fort Pierce Historic Districts

WOOD PICKET FENCE GUIDE





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.



GAP 2"-4"

PICKET 3"-6"

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



Additional landscape may be provided.

FENCE GIDE FOR CITY OF FORT PIERCE HISTORIC DISTRICTS

STAFF ANALYSIS

SECRETARY OF INTERIOR'S STANDARDS

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.

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 neighboring houses and structures. The subject proposal seeks to install a six (6) foot high, white PVC fence which does not meet recommendations based on Secretary of Interior's Standard #9. The solid six (6) foot high white fence appears intrusive and not compatible with the surroundings. 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.

STAFF RECOMMENDATION

Based upon Secretary of Interior's Standard #9, the Historic Preservation Board may:

1. Approve the request for installation of the 6 foot white vinyl fence as proposed
2. Approve the fence with at least one of the following conditions:
 - Fence will be moved back and aligned with the front elevation of the house and screened by landscape (hedges, bushes, trees or vines).
 - 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.
3. Deny the request



PROPOSED FENCE



RECOMMENDED PICKET FENCE

RECEIVED

AUG 22 2022

COA# 22-46

Bldg. Permit # _____



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: 705 S. 8th Street, Ft Pierce, 34950
Parcel ID #: 2410 - 709 - 0125 - 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): Daniel Amyx
Mailing Address: 705 S. 8th Street, Fort Pierce, 34950
Phone Number(s): 772 332-8036 Email: danamyx@gmail.com
466 7950

Applicant
Name(s): Veterans Fence Contractors, Inc.
Mailing Address: 1652 SW La Gorce Ave P.S.L 34953
Phone Number(s): (772) 336-8095 Email: KathrynK89@hotmail.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, Daniel A. Amyx as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



Signature of Owner

8/16/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Site Improvements (describe) Fence Installation
- Other (describe) _____

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

Installing approx. 313' of 6' white privacy vinyl/PVC with 1 60" walk gate.

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: 705 S 8th ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-709-0125-000-3
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23716
 Map ID: 24/10S
 Zoning: SF Low Den

Ownership

Daniel Amyx
 705 S 8th ST
 Fort Pierce, FL 34950

Legal Description

OAKLAND PARK BLK 14 LOTS 5, 8 AND 9 AND E 5 FT OF VAC ALLEY
 ADJ ON W (MAP 24/10F) (OR 1530-1044)

Current Values

Just/Market Value: \$209,500
 Assessed Value: \$93,639
 Exemptions: \$50,000
 Taxable Value: \$43,639



Total Areas

Finished/Under Air (SF): 2,202
 Gross Sketched Area (SF): 3,854
 Land Size (acres): 0.49
 Land Size (SF): 21,128

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
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 17, 2002	1530 / 1044	XX00	WD	Watts Randall C	\$132,000
Apr 27, 2001	1388 / 2757	XX00	WD	Arnett Curtis	\$75,100
Aug 23, 1999	1245 / 1784	XX01	QC	Arnett Curtis	\$100
Sep 20, 1990	0708 / 2612	XX00	WD	BETTER WAY IN CHRIST	\$90,000
Feb 1, 1987	0533 / 1523	XX01	CV		\$99,000
Feb 1, 1985	0457 / 0988	XX00	CV		\$80,000
May 1, 1983	0402 / 0888	XX01	CV		\$41,600
Dec 1, 1978	0356 / 2188	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 2,202 SF

Gross Sketched Area: 3,414 SF

Exterior Data

View:
 Building Type: HC-

Roof Cover: Mtl Shingles
 Year Built: 1938

Roof Structure: Gable
 Frame:

Grade: C-
 Story Height: 2 Story

Effective Year: 1950
 No. Units: 1

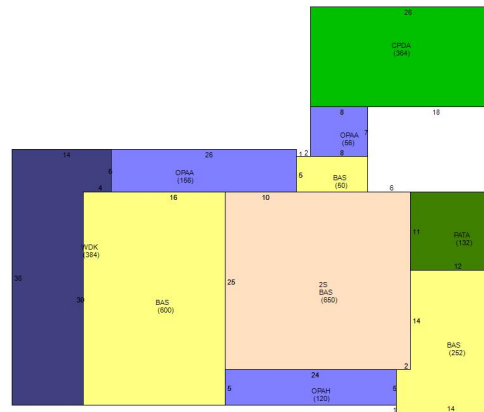
Primary Wall: Wood/Sheath
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 2
 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 %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	650	650	102
BAS	BASE AREA	1552	1552	300
CPDA	Carport Detached Average	364	0	80
OPAA	Open Porch Attached Average	212	0	94
OPAH	Open Porch Attached High	120	0	58
PATA	Patio Average (Plain Slab)	132	0	46
WDK	WOOD DECK	384	0	100

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 440 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG
 Story Height: 1 Story

Roof Cover: Mtl Shingles
 Year Built: 2019
 Effective Year: 2019
 No. Units: 0

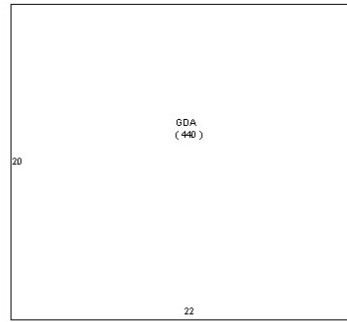
Roof Structure: Gable
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	440	0	84

Special Features and Yard Items


Type	Qty	Units	Year Blt
UTILITY AVG	1	100	1999
UTILITY AVG	1	144	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$117,400	Tax Year	Grant Year	Code	Description	Amount
Land:	\$92,100	2022	2003	0500	Homestead Exemption	\$25,000
Just/Market:	\$209,500	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2022	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
Save Our Homes or 10% Cap:	\$115,861					
Assessed:	\$93,639					
Exemption(s):	\$50,000					
Taxable:	\$43,639					

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 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
2022	\$209,500	\$93,639	\$50,000	\$43,639
2021	\$195,600	\$90,912	\$50,000	\$40,912
2020	\$142,600	\$83,294	\$50,000	\$33,294
2019	\$135,800	\$81,422	\$50,000	\$31,422

Permits

Number	Issue Date	Description	Amount	Fee
F92-000661	Jun 12, 1992	Roof	\$1,300	\$1,300
RR20051141	Jan 12, 2006	Alterations/Remodeling	\$15,000	\$150
RF20052289	Jul 11, 2005	Roof	\$13,855	\$139
BP14-3007	Dec 2, 2014	Electric	\$900	\$104
BP19-0315	Mar 20, 2020	Carport	\$8,000	\$0
BP21-3289	Jun 15, 2021	Electric	\$300	\$0

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

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

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 22-46 – New Fence – 705 S 8th Street.

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37. Public Hearings (a)

NOTICE BY NEWSPAPER: September 16, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 09/16/2022

Historic Preservation Board

5. b.

Meeting Date: 10/24/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-51 - Renovations and Additions - 326 S. 2nd Street

LOCATION

326 S 2nd Street (Parcel ID: 2410-808-0006-000-7)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Property Card

Application

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 10/17/2022 11:34 AM

Final Approval Date: 10/17/2022



OCTOBER 24, 2022

COA 22-51

Owner

Marc D McAteer

Location

326 S 2nd Street

Parcel ID

2410-808-0006-7

Historic Status

This Building is a contributing structure located in the Downtown Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



PROJECT LOCATION

B A C K G R O U N D

This two-story building is a contributing structure in the Downtown Historic District. The design is frame vernacular, and is expressed by a combination of hip and gable end roofs, asbestos shingle wall fabric, and a tiered enclosed porch facing the Indian River Lagoon. The Florida Master Site files indicate that this structure dates from the early settlement of Fort Pierce, and was built in 1900 by the A. M. Sample family. This structure has been added-on to over the years, and is now adaptively reused as offices.

R E Q U E S T

The applicant is requesting approval of a COA for renovations and additions to convert the existing office building back to single family residence including:

- Extension of the back porch
- Addition of the swimming pool
- Remodeling the garage
- Addition of entry pergola
- Removing of part of parking lot

APPLICANT STATEMENT

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.



VIEW OF THE SIDE & BACK YARD



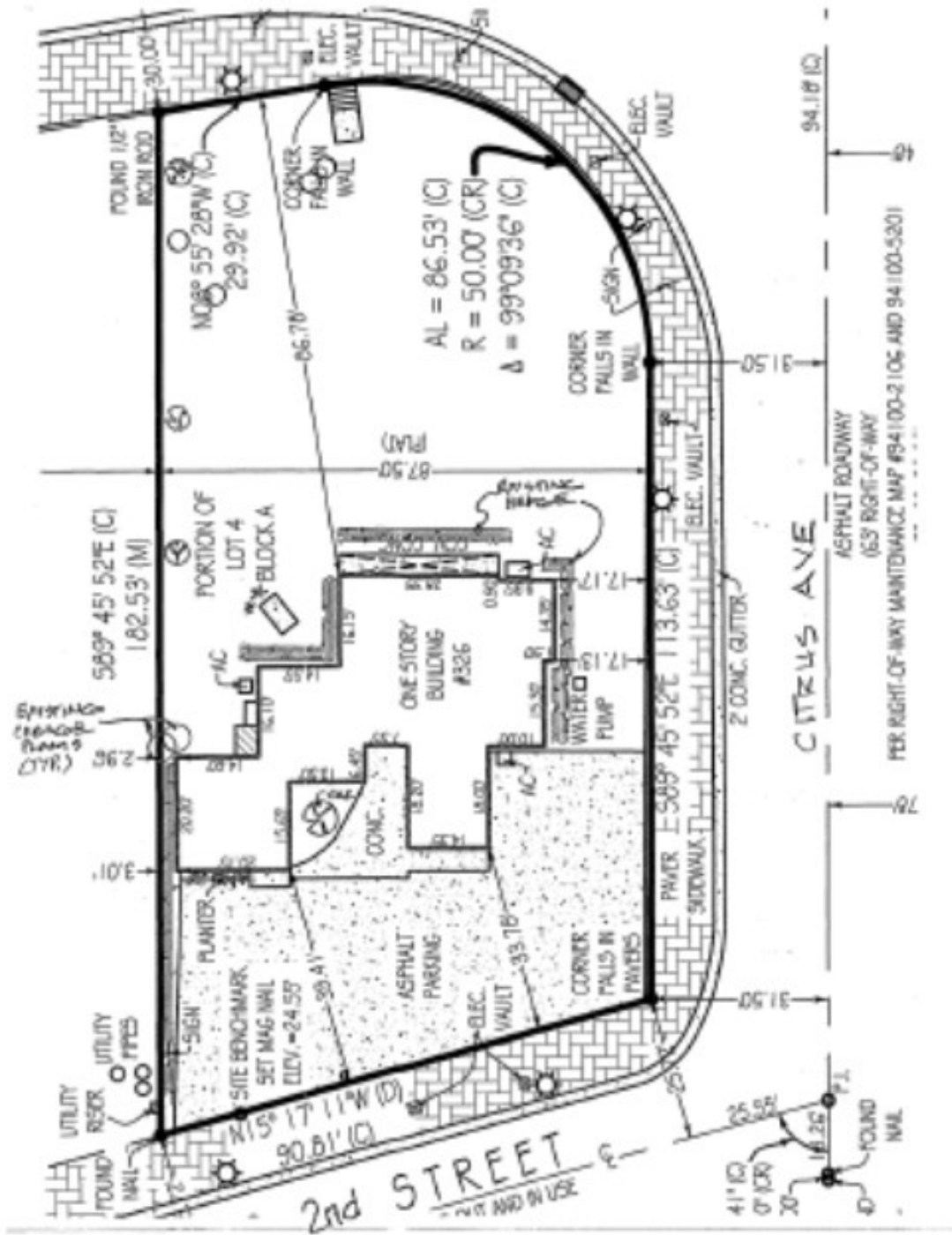
FRONT/EAST FAÇADE



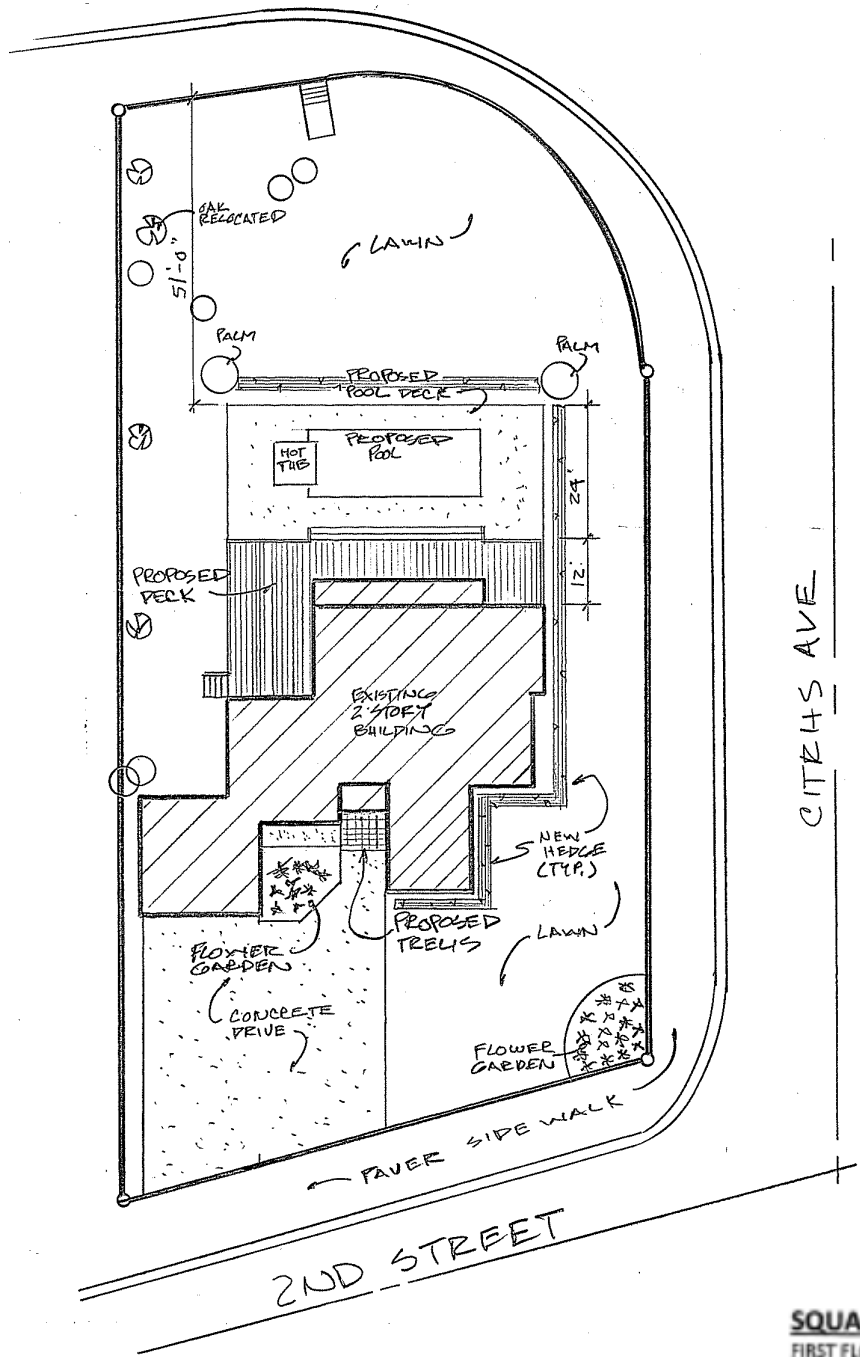
SIDE/CITRUS AVENUE FAÇADE



PHOTOS OF THE ADJACENT PROPERTIES



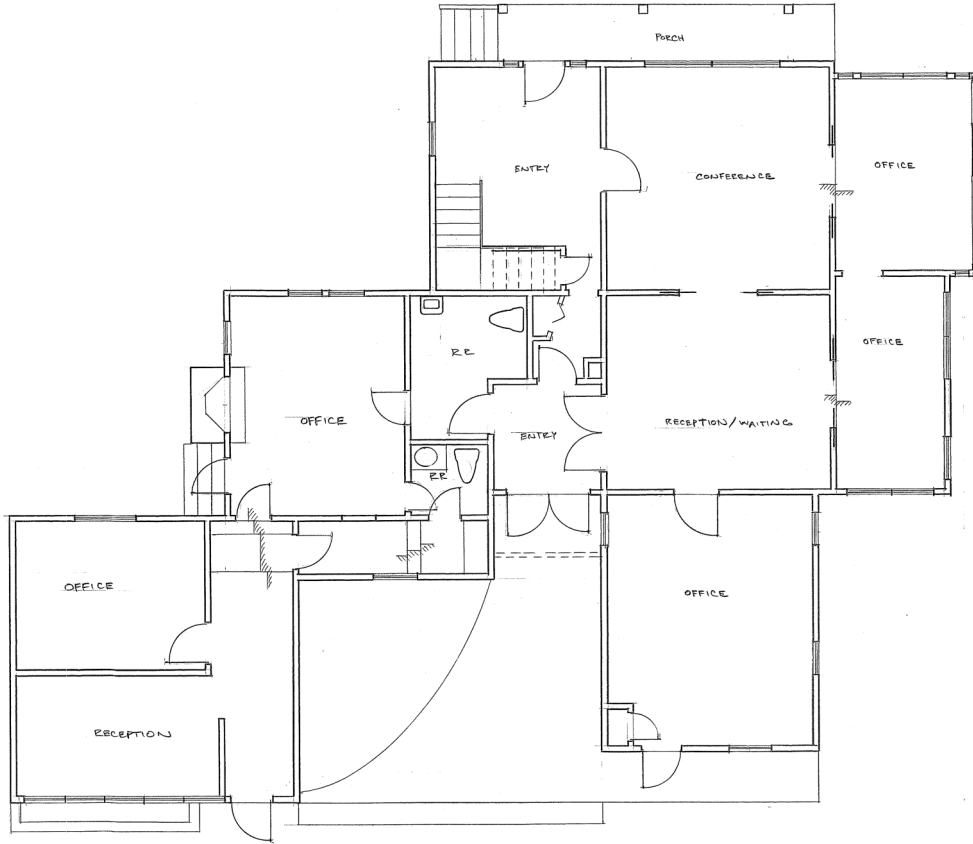
AS BUILT SITE PLAN



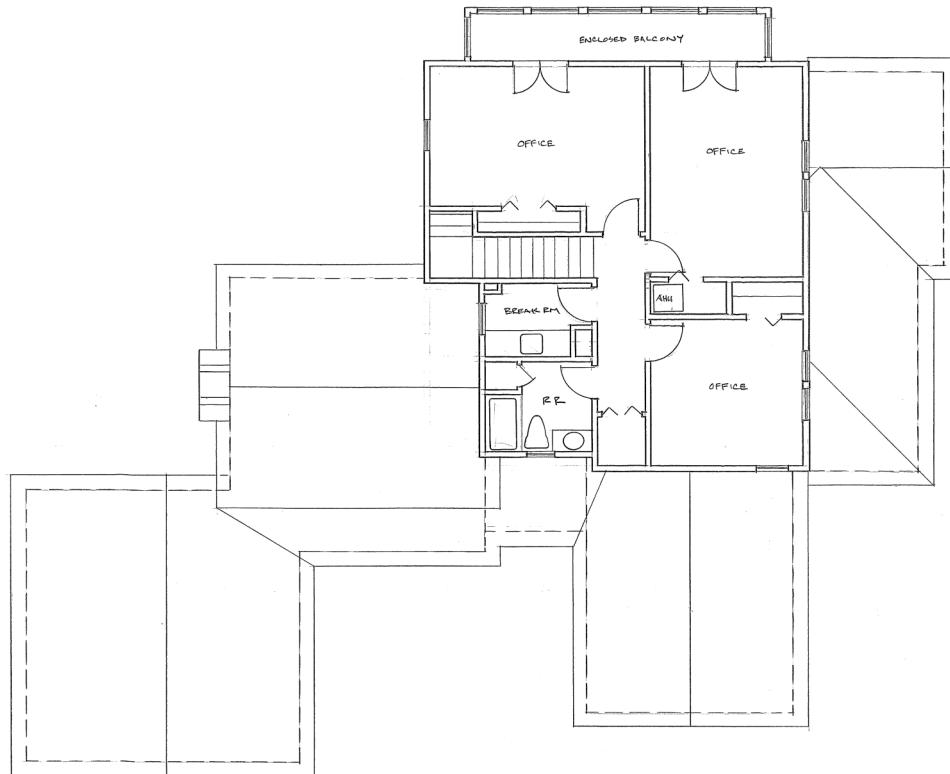
SQUARE FOOTAGE

FIRST FLOOR LIVING	1721 S.F.
SECOND FLOOR LIVING	782 S.F.
PORCH	170 S.F.
BALCONY	170 S.F.
DECK	692 S.F.
ENTRY	83 S.F.
GARAGE	400 S.F.
POOL AND DECK	1248 S.F.
TOTAL	5266 S.F.
31.8% LOT COVERAGE	

PROPOSED SITE PLAN



AS-BUILT 1ST FLOOR PLAN



AS-BUILT 2ND FLOOR PLAN



AS BUILT REAR/EAST ELEVATION



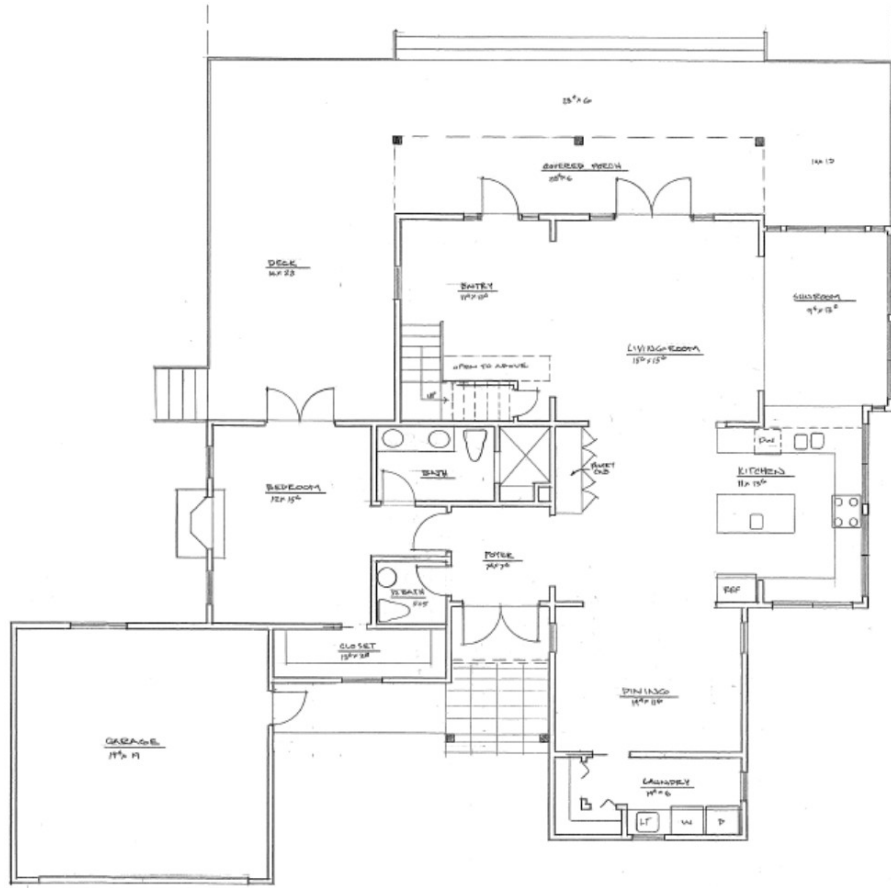
AS BUILT FRONT/WEST ELEVATION



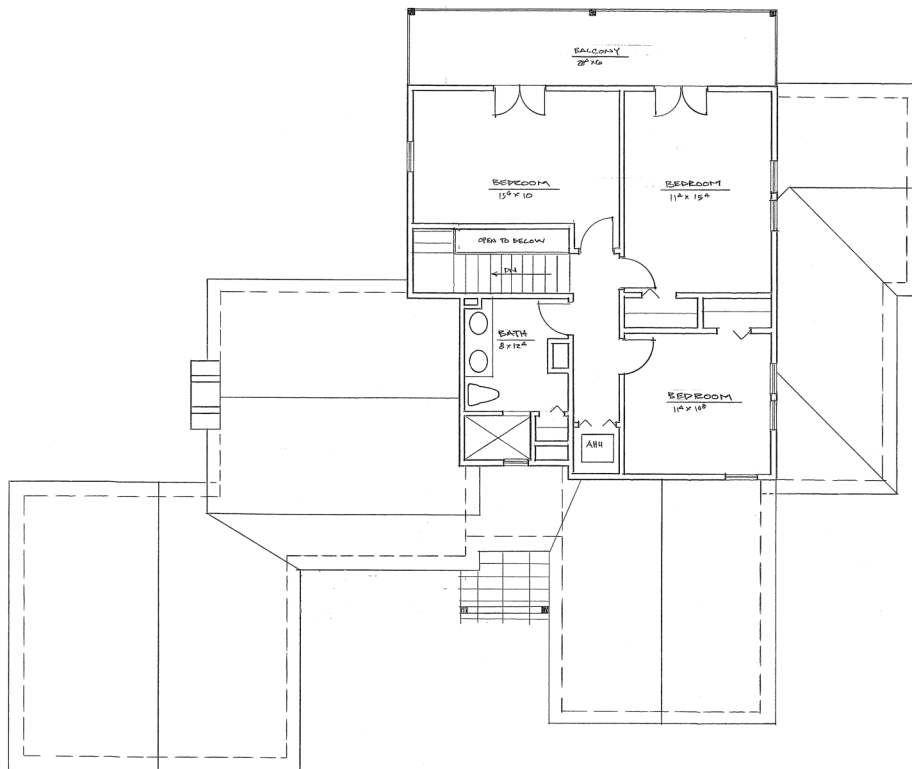
AS BUILT RIGHT SIDE/SOUTH ELEVATION



AS BUILT LEFT SIDE/NORTH ELEVATION



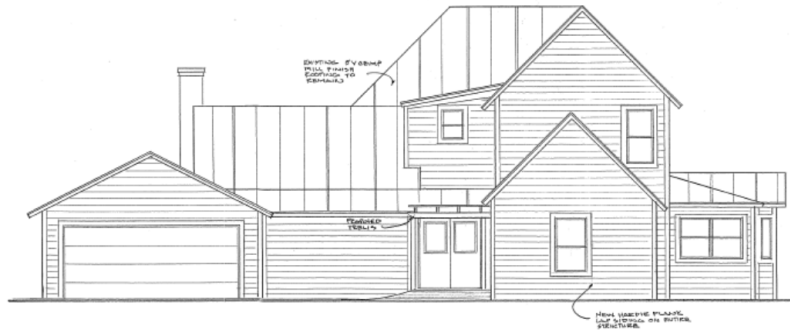
RENOVATION 1ST FLOOR PLAN



RENOVATION 2ND FLOOR PLAN



PROPOSED REAR/EAST ELEVATION



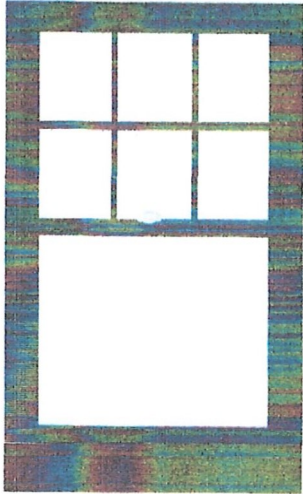
PROPOSED FRONT/WEST ELEVATION



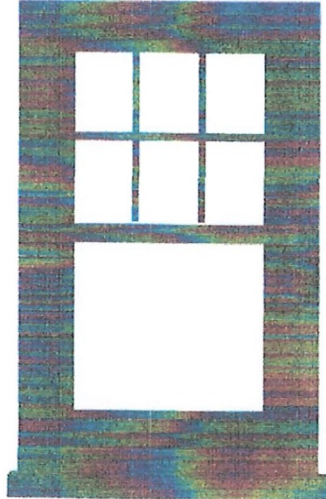
PROPOSED RIGHT SIDE/SOUTH ELEVATION



PROPOSED LEFT SIDE/NORTH ELEVATION

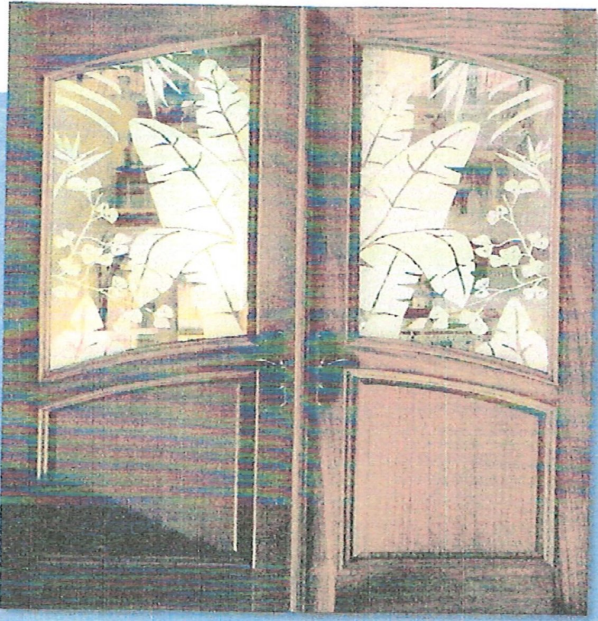


INTERIOR

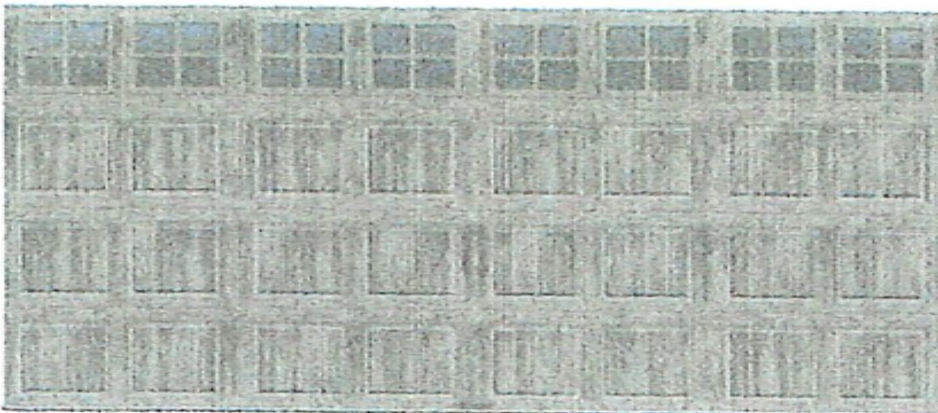


EXTERIOR

**PROPOSED 400 SERIES
DOUBLE-HUNG WINDOW**



**PROPOSED FRONT
DOORS**



**PROPOSED ULTRA-
GRAIN SLATE GAR-
AGE DOOR WITH
SQ22 WINDOW**

STAFF ANALYSIS

Secretary of Interior's Standards for Consideration

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.

Section 111-22(a)

“Furthermore, it is the purpose of this chapter to strengthen the economy of the city by stabilizing and improving property values in historic areas, combat urban decay through rehabilitation and revitalization and to encourage quality new construction and developments that are harmonious with neighboring historic structures.”



REAR/WEST FACADE

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

The subject structure is located within the Downtown Historic District which consists of a variety of commercial, government, religious and residential uses with various architectural styles and diverse materials and colors.

The design, proportions and architectural elements of the proposed additions compose well with the existing building. The proposed building and site improvements will enhance the property's overall appearance and contribution to the historic character of the Downtown Historic District, as well as its functional efficiency.

The proposed modifications are consistent with the Secretary of Interior Standards 5 and 9 and staff has no objection to the approval of the proposal as submitted.

COLOR CHART

BODY	SHERWIN-WILLIAMS WHITE
TRIM	SHERWIN-WILLIAMS BLACK
FRONT DOORS	MAHOGANY WHITE LEADED GLASS
GARAGE DOOR	GRAIN SLATE
METAL ROOF	GALVALUME MILL FINISH

Property Identification

Site Address: 326 S 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-808-0006-000-7
 Jurisdiction: Fort Pierce

Use Type: 1800
 Account #: 23888
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Marc D McAteer
 Karen A McAteer
 411 Walnut ST # 17680
 Green Cove Springs, FL 32043

Legal Description

ANDREWS AND RICHARDS S/D BLK A LOT 4 LYG W OF IND RIV DR-
 LESS RD R/W- (MAP 24/10G)

Current Values

Just/Market Value: \$245,900
 Assessed Value: \$245,900
 Exemptions: \$0
 Taxable Value: \$245,900



Total Areas

Finished/Under Air (SF): 2,833
 Gross Sketched Area (SF): 2,974
 Land Size (acres): 0.31
 Land Size (SF): 13,350

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
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 8, 2022	4856 / 0722	0001	WD	Wilhocapa Inc	\$550,000
Aug 24, 1998	1167 / 1800	XX00	WD	Jerry R Skaggs	\$160,000
Dec 15, 1993	0875 / 0017	XX02	PR	W Dudley Skaggs	\$100
Feb 23, 1993	0845 / 0517	XX01	QC	W Dudley Skaggs	\$31,100
Feb 1, 1981	0349 / 1547	XX00	CV		\$205,000

Building Information (1 of 1)

Finished Area: 2,833 SF

Gross Sketched Area: 2,974 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Hip
 Building Type: LROF Year Built: 1925 Frame: Conc Blk
 Grade: Y_C Effective Year: 1970 Primary Wall: Abs Shingle

Story Height: 2 Story

No. Units: 2

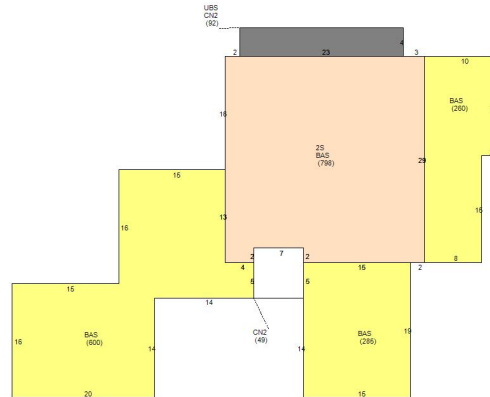
Secondary Wall: Hardwood Lap

Interior Data

Bedrooms: 0
 Full Baths: 0
 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 %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	798	798	118
BAS	BASE AREA	1943	1943	396
CN2	CANOPY	141	0	82
UBS	UPPER BASE AREA/+1	92	92	54

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	2500	1975

Current Year Values


Current Values Breakdown

Building:	\$52,300
Land:	\$193,600
Just/Market:	\$245,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$245,900
Exemption(s):	\$0
Taxable:	\$245,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.9	Fort Pierce Stormwater Charge	\$200.10

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
2022	\$245,900	\$245,900	\$0	\$245,900
2021	\$245,100	\$245,100	\$0	\$245,100
2020	\$244,400	\$244,400	\$0	\$244,400
2019	\$271,000	\$271,000	\$0	\$271,000

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-377	May 15, 2006	Roof	\$1,800	\$50
F910001221	Sep 17, 1991	Roof	\$1,900	\$1,900
F95-001196	Oct 23, 1995	Roof	\$700	\$700
F98-001582	Dec 21, 1998	Alterations/Remodeling	\$4,900	\$4,900
MC2004304	Oct 5, 2004	Air Conditioning Only	\$2,800	\$0
RF20051562	Apr 11, 2005	Roof	\$3,860	\$50
BP-092430	Jan 4, 2010	Alterations/Remodeling	\$300	\$75
BP09-2148	Nov 17, 2009	Alterations/Remodeling	\$5,000	\$75
bp11-0993	Aug 4, 2011	Roof	\$14,050	\$147
BP14-1778	Jun 25, 2014	Air Conditioning Only	\$3,200	\$170
BP16-0585	Mar 4, 2016	Air Conditioning Only	\$3,500	\$100
BP20-3662	Oct 27, 2020	Air Conditioning Only	\$4,985	\$0
BP21-3114	May 25, 2021	Air Conditioning Only	\$4,785	\$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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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:

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

- Rehabilitation
- New Construction
- Demolition
- 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.

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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

[Space Above This Line For Recording Data]

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.

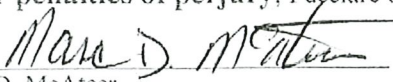
9. Affiant recognizes and has been advised that the closing agent, **Becht Anderson LLP**, will prepare all documents in accordance with the Contract and closing instructions, however legal advice has only been given to the **SELLER(S)** in this transaction. All other parties are free to consult their 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.

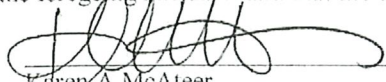
15. If different from the address shown on the deed, the following address should be used to forward documents following the closing:

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

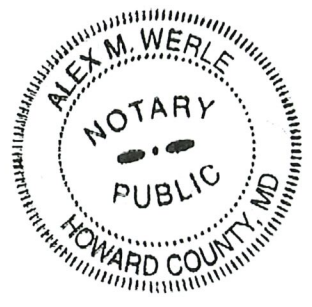


 Karen A. McAteer

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
- 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
- CA = CENTRAL ANGLE
- CATV = CABLE TV RISER
- CF = CALCULATED FROM FIELD
- CR = CALCULATED FROM RECORD
- CH = CHORD DISTANCE
- C/O = CLEANOUT
- CONC. = CONCRETE
- DE = DRAINAGE EASEMENT
- EL or ELEV = ELEVATION
- EM = ELECTRIC METER
- FR = FOUND IRON ROD
- FI = FOUND IRON
- FO = FOUND
- L = LEGAL DESCRIPTION
- N = MEASURED
- OHC = OVERHEAD CABLE
- P = PLAT
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- PC = POINT OF CURVE
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- PBB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PH = POOL HEATER
- PP = POOL PUMP
- R = RADIUS
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- QTR = QUARTER
- TR = TELEPHONE RISER
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE

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

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

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".



Digitally signed by Andrew Snyder
 DN: c=US, o=LANDTEC SURVEYING INC, dnQualifier=A01410C00000180E1EC7817000CCA2C, cn=Andrew Snyder
 Date: 2022.09.28 15:56:16 -0400
 Adobe Acrobat version: 2022.002.20212

DATE: 09/28/2022

SIGNATURE: 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)



Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

ARCHITECT

Architectonic Inc

805 S. WALKER AVENUE
FORT PIERCE, FLORIDA 34920
1-772-489-7751
WWW.ARCHITECTONIC.COM

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PROJECT

MCATEER
HISTORICAL REHABILITATION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. BELL, AIA

ARCHITECT

STATE OF FLORIDA

PROFESSIONAL SEAL NO. 12000

REVISING

NO. DATE REVISION

KEY PLAN

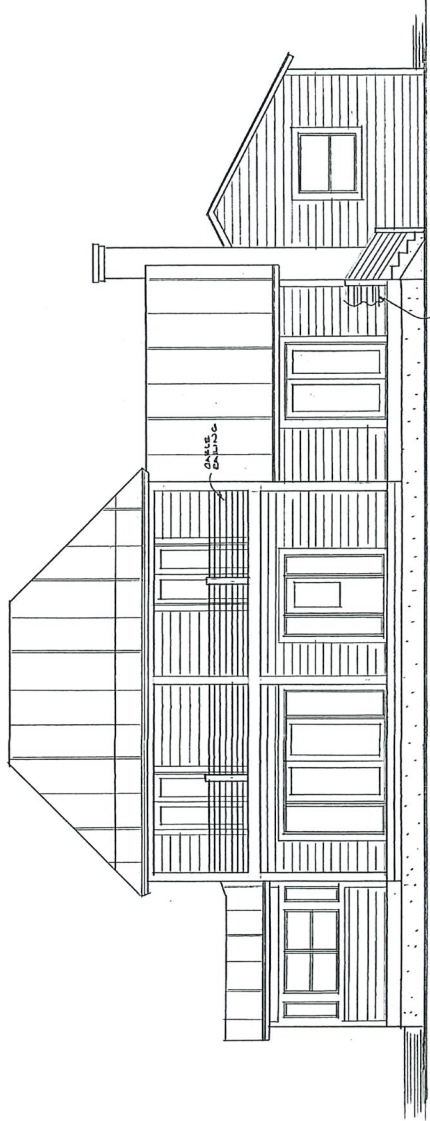
SHEET TITLE / SHEET NUMBER

A-7 of 8

PROJECT NUMBER: R-22-150

DATE

MCATEER

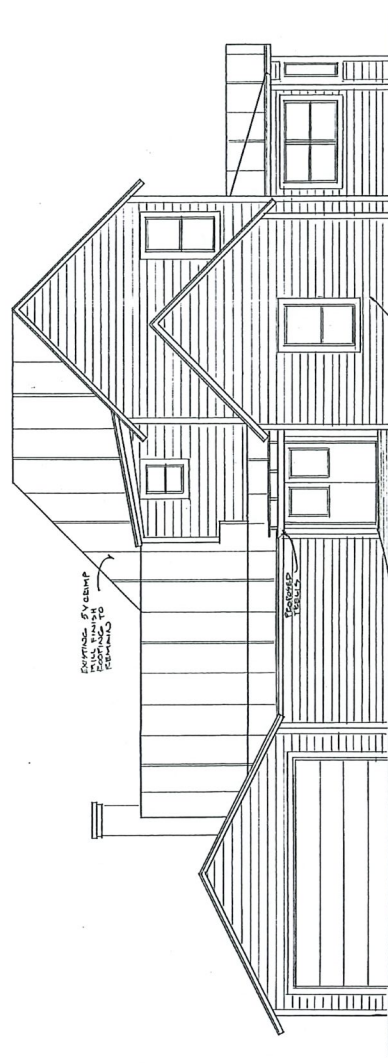


PROPOSED REAR ELEVATION

1/4"

COLOR CHART

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



PROPOSED FRONT ELEVATION

1/4"

ARCHITECT

Architectonic Inc

80 DELAWARE AVENUE
SUITE 200
FORT PIERCE, FL 34932
772-488-7751
WWW.ARCHITECTONIC.COM

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PROJECT

McATEER
HISTORICAL REHABILITATION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. LEE, AIA

FLORIDA

REVISED

NO. DATE REVISION

1 1 1

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KEY PLAN

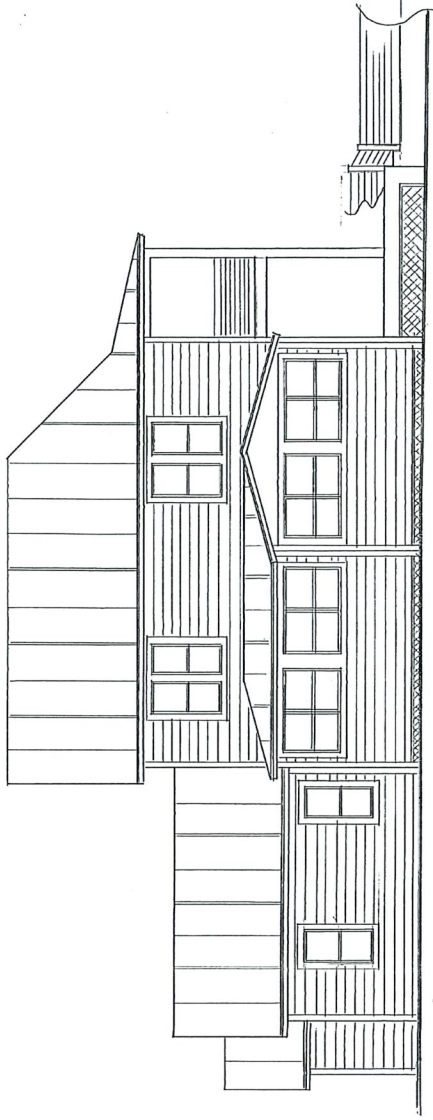
SHEET TITLE / SHEET NUMBER

A-8 of 8

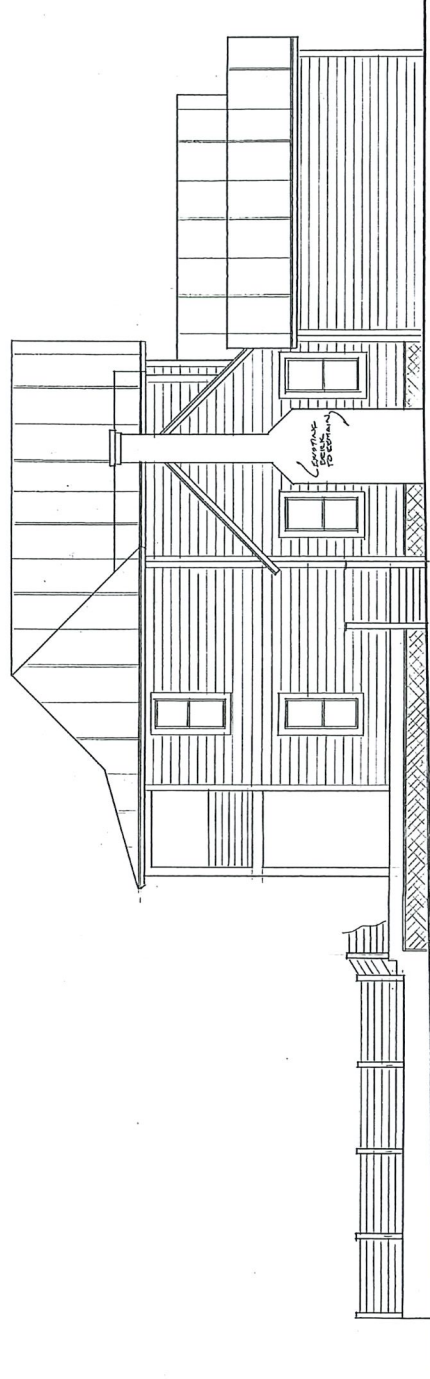
PROJECT NUMBER R-23-110

DATE

McATEER



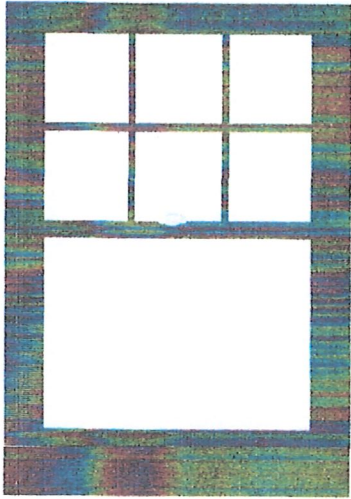
PROPOSED RIGHT SIDE ELEVATION 1/4"



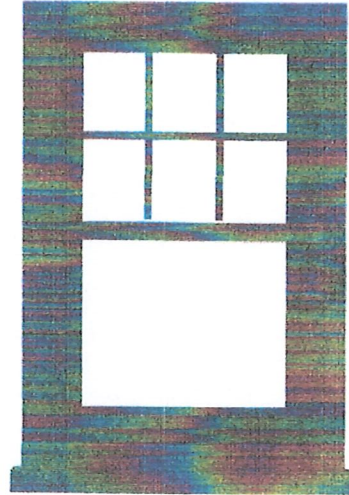
PROPOSED LEFT SIDE ELEVATION 1/4"



400 SERIES DOUBLE-HUNG WINDOW



Interior



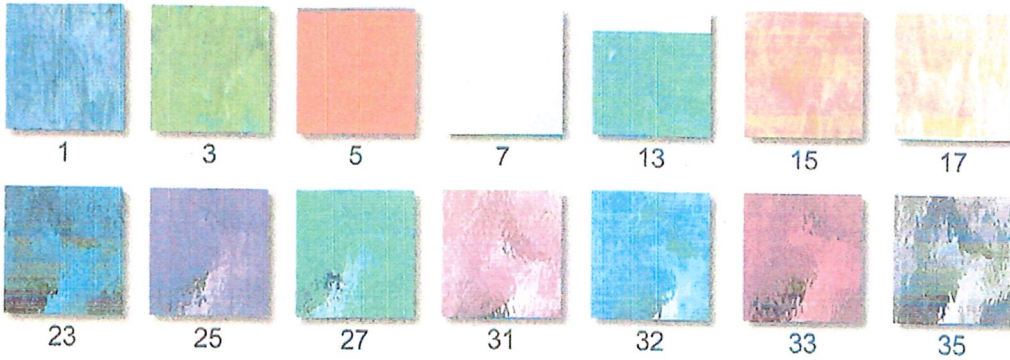
Exterior

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

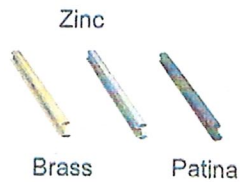


- 1 - Steel Blue Whispy Opal
- 3 - Dark Green Whispy Opal
- 5 - Red Whispy Opal
- 7 - Cloud White Opal
- 13 - Whispy Teal
- 15 - Medium Gold
- 17 - White Light Amber
- 23 - Steel Blue Water
- 25 - Grape Water
- 27 - Teal Water
- 31 - Pale Rose Water
- 32 - Sky Blue Water
- 33 - Light Purple Water
- 35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

Texture Glass Options

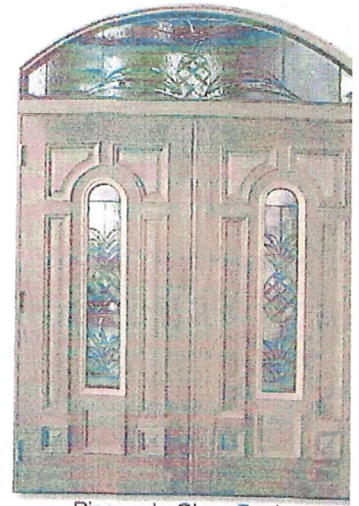


Caming Options

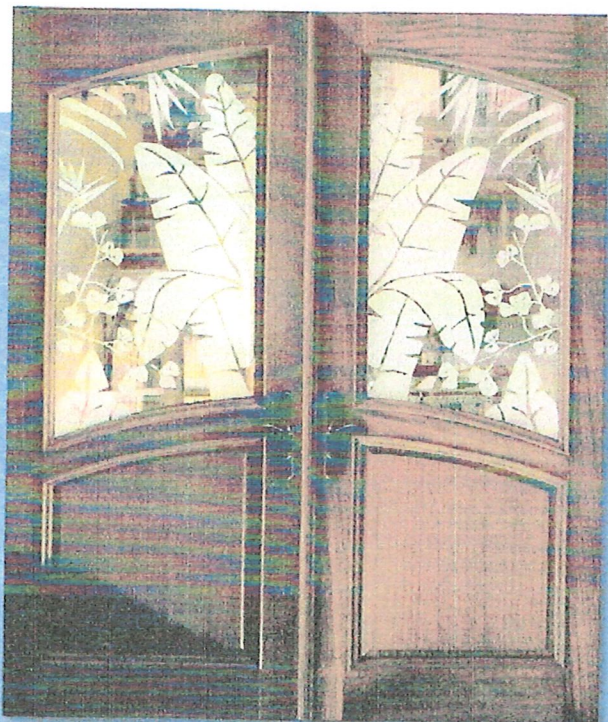


With Signature Door, customizing your glass has never been easier! We can send you a line drawing upon request, and you indicate the areas to be changed.

FRONT DOORS



Pineapple Glass Design



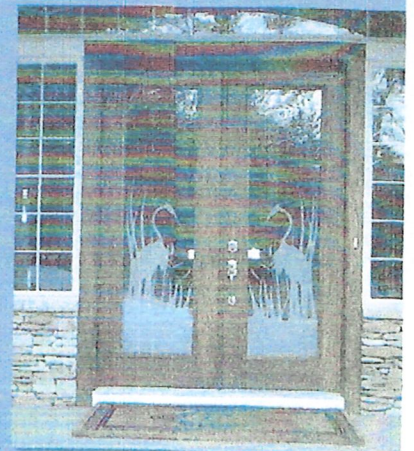
Custom Sandblasting

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.

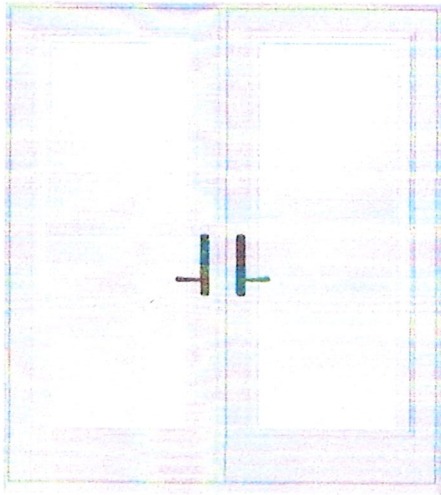


Scan for more info.

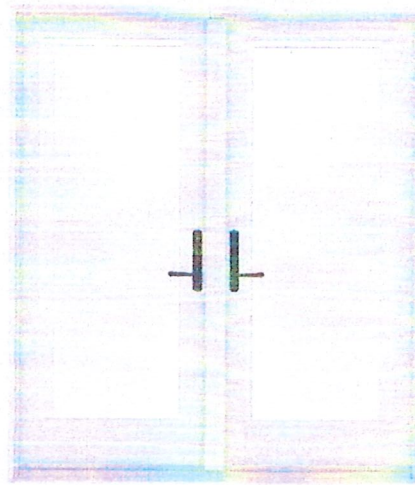




400 SERIES FRENCHWOOD® HINGED PATIO DOOR



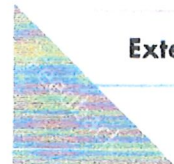
Interior



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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OPEN until 10 pm

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Home / Doors & Windows / Garage Doors

Internet #202732640 Model #SQ25U_SLO_SQ22 Store SKU #1003055118

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

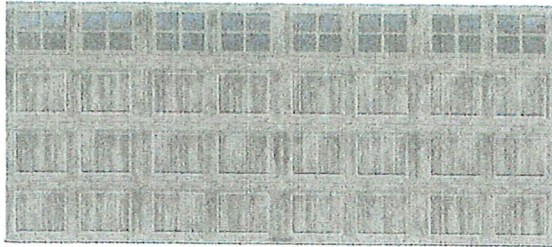
How to Get It

Delivering to: 34947 | [Change](#)

Store Pickup
Unavailable at Ft Pierce
[Check Nearby Stores](#)

Ship to Home
Not available in Ft Pierce
[Change Zip](#)

Scheduled Delivery
Not available for this item



Hover Image to Zoom

We found similar options you might like



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

★★★★★ (279)

\$2914⁰⁰

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Ultra-Grain Slate Garage Door with SQ24 Window

★★★★★ (93)

\$3782²⁴

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Ultra-Grain Walnut Garage Door

★★★★★ (121)

\$3360⁰⁰

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

★★★★★ (306)

\$2213¹⁰

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with SQ24 Window

★★★★★ (121)

\$4084⁰⁰

Clopay Classic Collection 16 ft. x 7 ft. Non-Insulated White Garage Door with Plain Windows

★★★★ (79)

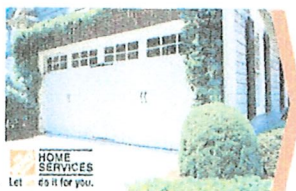
\$1493¹⁰

Clopay 16 ft. x 7 ft. Intellicore Ultra-G

★★★★★

\$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](#)



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-51 – Renovations & Additions – 326 S 2nd Street

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37. Public Hearings (a)

NOTICE BY NEWSPAPER: October 14, 2022, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 10/14/2022

Historic Preservation Board

6. a.

Meeting Date: 10/24/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - September 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, September 2022

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/17/2022

Started On: 10/17/2022 11:18 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in September 2022.

- COA #22-48, 904 Citrus Avenue – Solar panels
- COA #22-49, 200 N Indian River Dr – New patio thatch roof
- COA #22-50, 436 N 14th Street - Roof



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-48 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 904 Citrus Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Installation of a rooftop solar panels. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chairman Date
 Historic Preservation Board



 Maria Lewicka, AICP 09/6/22
 Historic Preservation Planner 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.

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	Jose Morales 904 Citrus Avenue Fort Pierce, FL 34950	E-Mail jlayna98@gmail.com
Applicant	C & A Electric Services, Inc 20825 Ralston Street Orlando, FL 32833	E-Mail permitting@homeimprovementsolar.net



Bldg. Permit # _____

COA# 22-48

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 904 Citrus Ave, Fort Pierce, FL 34950

Parcel ID #: 2410-706-0065-000-5

Type of Designation: Contributing Non-contributing Site within the N/A Historic District

Individually Designated Site, City Commission Resolution No. N/A

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Jose Morales

Mailing Address: 904 Citrus Ave, Fort Pierce, FL 34950

Phone Number(s): 772 216 3879 Email: jlayna98@gmail.com

Applicant
Name(s): C & A Electric Services Inc

Mailing Address: 20825 Ralston St, Orlando FL 32833

Phone Number(s): 407 965 6161 Email: permitting@homeimprovementsolar.net

Representative
Name(s): N/A

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, Jose Morales as Owner(s) of the subject property do

hereby authorize the filing of this application on my/our behalf.

Jose Morales
Signature of Owner

8/31/2022
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) Rooftop Solar Installation

Other (describe) _____

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

Rooftop Solar Installation

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:

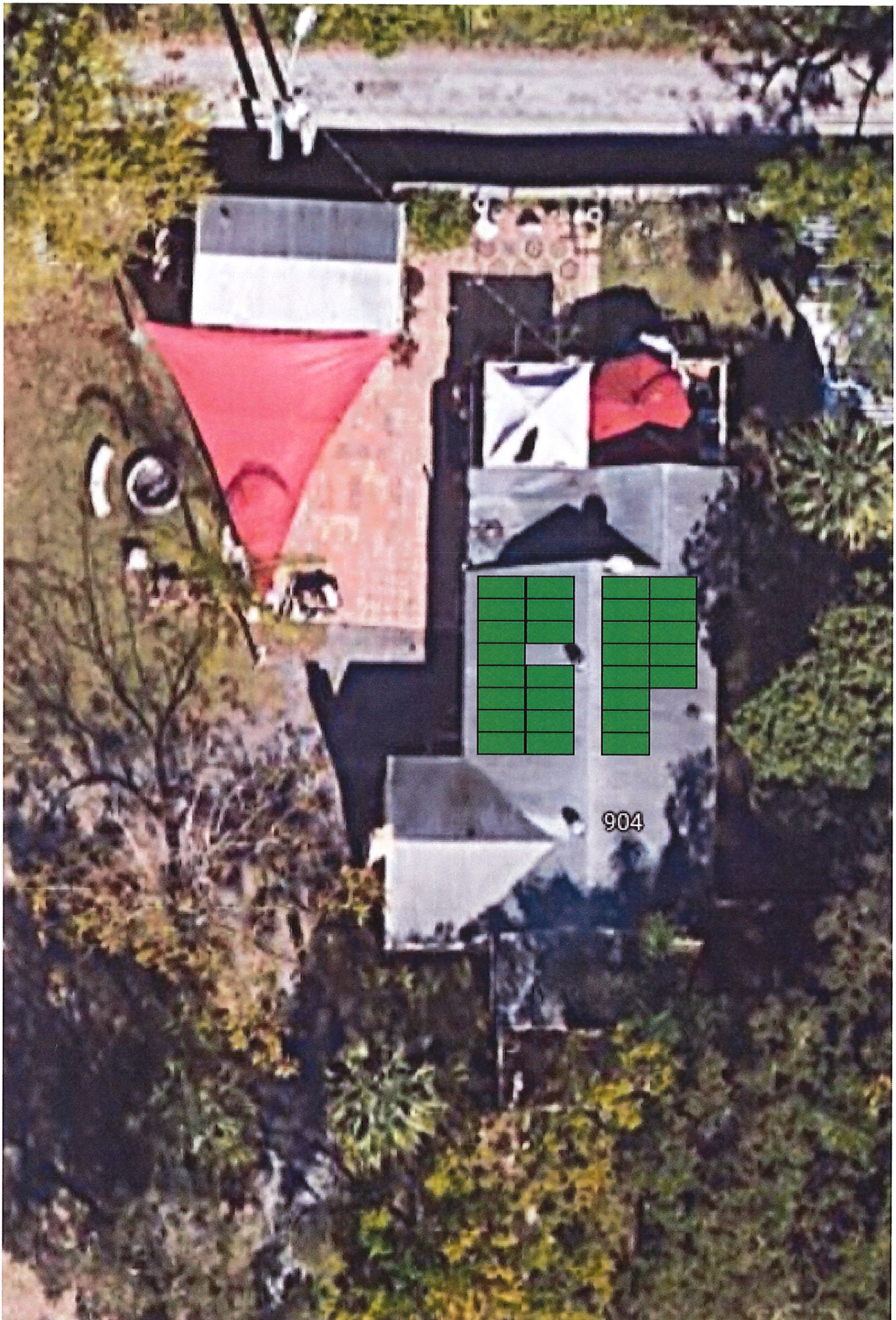
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

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.



904



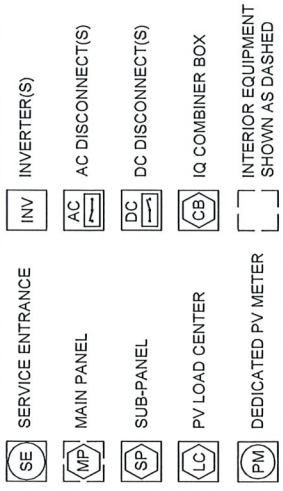


JOSE LAYNA MORALES
 904 CITRUS AVE, FORT PIERCE, FL 34950
 APN: 241070600650005
 METER #: 31686550

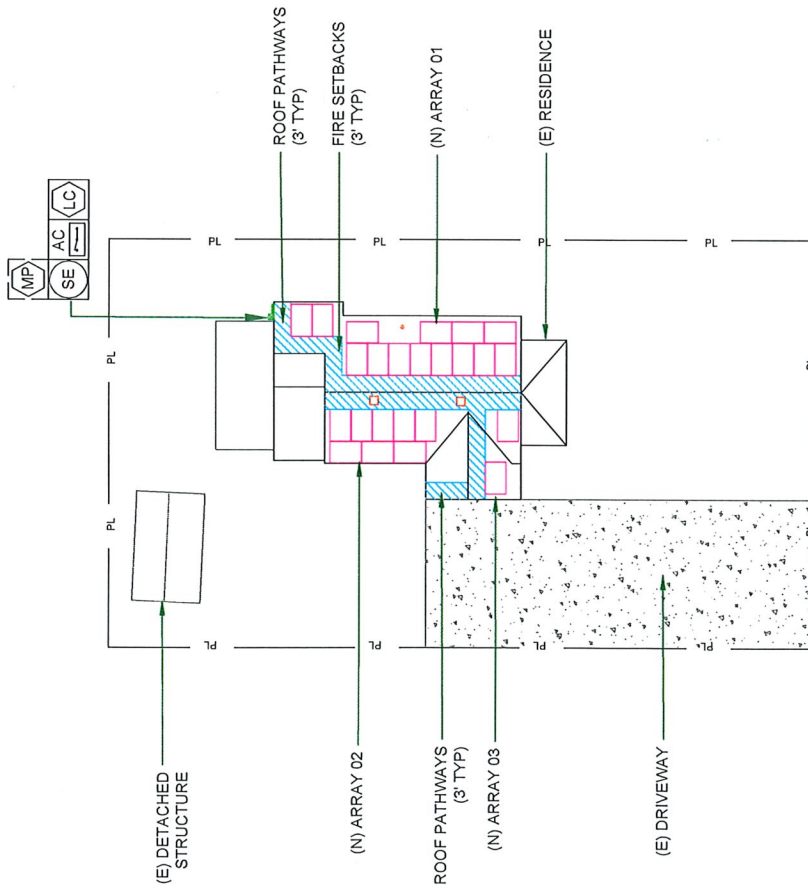
CUSTOMER RESIDENCE:

REV	NAME
A	INITIAL PLANSET
JOB CODE	063-MORA
DRAWN BY	GBILLC
PHONE NO.	
DRAWN DATE	8/11/2022
SCALE	AS INDICATED
SHEET TITLE	
UTILITY SITE PLAN	
PAGE	

LEGEND



ARRAY #	PITCH	TRUE AZIMUTH	PV AREA (SQ.FT)
ARRAY 01	25°	90°	294.14
ARRAY 02	25°	270°	189.09
ARRAY 03	25°	180°	21.01



Citrus Ave.

UTILITY SITE PLAN:
 (24) URECO - FBM400MFG-BB MODULES - 9.6kW DC
 (6) HOYMILES MI-1500 MICRO-INVERTER - 9KW AC

SITE PLAN - SCALE = 3/64" = 10"
 NOTE: MICRO-INVERTERS INSTALLED UNDER EACH MODULE



URECO

United Renewable Energy Co., Ltd.

EN



FBM_MFG-BB / 108 cells
390W - 405 W
Mono-Crystalline PV Module

URE Peach module uses URE state-of -the art cell cutting technology, and advanced module manufacturing experiences.



Key Features



Positive power tolerance
+0 ~ +5 watt



100% EL inline inspection
Better module reliability



Withstand heavy loading
front load 5400 Pa & rear load 2400 Pa



Design for 1000 VDC
Reduce the system BOS effectively



Excellent low light performance
3.5% relative eff. Reduction at low
(200W/m²)





Bldg. Permit # _____

COA# 22-49

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 200 N Indian River Dr Ft Pierce FL 34950

Parcel ID #: 2410.503.0042.0108

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): FPRA City of Fort Pierce

Mailing Address: 100 N Us Hwy 1 Ft Pierce FL 34950

Phone Number(s): 772-467-3000 Email: _____

Applicant Name(s): Salty4Eleven LLC DBA Cobb's Landing

Mailing Address: 200 N Indian River Dr Ft Pierce FL 34950

Phone Number(s): 772-708-4555 Email: donna@originaltikibar.com

Representative Name(s): Donna Qvarnstrom

Mailing Address: 33 Harbour Isle Dr W # 105 Ft Pierce FL 34949

Phone Number(s): 772-708-4555 Email: donna@originaltikibar.com

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

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

[Signature]
Signature of Owner

9/13/22
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 checked="" type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <hr/> | | | |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Adding A Thatch roof to the existing patio to match the current thatch roof

Other (describe) _____

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

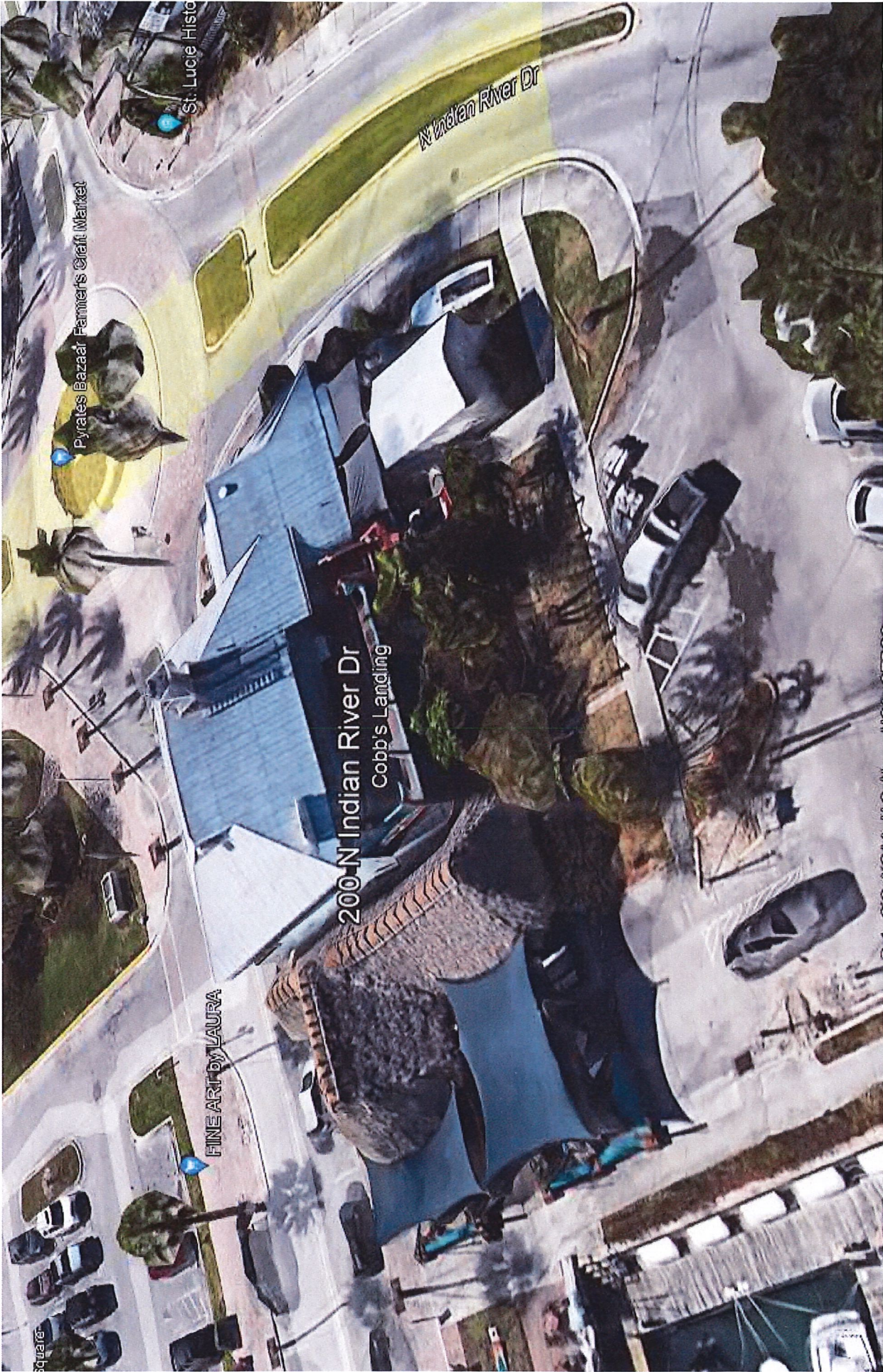
A Thatch roof built by the Seminole tribe of Florida to aesthetically match the current thatch roof on the Main restaurant

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

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

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



Pyrales Bazaar Farmers' Market

St. Lucie Historic

N Indian River Dr

200 N Indian River Dr
Cobb's Landing

FINE ART by LAURA

square





CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-50 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 436 N 14th Street.

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing shingle roof and install 5V crimp metal roofing system with mill finish. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chair Date
Historic Preservation Board



Maria Lewicka, AICP 09/20/22
Historic Preservation Planner 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.

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	436 North 14 th Street LLC 4555 S Indian River Drive Fort Pierce, FL 34982	E-Mail
Applicant	WWW Enterprises & Son, Inc. Juan Hernandez and Wanda Gahn 8833 Lonesome Pine Trail Fort Pierce, FL 34984	E-Mail wandagahn@aol.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED

SEP 15 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 436 N 14th St., Fort Pierce, Florida

Parcel ID #: 2409-502-0046-000-6

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): 436 North 14th Street LLC

Mailing Address: 4555 S Indian River DR Fort Pierce, FL 34982

Phone Number(s): _____ Email: _____

Applicant Name(s): WWW Enterprises & Son, Inc.

Mailing Address: 8833 Lonesome Pine Trail

Phone Number(s): 772-201-2039 Email: wandagahn@aol.com

Representative Name(s): Juan Hernadez and Wanda Gahn (WWW Enterprises & Son, Inc)

Mailing Address: 8833 Lonesome Pine Trail, Fort Pierce, Fl

Phone Number(s): 772-465-9373 Email: wandagahn@aol.com

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

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

Mary Seerullo
Signature of Owner

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 checked="" 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) Re-roof

Other (describe) _____

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

Remove existing shingle roof and install peel-n-stick underlayment and 26ga 5V crimp metal roofing system. Color Milk Finish

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.
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 - Material(s) specifications and/or sample(s)
 - Color samples.
-
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



Saint Lucie County Property Appraiser
Michelle Franklin CFA





We Sell Metal Roofing - Long-Life Metal Roof Systems - bestbuymetals.com

<https://www.bestbuymetals.com/metal-roofing>

Request Prices and Learn about Metal Roofing materials. We Deliver Nationwide. Backed by a Team that's Inspired by Metal Roofing, and Passionate about Customers.

Direct Delivery · Roof Panels · Safety Products

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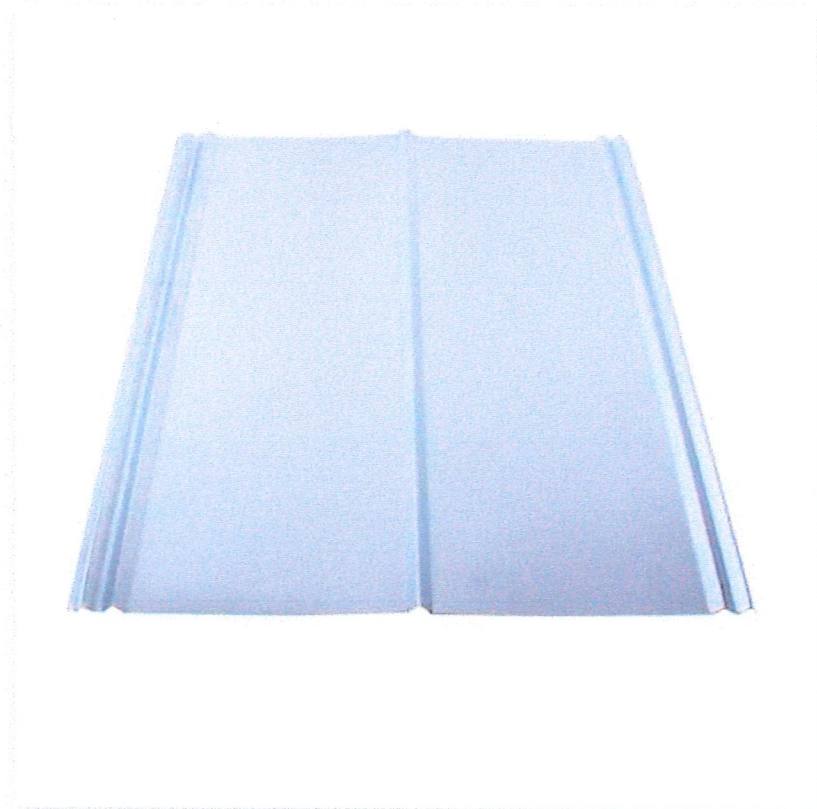
[Contact Our ...](#)

Fabral 26 in. x 12 ft. Galvanized Steel 5V Crimp Roof Panel-4737102000 ...

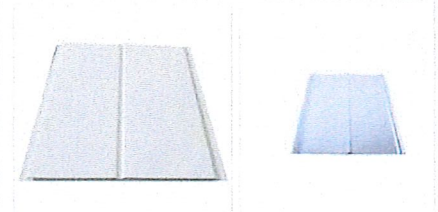
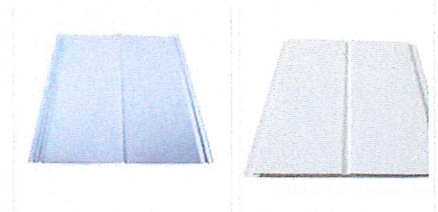
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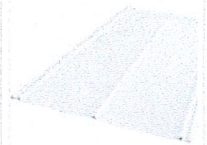


Related searches

Copper Metal Roof Panels

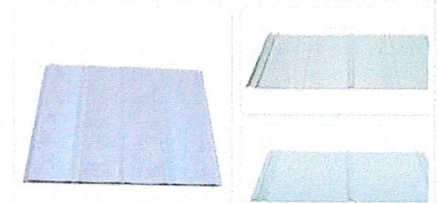


Roofing Metal Roof Panels



26 Gauge Metal Roofing

R-Panel Metal Roof



Visual Search Save View image More



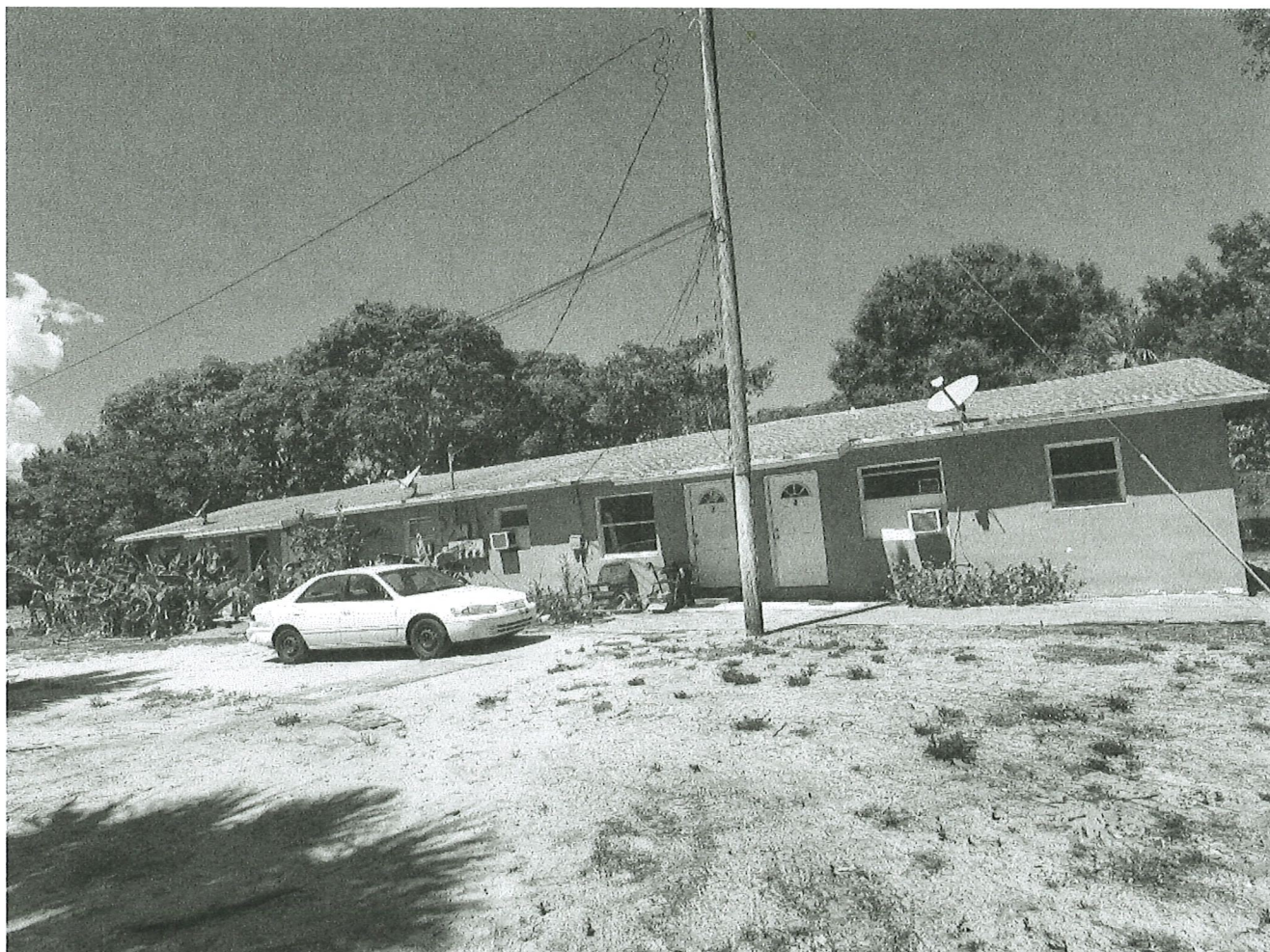
Feedback

Juan 14 st

From: Juan Hernandez (juanitos050@yahoo.com)

To: juanitos050@yahoo.com

Date: Wednesday, September 14, 2022 at 03:25 PM PDT



[Sent from Yahoo Mail on Android](#)

