



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

COA# 23-46

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 701 ATLANTIC AVE FT PIERCE FL 34950

Parcel ID #: \_\_\_\_\_

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

### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Michael D'Addesi / Megan Mullins  
Mailing Address: 701 Atlantic Ave., Fort Pierce FL 34950  
Phone Number(s): 215-407-4091 Email: madjr333@yahoo.com

Applicant  
Name(s): Same as above  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative  
Name(s): MICHAEL MENARD ARCHITECTONIC INC.  
Mailing Address: 806 DELAWARE AVE FT PIERCE FL 34950  
Phone Number(s): 772 460 7751 Email: M.MENARD@ARCHITECTONIC.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, Michael D'Addesi as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

*Michael D'Addesi*  
Signature of Owner

9/11/23  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

Site Improvements (describe) PORCH ADDITION

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

Please provide a detailed description of the proposed work to be performed: REMOVE GARAGE DR  
IN-FILL WITH BLOCK & 3<sup>rd</sup> DOOR, REMOVE 2 WINDOWS & IN-FILL,  
REMOVE & REPLACE EXISTING WINDOWS, REMOVE CHIMNEY,  
INSTALL 5 V CRIMP MILL FINISH ROOFING, AND CONSTRUCT PORCH IN  
2 PHASES

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  
60.00
- 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.

Prepared by and return to:

Eileen Vecchio  
Peninsula Title Agency, LLC  
9174 Glades Road  
Boca Raton, FL 33434  
(561) 701-8490  
File No 2023-620

Parcel Identification No 2410-703-0017-000/5 and 2410-703-0019-000/9

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 31st day of August, 2023 between Marsal Properties Investments LLC, a Florida limited liability company, whose post office address is 22643 Southwest 64th Way, Boca Raton, FL 33428, of the County of Palm Beach, State of Florida, Grantor, to Michael Anthony D'Addesi, Jr. and Megan Hope Mullins, husband and wife, whose post office address is 701 Atlantic Avenue, Fort Pierce, FL 34950, of the County of St. Lucie, State of Florida, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

**Property 1:**

The North 60 feet of Lots 17 and 18, Plat of Totten Subdivision, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 53, of the Public Records of St. Lucie County, Florida.

**AND**

**Property 2:**

The South 15.5 feet of Lots 17 and 18, Plat of Totten Subdivision, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 53, of the Public Records of St. Lucie County, Florida.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Emily Kolber

[Signature]  
WITNESS  
PRINT NAME: Sheri Jackson

Marsal Properties Investments LLC, a Florida limited liability company

By: [Signature]  
Roselene Marsal, Managing Member

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28 day of August, 2023, by Roselene Marsal, Managing Member of Marsal Properties Investments LLC, a Florida limited liability company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: DL



Emily Kolber  
Comm.: HH 332490  
Expires: May 2, 2026  
Notary Public - State of Florida

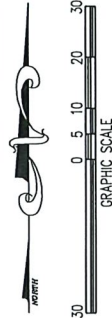
# BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

(Supplied by Client)

PARCEL 1: The South 15.5' of Lots 17 & 18 of TOTTEN SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page(s) 53, of the Public Records of St. Lucie County, Florida.

PARCEL 2: The North 60' of Lots 17 & 18 of TOTTEN SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page(s) 53, of the Public Records of St. Lucie County, Florida.



**SURVEYORS NOTES:**

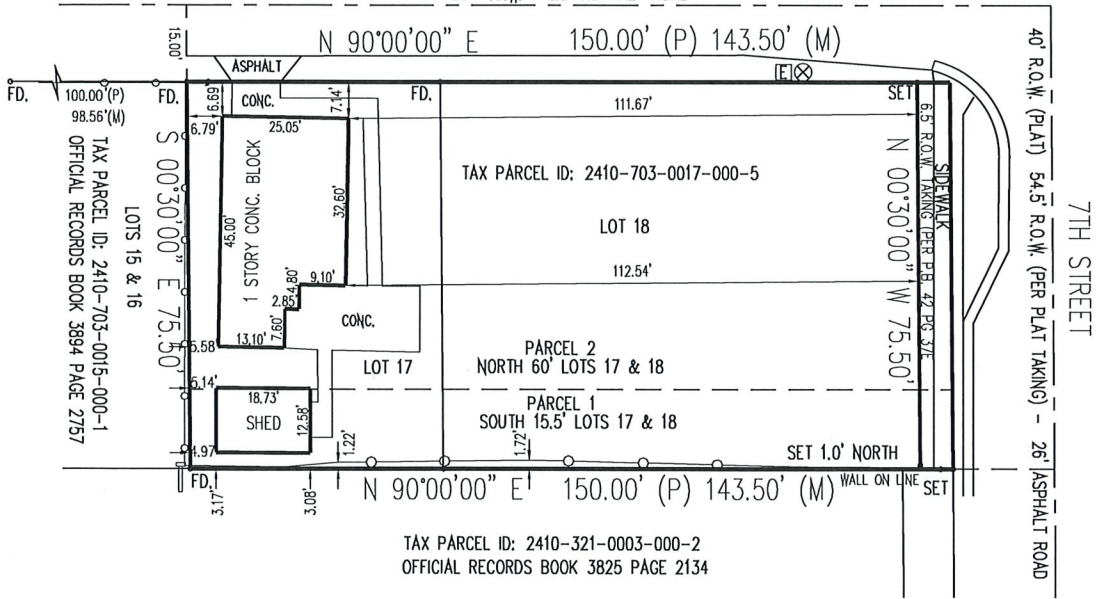
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0179 K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF ATLANTIC AVENUE AS BEING N90°00'00"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS REAL ESTATE PURCHASE. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

**ABBREVIATIONS:**

- SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
- FD = FOUND 5/8 IRON REBAR
- R.O.W. = RIGHT OF WAY
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- D = DELTA OF CURVE
- FFE = FINISHED FLOOR ELEVATION
- OH-OH- = OVERHEAD WIRES
- X-X-X- = CHAINLINK FENCE
- = PLASTIC FENCE
- O-O-O- = WOOD FENCE
- CONC. = CONCRETE
- C.P. = CONCRETE PAD
- Cov. = COVERED

- WATER METER
- POWER POLE
- ELECTRIC BOX

N 90°00'00" E  
ATLANTIC AVENUE (ACTUAL)  
PALM COURT (PLAT)  
30' R.O.W. - 20' ASPHALT ROAD



**701 ATLANTIC AVENUE**

**Atlantic Land Designs**  
of the Treasure Coast, LB7468  
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957  
Mailing Address:  
P.O. Box 1421 Jensen Beach, FL 34958  
ALD5543@gmail.com (772) 398-4290

**SCALE:** 1"=30'  
**DATE:** 8/18/23  
**DRAWN:** JC  
**2023-0651**

**DATE:** 8/24/23  
**REVISIONS:**  
add platted right of way taking

**LAST FIELD DATE: 8/17/23**

Certified to: Michael DAddressi

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

Digitally signed by James A. Cesiro Jr.  
DN: cn=James A. Cesiro Jr., o=Atlantic Land Designs of the TC, ou, email=jams5543@gmail.com, c=US  
Date: 2023.08.24 06:53:02 -0400

**James A. Cesiro Jr.**

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

ARCHITECT

Architectonic Inc

3635 S.W. 15th Avenue  
Fort Pierce, Florida 34922  
T: 772-480-7751  
www.architectonic.com

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PROJECT

D'ADDESI RENOVATION  
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SALAMA  
ARCHITECT

REVISIONS

NO. DATE

REVISION

NET PLAN

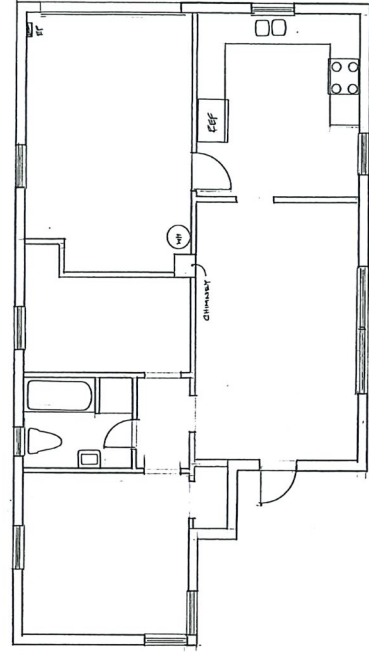
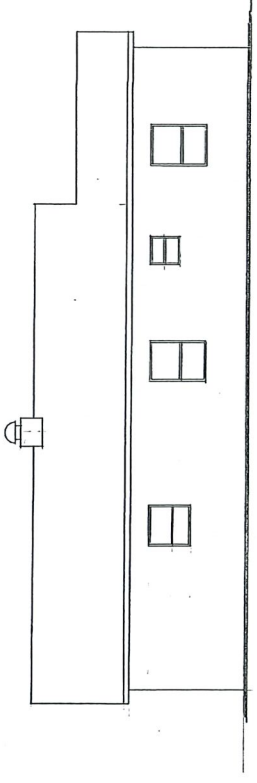
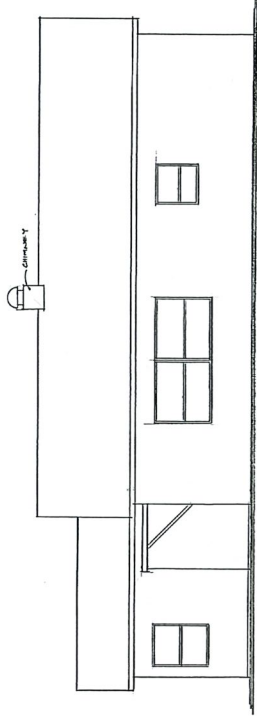
SHEET TITLE / SHEET NUMBER

A-1 of

PROJECT NUMBER: F23019

DATE: 8/1/22

ISSUED BY: P. ADDESI



AS-BUILT PLANS











**36 in. x 80 in. Element Series 1-  
Panel White Primed Steel  
Prehung Front Door with Left-  
Hand Outswing w/ 4-9/16 in.  
Frame**

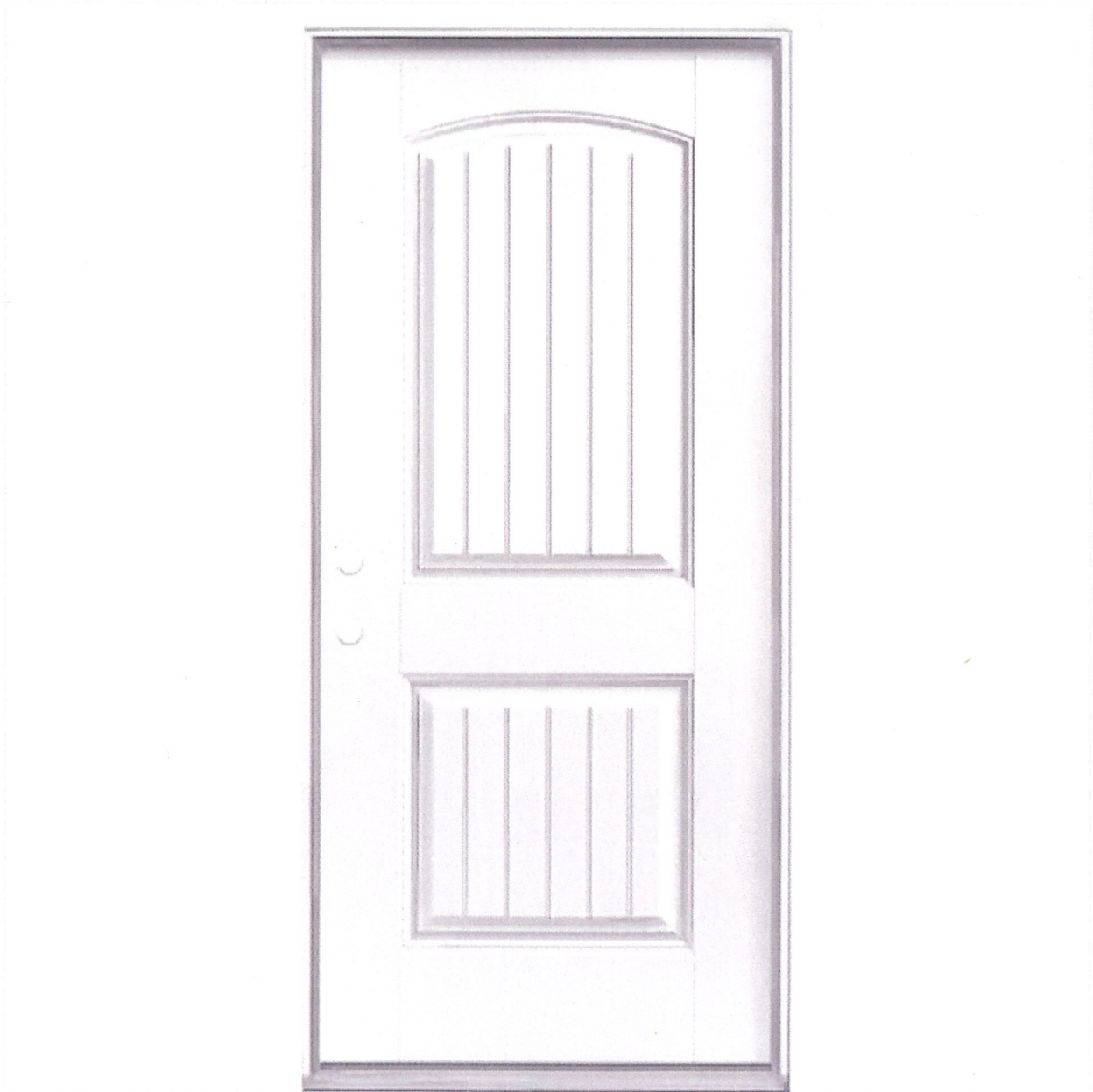
★★★★★ (48) ▼



Masonite

**36 in. x 80 in. Cheyenne 2-Panel  
Right-Hand Inswing Painted  
Smooth Fiberglass Prehung  
Front Exterior Door No  
Brickmold**

★★★★☆ (37) ✓



American Craftsman

**35.875 in. x 37.25 in. 70 Series Low-E Argon SC Glass Single Hung White Vinyl Impact FL Flange Window, Screen Incl**

★★★★☆ (47) ✓

