

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, September 25, 2023 - 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 August 28, 2023, meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 23-46 - Modifications - 701 Atlantic Avenue
 - b. Certificate of Appropriateness 23-48 - Single-Family Residence - 712 Cedar Place
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - August 2023
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: 09/25/2023

Re: Historic Preservation Board Minutes 8/28/23

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Minutes from the August 28, 2023, meeting

Attachments

Historic Preservation Board Minutes 8/28/23

Form Review

Form Started By: Alicia Rosenthal

Started On: 08/29/2023 03:16 PM

Final Approval Date: 08/29/2023

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 28, 2023, 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: Andrea Anicito; Minnie Spivey; Betty Jo Starke; KeAndrea Davis; Anthony Westbury;
Charlie Hayek, Chairman

Absent: Holly Theuns

Staff Present: Sara Hedges, Interim City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. APPROVAL OF MINUTES

- a. Minutes from the June 26, 2023 meeting

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve the minutes from the June 26, 2023 meeting.

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

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness 23-40 - Renovation - 209 Avenue D**

The clerk introduced Certificate of Appropriateness 23-40 for a building renovation at 209 Avenue D.

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

Before commencing this Quasi-Judicial Hearing, the Interim 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. Starke - no
Ms. Davis - no
Mr. Westbury - no
Ms. Anicito - no
Ms. Spivey - 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 the 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:

Maria Lewicka, Historic Preservation Planner, provided history on the contributing structure that was built in 1900. In January 2020, the subject structure was considered for demolition approval by the Historic Preservation Board. Prior to the scheduled Board hearing, the then owners withdrew their application. The property was sold, and the new owners submitted a Certificate of Appropriateness application for restoration and addition to the existing structure. This application was approved by the Historic Preservation Board in 2020. After the approval, part of the back of the building was destroyed by a fire. The property was sold again, and a new owner submitted new plans for a total renovation of the structure and converting it to a duplex. The detailed restoration of the original building, and change of the use to a duplex will improve the functional efficiency of the residence and enhance the property's contribution to the historic character of the Edgartown Historic District. Staff recommends approval of the Certificate of Appropriateness application as it meets the Secretary of the Interior's Standards 5 and 9.

Board questions for Staff: none

Applicant Presentation: James Nole, Applicant Representative, sworn, asked the Board if they had any questions.

Board questions for Applicant: none

Public comment: none

Staff final comments:none

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

Comments by the Board: Chairman Hayek mentioned the Historic Preservation Board worked hard and spent a lot of time in the past trying to save and preserve the building.

Motion was made by KeAndrea Davis, and seconded by Andrea Anicito to approve Certificate of Appropriateness 23-40 for the renovation at 209 Avenue D.

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

Passed

b. Certificate of Appropriateness 23-41 - New Duplex - 1106 Avenue E

The clerk introduced Certificate of Appropriateness 23-40 for a new duplex at 1106 Avenue E.

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. Davis - no

Mr. Westbury - no

Ms. Anicito - no

Ms. Spivey - no

Ms. Starke - 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 the 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:

Maria Lewicka, Historic Preservation Planner, gave an overview of the application. The subject site is a vacant, residential parcel located on a prominent site in the Lincoln Park Historic District. The applicant is requesting approval of a Certificate of Appropriateness for the construction of 2,320 square foot residential duplex with associated driveways, parking and landscaping. The design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. The proposed architectural style and the visual characteristics do not provide a continuity of character of the surrounding historic

neighborhood. The building lacks architectural elements commonly used in the Lincoln Park Historic District. Staff recommends architectural features, like decorative shutters, railings around porches and color palette enhancements, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Ms. Lewicka noted in the future large areas of solid blank walls should be avoided.

Board questions for Staff: Ms. Anicito asked why the blank walls could not be changed at this time. Ms. Lewicka said it would require major changes to the inside and outside the building. She noted the blank walls being on the side and back of the building are not as bad as being on the front of the building.

Applicant Presentation: Joseph Basso, Applicant Representative, sworn, stated he will be adding decorative brackets, porch railings, and shutters to the building. Mr. Basso explained the lot is not big enough to move the driveways.

Ginger Williams, Applicant Representative, sworn, stated "retiring" blue is the color shown on the elevations, but any color the Board prefers, can be picked for the house.

Board questions for Applicant: Ms. Davis asked if the driveway will be concrete or brick pavers. Chairman Hayek asked the applicant about moving the house back five (5) feet, so the front is not so cramped. Ms. Anicito asked if the driveway widths could be changed.

Public comment: none

Staff final comments: Ms. Lewicka stated the setbacks do not apply to driveways. She said the current proposed driveway width is 20 feet and the minimum width for a driveway is 18 feet. Ms. Lewicka highlighted that even if the driveways were moved the parked cars will still block the front porches. She noted a wider space is needed to put a live oak in between the driveways due to root expansion.

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

Comments by the Board: Ms. Starke said the porch is the focal point. She suggested moving the driveways to the outside of the property and planting trees in the middle. Ms. Spivey said the driveways take away from the front of the building and surrounding area. Ms. Anicito said 80% of the elevation is blocked with parking. Chairman Hayek said there is not much the Board can suggest due to the size of the lot and engineering guidelines.

Motion was made by KeAndrea Davis, and seconded by Anthony Westbury to approve Certificate of Appropriateness 23-41 for a new duplex at 1106 Avenue E with the recommendation to add decorative shutters and railings around the porch.

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

Passed

6. NEW BUSINESS

Ms. Hedges suggested the Board take a break for Ms. Starke to review the administratively approved Certificates of Appropriateness since she was having issues opening the agenda item prior to the meeting.

- a. Administratively Approved Certificates of Appropriateness - June 2023

- b. Administratively Approved Certificates of Appropriateness - July 2023

7. COMMENTS FROM THE PUBLIC

There were no comments from the public. Chairman Hayek provided an update to the Board on the Little Jim Bait & Tackle historic designation discussion. He said the city needs to do research to determine what the historic designation entails and how it would affect the building. When that is done, the Historic Preservation Board can discuss if the building should be designated as Historic.

8. CONSIDERATION OF ABSENCES

Motion was made by KeAndrea Davis, and seconded by Minnie Spivey to excuse Ms. Theuns from the August 28, 2023, meeting.

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

Passed

Motion was made by KeAndrea Davis, and seconded by Minnie Spivey to excuse Mr. Westbury absences from the February 27, 2023, and June 26, 2023, meeting.

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

Passed

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 09/25/2023

Information

REQUESTED ACTION

Certificate of Appropriateness 23-46 - Modifications - 701 Atlantic Avenue

SUMMARY

Applicant is requesting approval of the proposed modifications to the existing building including:

- Removal of the existing garage door and infill with block and new 36" front door.
- Enclosing of 2 windows on the west façade;
- Removal and replacement of the existing windows
- Removal of the existing chimney
- Installation 5V Crimp Mill Finish Roofing
- Construction a new porch

LOCATION

701 Atlantic Avenue. Parcel ID # 2410-703-0017-000-5.

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Based on the Secretary of Interior Standards 5 and 9 the Historic Preservation Board may:

- Approve the proposed modifications as requested
- Approve the proposed modifications with conditions or recommendations
- Deny the proposed modifications

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 09/14/2023 11:31 AM

Final Approval Date: 09/18/2023



SEPTEMBER 25, 2023

COA 23-46

Owner

Michael D'Addesi & Megan Mullins

Location

701 Atlantic Avenue

Parcel ID

2410-703-0017-000-5

Historic Status

This Building is a non-contributing structure located in the Sample Oaks Historic

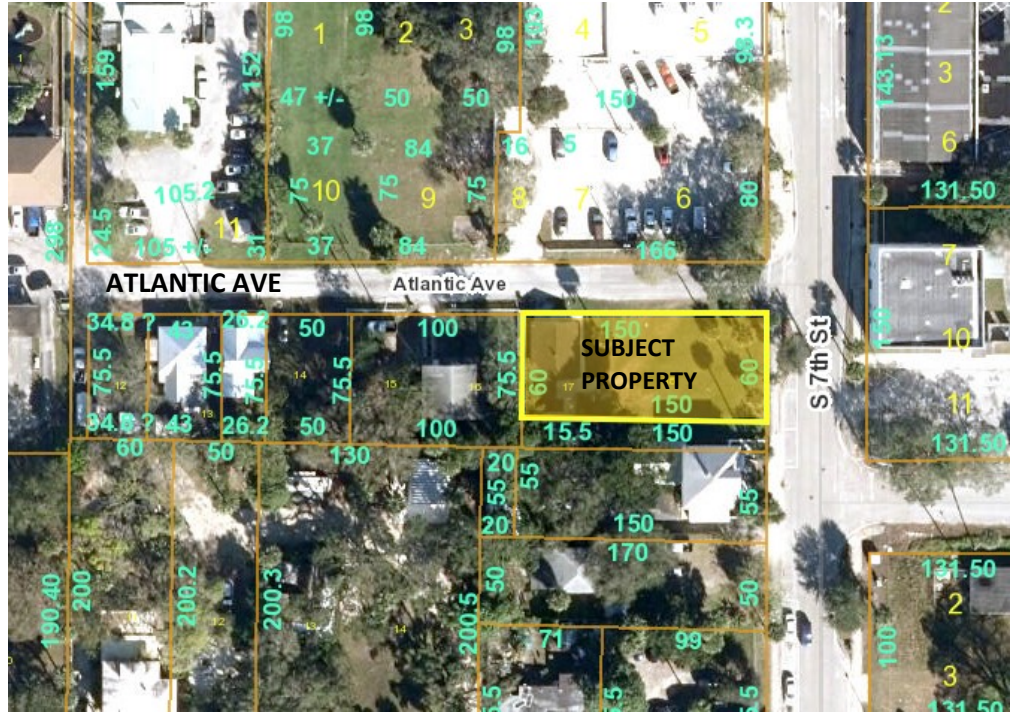
Recommendation

Approval/Approval with Conditions/Denial

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



PROJECT LOCATION

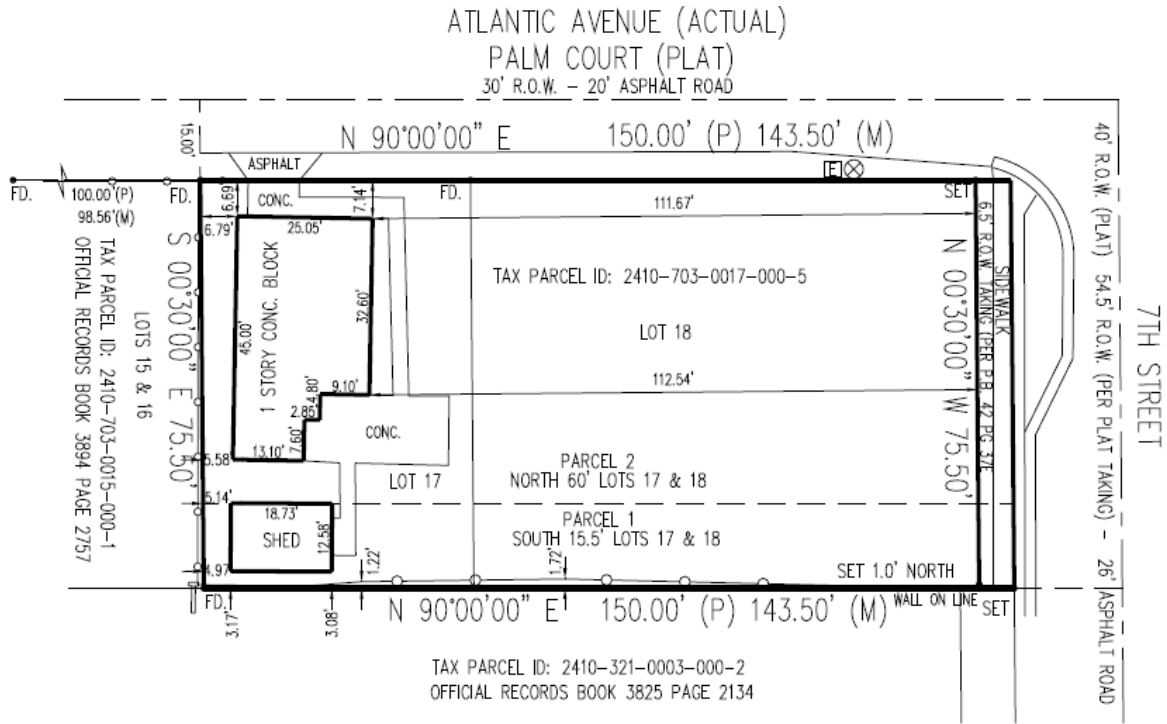
BACKGROUND

This one-story building is a non-contributing structure located within the Sample Oaks Historic District. It was built in 1946. Property is zoned C-1, Office Commercial.

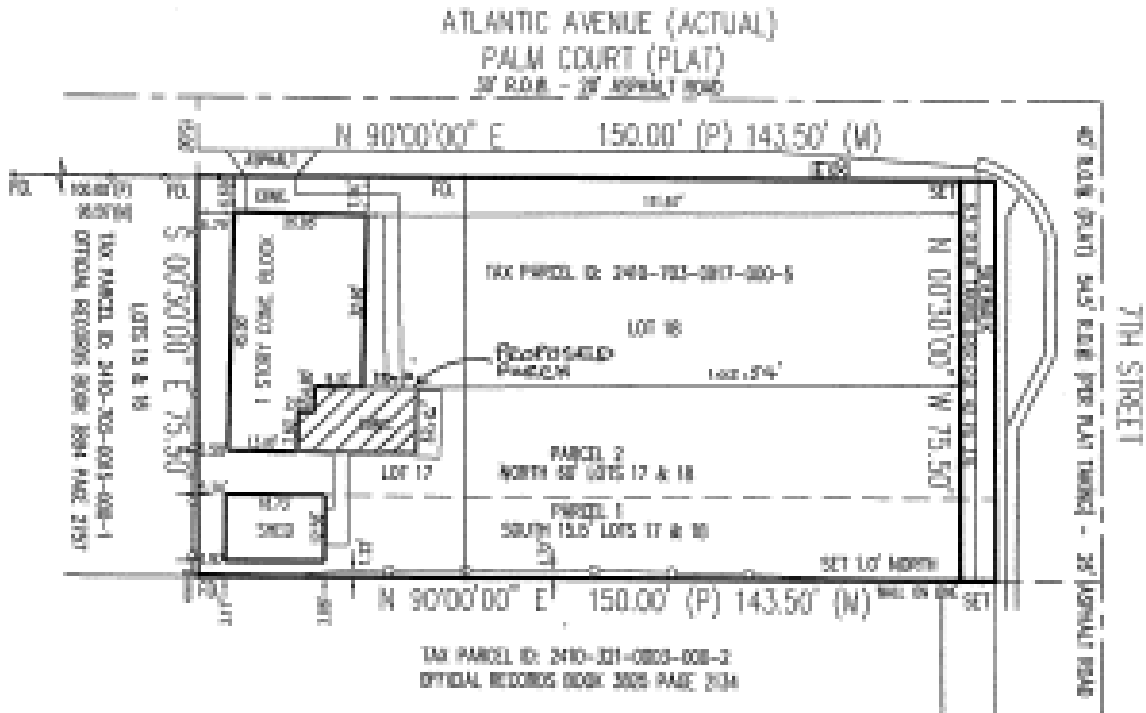
REQUEST

Approval of proposed changes to the existing building including:

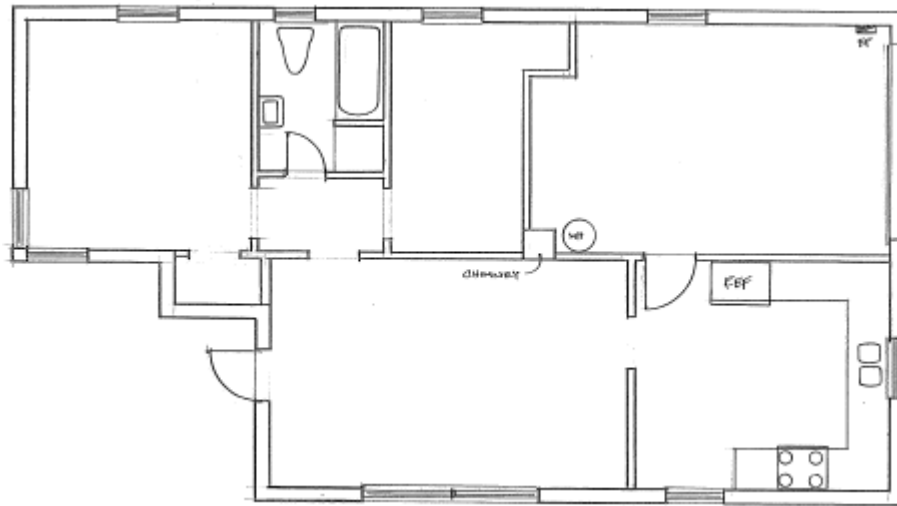
- Removal of the existing garage door and infill with block and new 36" front door;
- Enclosing of 2 windows on the west facade;
- Removal and replacement of the existing windows;
- Removal of the existing chimney;
- Installation of 5V Crimp Mill Finish Roofing;
- Construction a new porch.



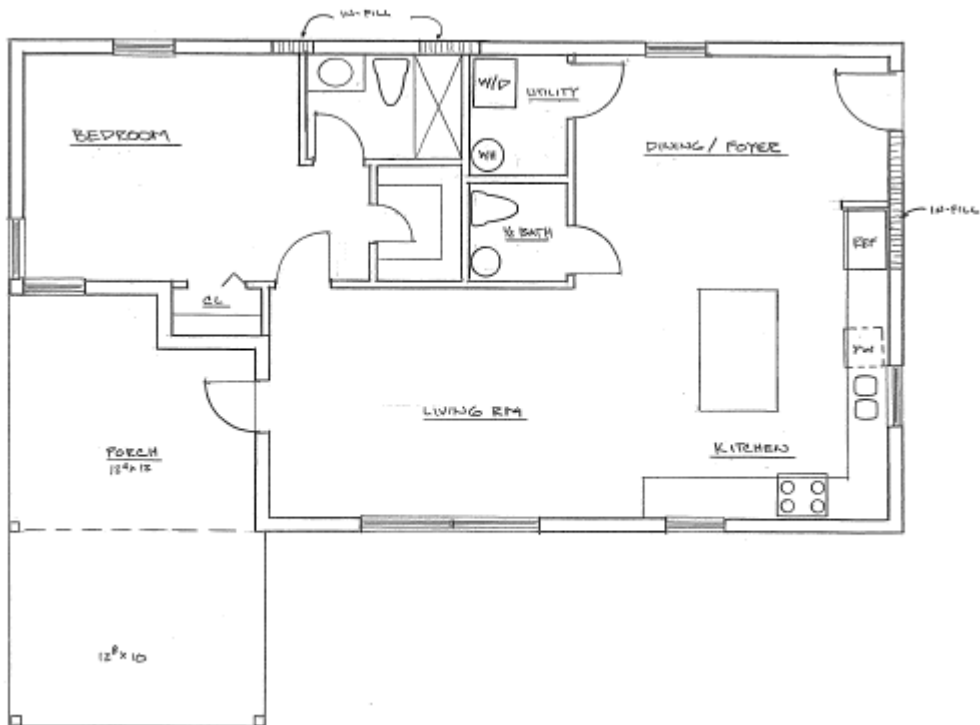
EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING FLOOR PLAN



RENOVATION PLAN



FRONT/NORTH FAÇADE



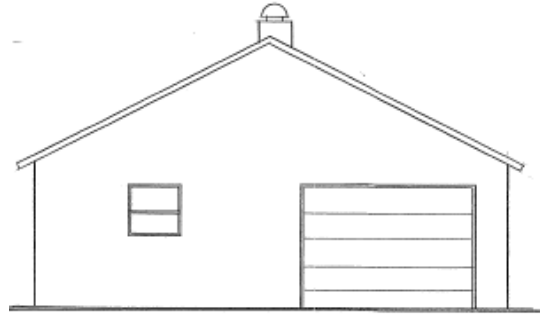
SIDE/WEST FAÇADE



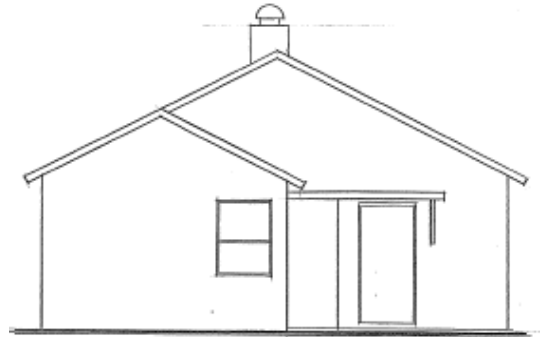
SIDE/EAST FAÇADE



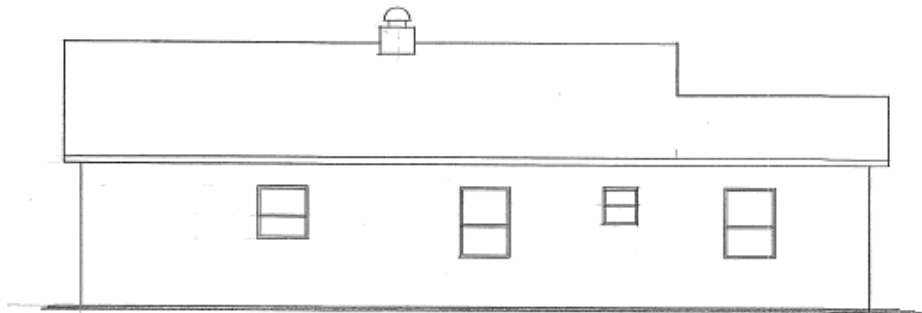
SOUTH REAR/FAÇADE



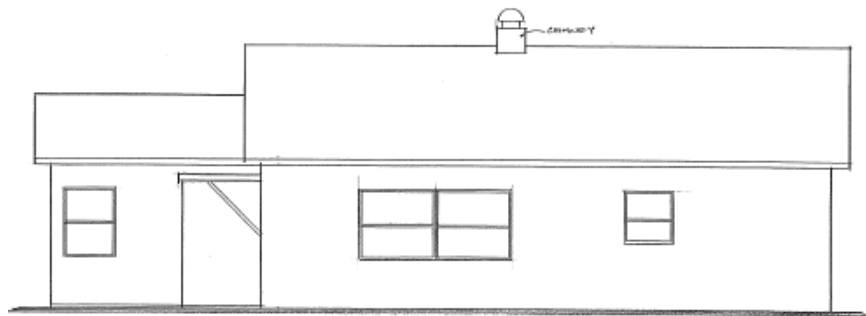
FRONT/NORTH ELEVATION



REAR/SOUTH ELEVATION

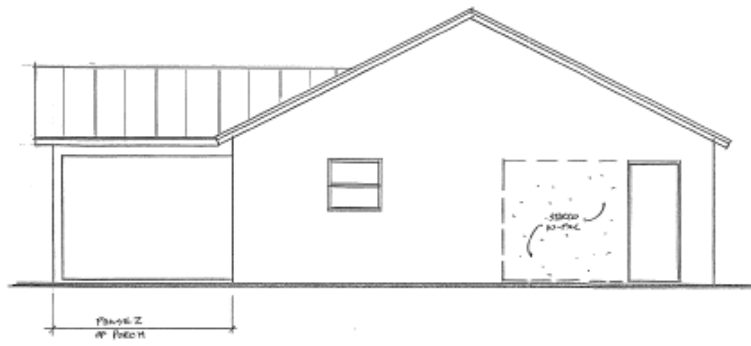


SIDE/WEST ELEVATION

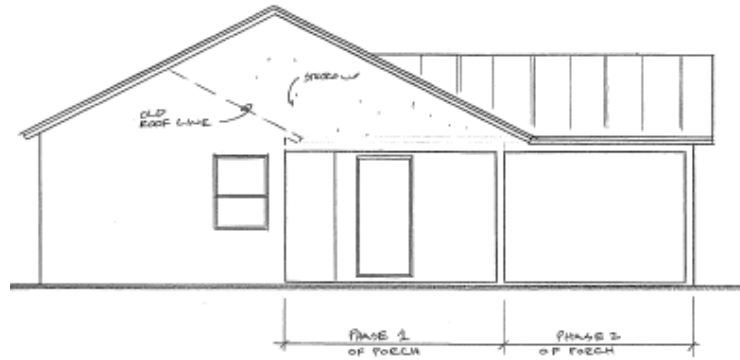


SIDE/EAST ELEVATION

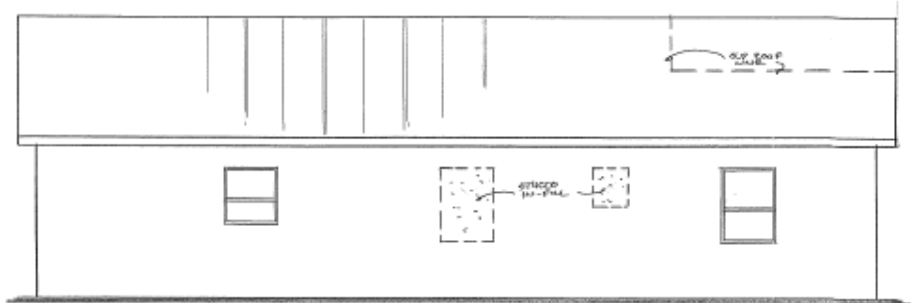
EXISTING ELEVATIONS



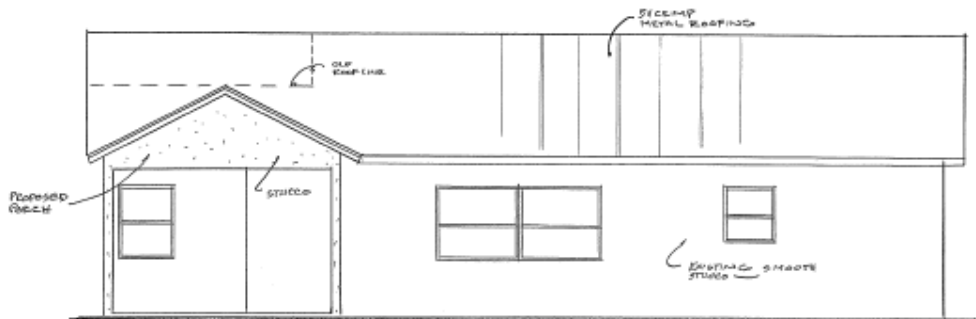
FRONT/NORTH ELEVATION



REAR/SOUTH ELEVATION



SIDE/WEST ELEVATION

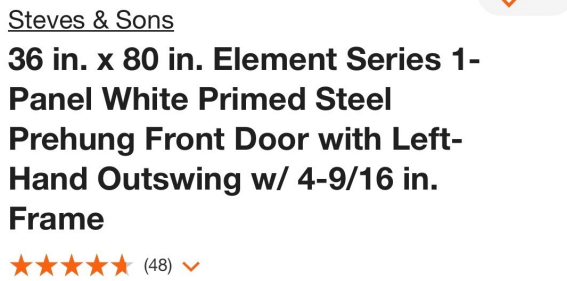


SIDE/EAST ELEVATION

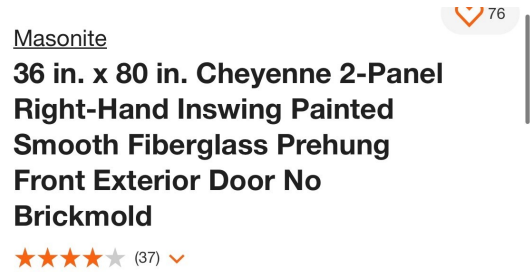
PROPOSED ELEVATIONS



PROPOSED WINDOWS



PROPOSED FRONT DOOR



ALTERNATE FRONT DOOR

S T A F F A N A L Y S I S

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.

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

The design of the proposed modifications compose well with the existing building. The proposed building improvements will enhance the property's overall appearance and functional efficiency desired by the applicant, and comports well with the surrounding Historic District..

Based on the Secretary of Interior Standards 5 and 9 the Historic Preservation Board may:

- Approve the proposed modifications as requested
- Approve the proposed modifications with conditions or recommendations
- Deny the proposed modifications



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 & 3RD 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

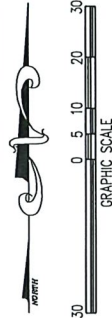
BOUNDARY SURVEY

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:

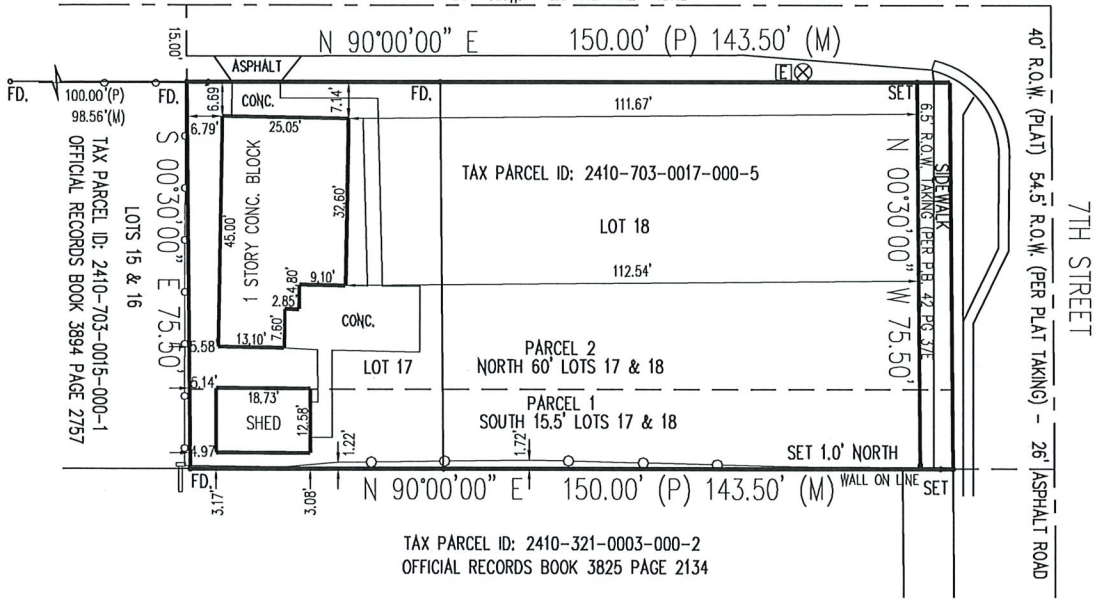
1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0179 K DATED: 2-19-20.
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	
SCALE: 1"=30'	Atlantic Land Designs
DATE: 8/18/23	of the Treasure Coast, LB7468 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
DRAWN: JC	Mailing Address:
2023-0651	P.O. Box 1421 Jensen Beach, FL 34958 ALD5543@gmail.com (772) 398-4290
DATE: 8/24/23	REVISIONS:
	add platted right of way taking
LAST FIELD DATE: 8/17/23	

Certified to: Michael D'Addesi	
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

3615 S. WINDY AVENUE
FORT PIERCE, FLORIDA 34922
T: 772 480 7751
WWW.ARCHITECTONIC.COM

COPYRIGHT 2022

PROJECT

D'ADESI RENOVATION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SALAMIA
ARCHITECT

REVISIONS

NO. DATE

REVISION

NET PLAN

SHEET TITLE / SHEET NUMBER

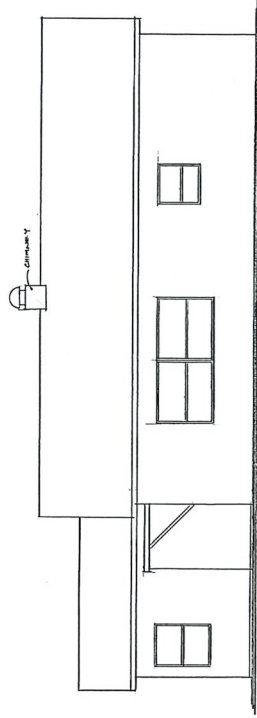
A-1

OF

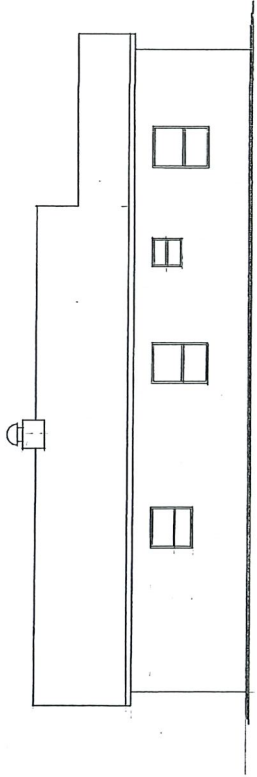
PROJECT NUMBER: F23019

DATE: 8/1/22

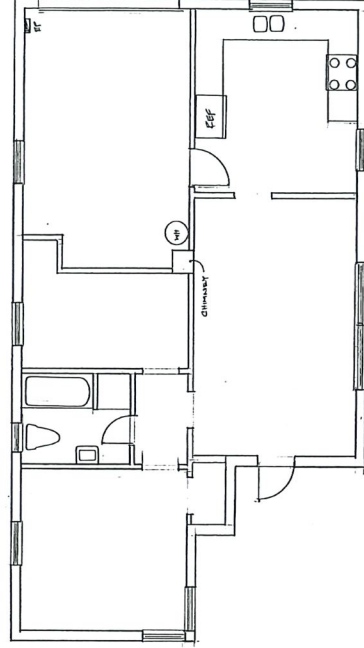
ISSUED BY: P. ADDESI



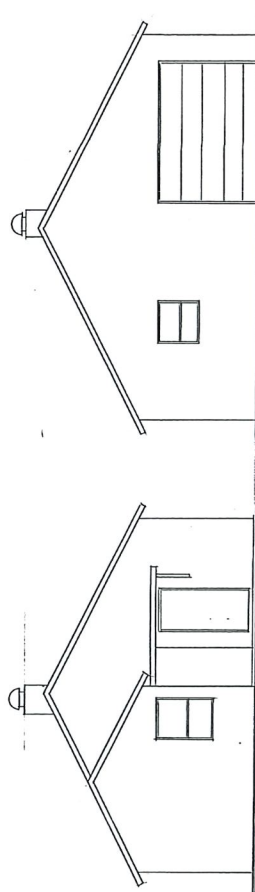
REAR ELEVATION $\frac{1}{8}''$



LEFT SIDE ELEVATION $\frac{1}{8}''$



FLOOR PLAN $\frac{1}{8}''$



RIGHT SIDE ELEVATION $\frac{1}{8}''$

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**

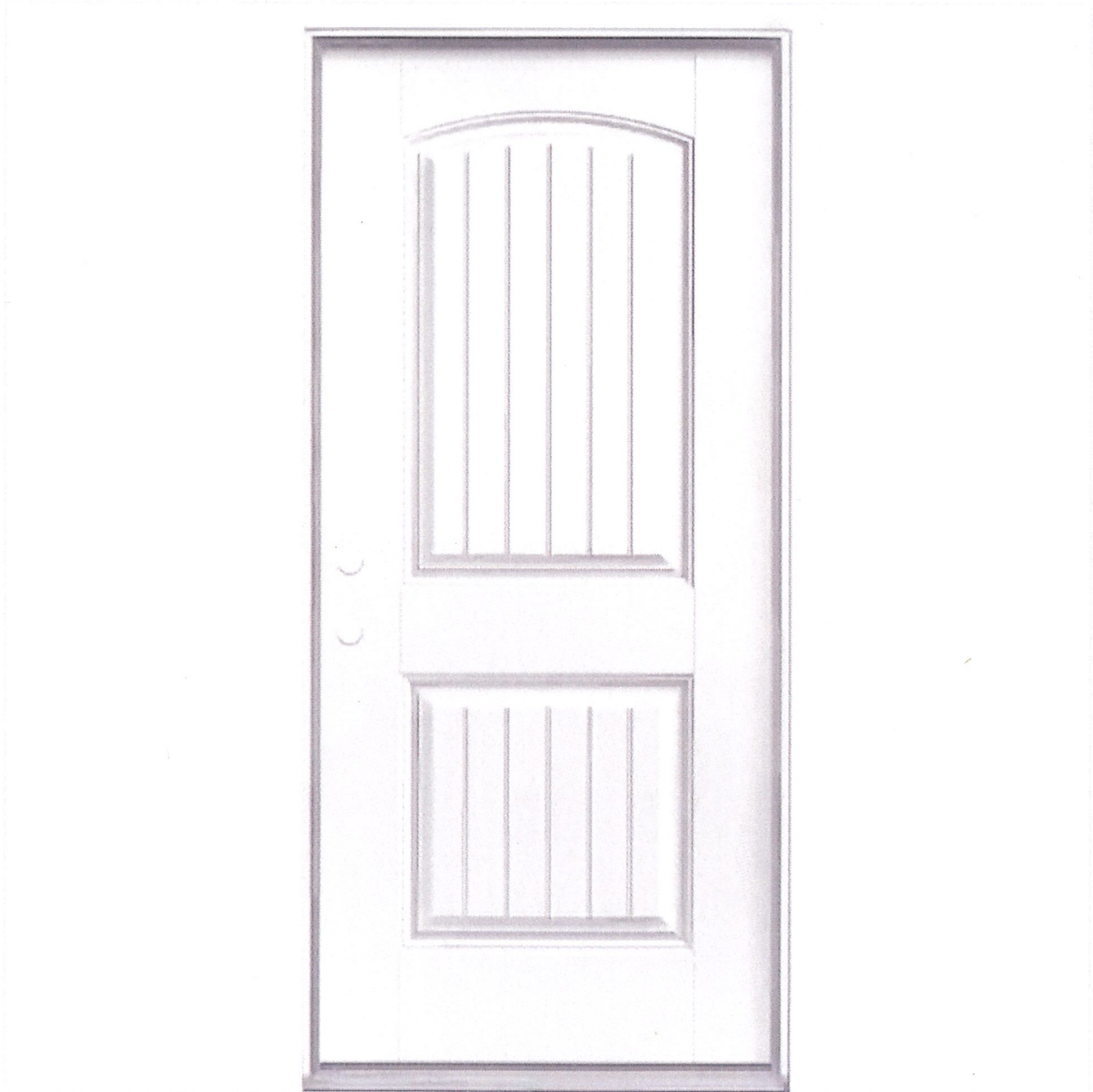
★★★★★ (48) ▼



Masonite

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

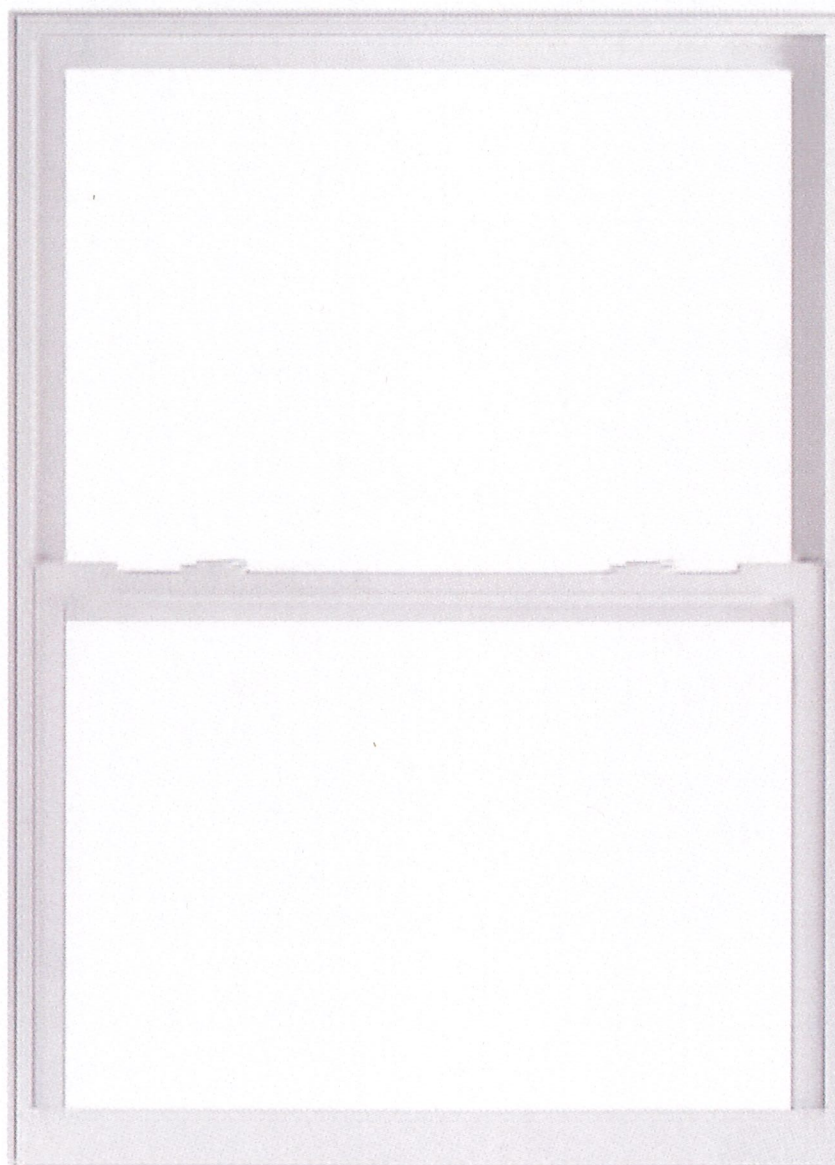
★★★★☆ (37) ✓



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) ✓



Property Identification

Site Address: 701 ATLANTIC AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-703-0017-000-5
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23545
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Marsal Properties Investments LLC
 22643 SW 64th WAY
 Boca Raton, FL 33428

Legal Description

PLAT OF TOTTEN'S S/D N 60 FT OF LOTS 17 AND 18 (MAP 24/10E) (OR 3745-389)

Current Values

Just/Market Value: \$104,100
 Assessed Value: \$81,312
 Exemptions: \$0
 Taxable Value: \$81,312



Total Areas

Finished/Under Air (SF): 762
 Gross Sketched Area (SF): 1,138
 Land Size (acres): 0.21
 Land Size (SF): 9,000

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 5, 2015	3745 / 0389	0311	QC	Silva Maria Das Gracas	\$29,000
Aug 11, 2014	3662 / 2191	0205	WD	Marcal Joseph A	\$29,000
Mar 13, 2007	2788 / 2452	XX02	WD	Crall William R	\$125,000
May 28, 1970	0185 / 0268	XX02	DEED		\$0

Building Information (1 of 1)

Finished Area: 762 SF
 Gross Sketched Area: 1,138 SF

Exterior Data

View:
 Building Type: SFF
 Grade: SFF-Avg
 Story Height: 1 Story

Roof Cover: Fibrglss Shg
 Year Built: 1946
 Effective Year: 1960
 No. Units: 1

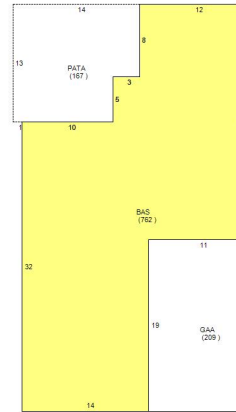
Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	762	762	140
GAA	Garage Attached Average	209	0	60
PATA	Patio Average (Plain Slab)	167	0	54

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	320	1999

Current Year Values

Current Values Breakdown

Building:	\$42,000
Land:	\$62,100
Just/Market:	\$104,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$22,788
Assessed:	\$81,312
Exemption(s):	\$0
Taxable:	\$81,312

Current Year Exemption Value 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
2023	\$104,100	\$81,312	\$0	\$81,312
2022	\$92,800	\$73,920	\$0	\$73,920
2021	\$67,200	\$67,200	\$0	\$67,200
2020	\$64,500	\$64,500	\$0	\$64,500

Permits

Number	Issue Date	Description	Amount	Fee
F00-000178	Feb 18, 2000	Shed	\$5,000	\$0
BP22-3259	Aug 29, 2022	Roof	\$6,700	\$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 23-46 – Additions & Renovation – 701 Atlantic Avenue

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

NOTICE BY NEWSPAPER: September 15, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 09/15/2023

Historic Preservation Board

5. b.

Meeting Date: 09/25/2023

Information

REQUESTED ACTION

Certificate of Appropriateness 23-48 - Single-Family Residence - 712 Cedar Place

SUMMARY

The subject site is a vacant, residential parcel located in the Lincoln Park Historic District.

The applicant is requesting approval of a COA for construction of single family modular home and associated driveway and landscaping.

LOCATION

712 Cedar Place, Parcel ID #2410-601-00148-000-9.

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Denied the request

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 09/14/2023 12:15 PM

Final Approval Date: 09/18/2023



SEPTEMBER 25, 2023

COA 23-48

Owner

Daniel Jarantow

Applicant

Daniel Jarantow

Location

712 Cedar Place

Parcel

2410-601-0148-000-9

Historic Status

Vacant lot in Lincoln Park Historic District

Requested Action

Construction of a single family home

Recommendation

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Denied the request

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT SITE

B A C K G R O U N D

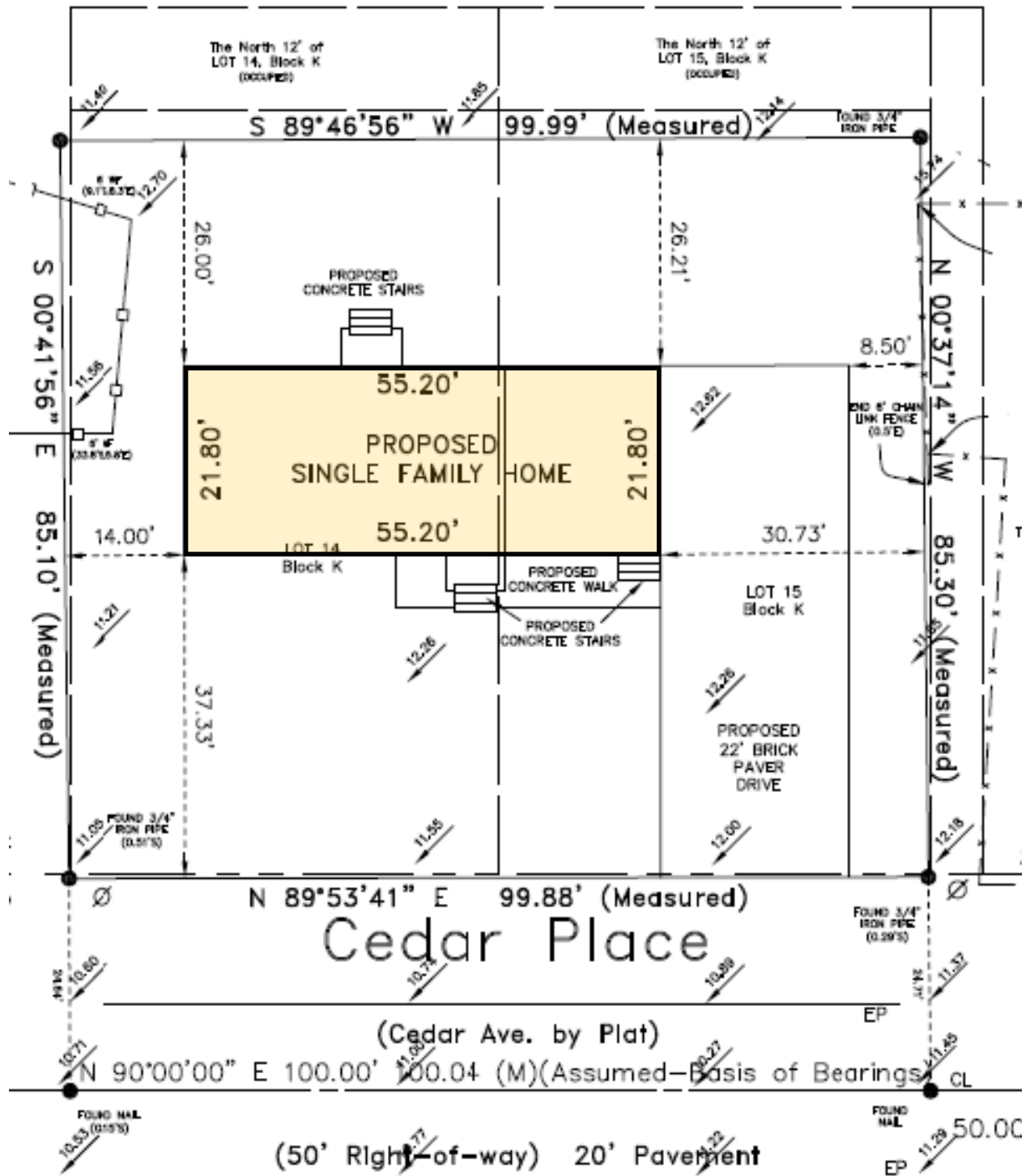
The subject site is a vacant, residential parcel located in the Lincoln Park Historic District.

R E Q U E S T

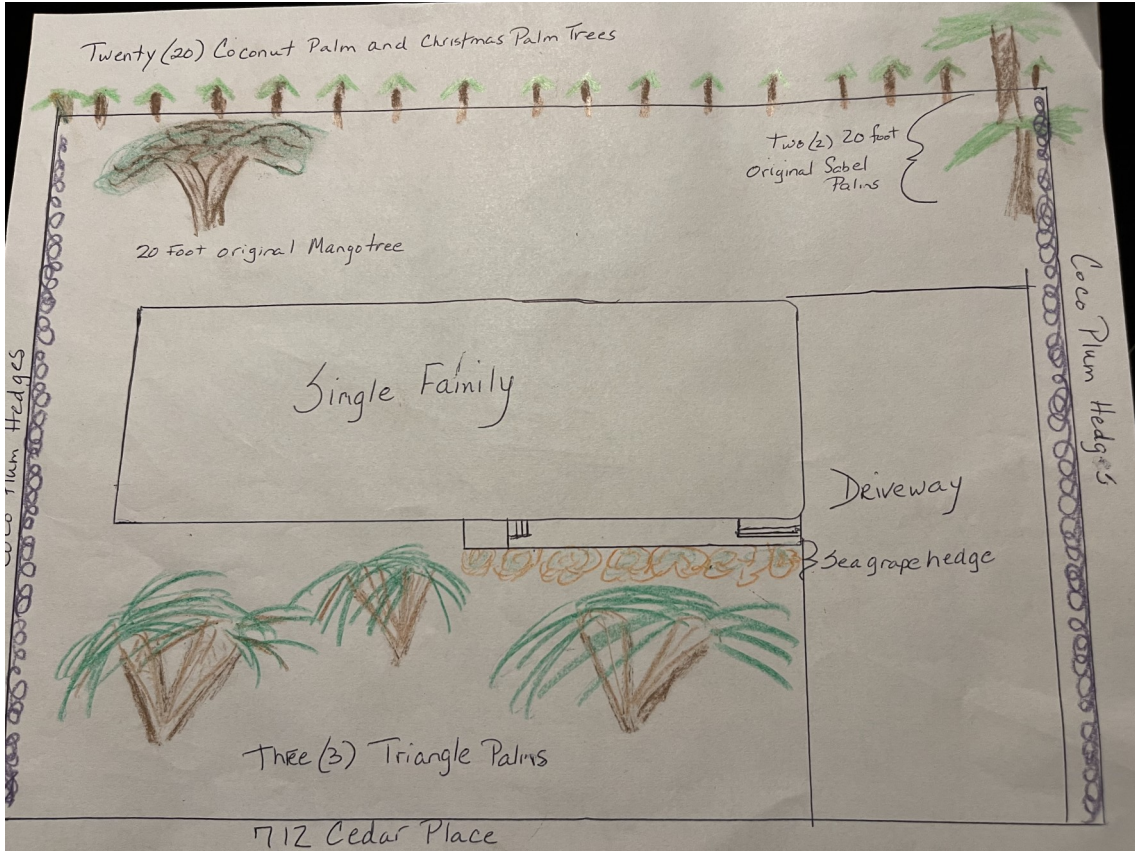
The applicant is requesting approval of a COA for construction of a single family modular home and associated driveway and landscaping.



SUBJECT PROPERTY - AERIAL PHOTO



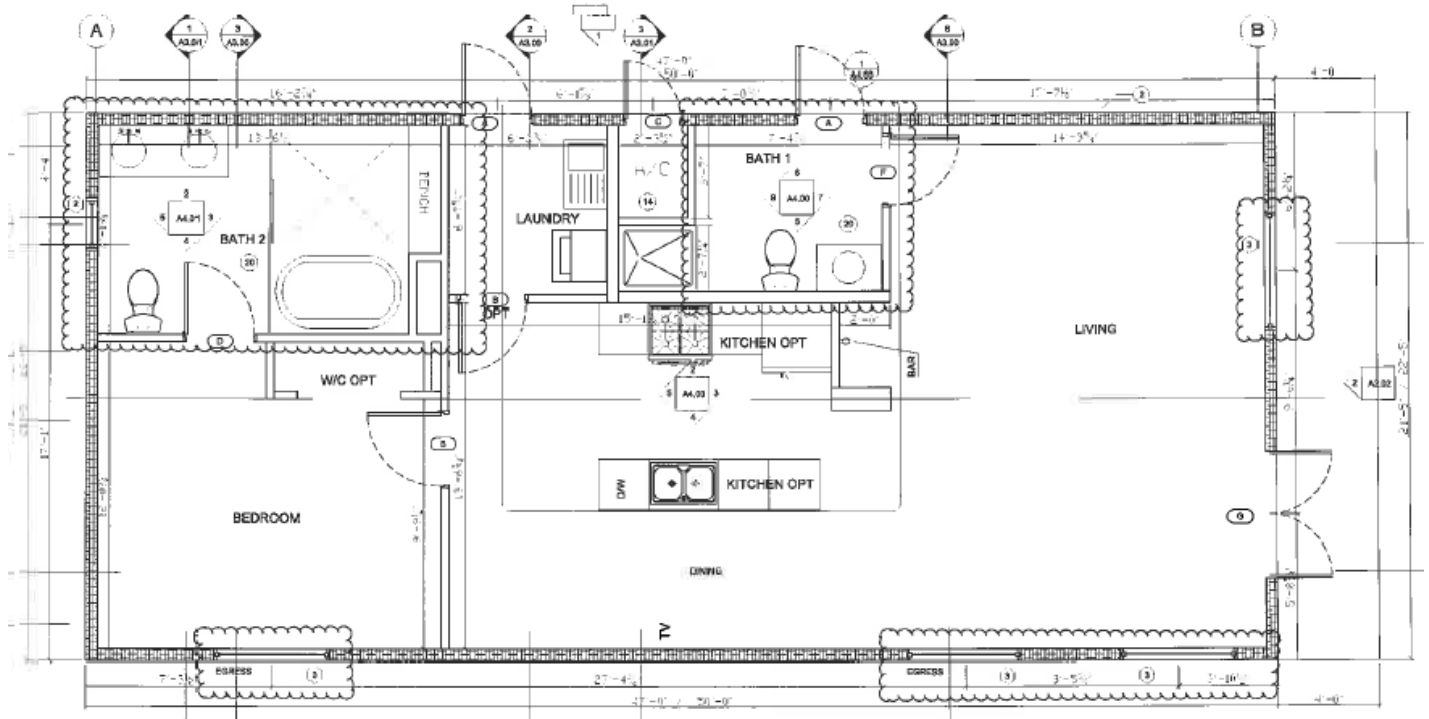
PROPOSED SITE PLAN



PROPOSED LANDSCAPE PLAN



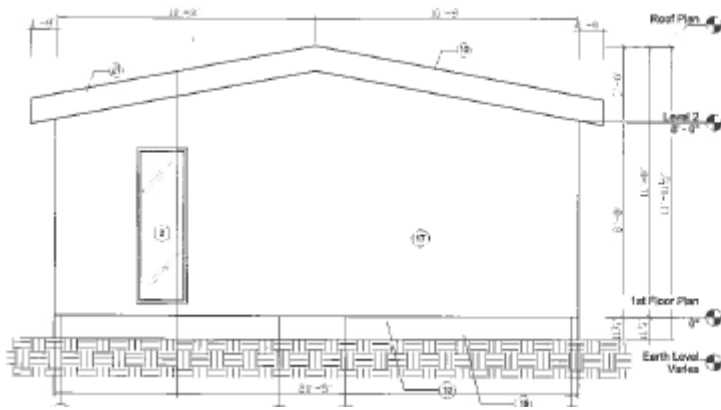
PROPOSED DRIVEWAY MATERIAL



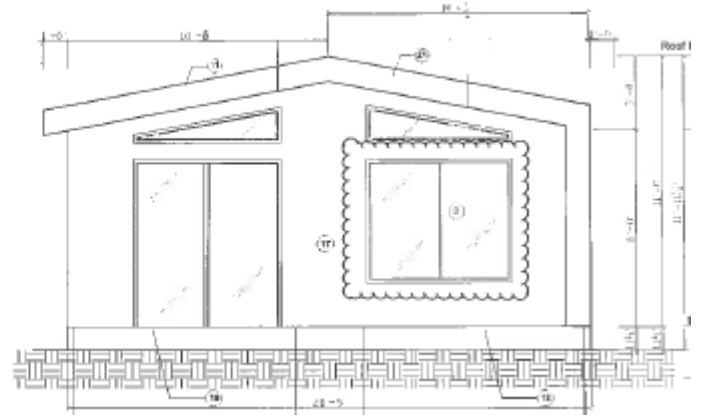
1ST FLOOR PLAN



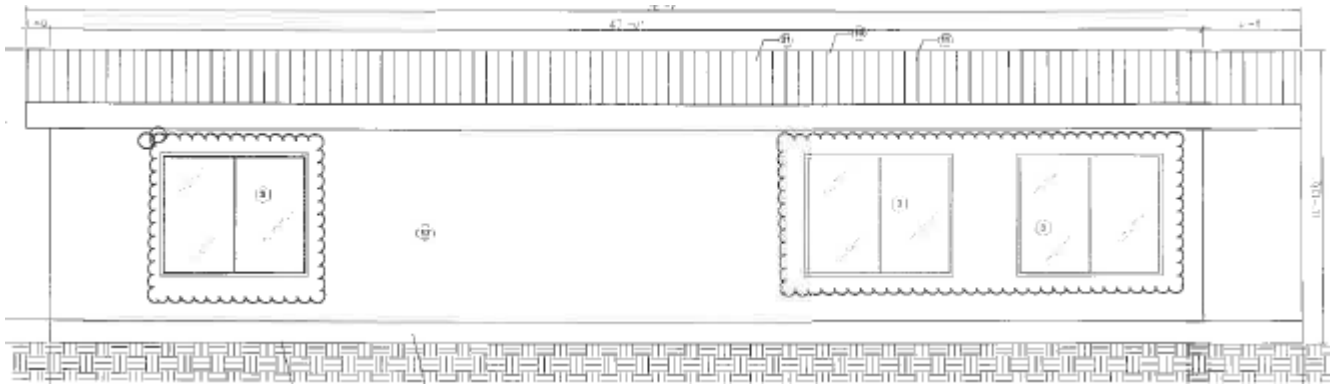
PERSPECTIVE DRAWING OF THE PROPOSED MODULAR HOME



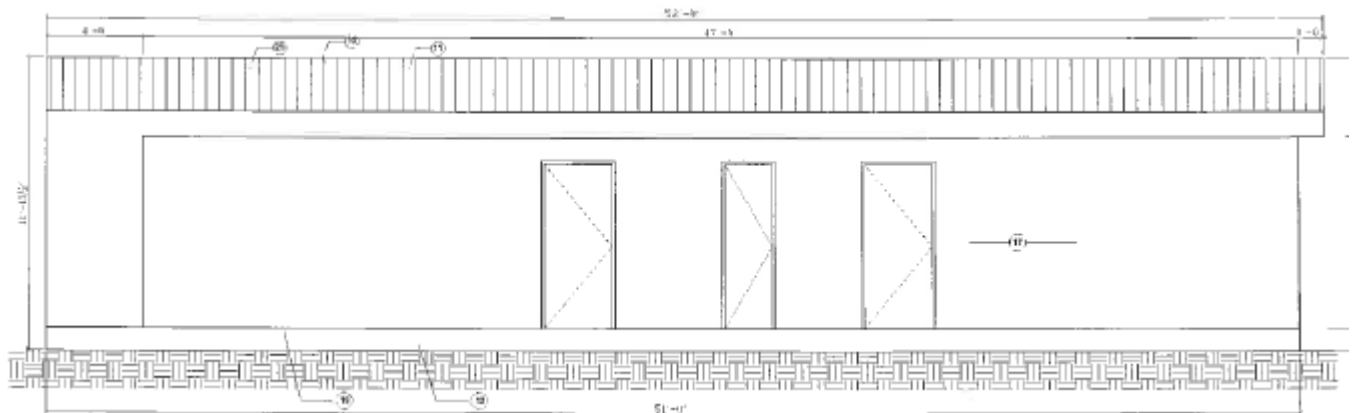
WEST SIDE ELEVATION



EAST SIDE ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



HOUSES IN THE SURROUNDING NEIGHBORHOOD

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

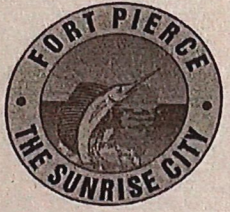
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions,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

STAFF RECOMMENDATION

The subject modular single family home is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. The proposed modern architectural style and the visual characteristics are compatible with surrounding structures located in the same block. Most residential structures located in close proximity of the subject site are deteriorated and require extensive renovation. The proposed residence will bring some new development to the area, which hopefully encourage adjacent property owners to improve the look of their homes.

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Denied the request



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 712 Cedar Place
Parcel ID #: 2410-601-0148-000-9
Type of Designation: Contributing Non-contributing Site within the Lincoln Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Daniel Jarantow
Mailing Address: 831 Hollywood Blvd
Phone Number(s): 954 708 3139 Email: daniel.jarantow1987@gmail.com

Applicant

Name(s): Same
Mailing Address: _____
Phone Number(s): _____ Email: _____

Representative

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

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

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

[Signature]
Signature of Owner

9/10/23
Date

Description of Requested Work

Please indicate the type of work requested:

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

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

- Site Improvements (describe) install of modular Homej driveway
 Other (describe) and landscape,

Please provide a detailed description of the proposed work to be performed: Stem wall Found.
contention of utilities, paver Driveway
exterior Stocco and paint.

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.



ENGINEERING • INSPECTIONS
CERTIFICATIONS • TESTING

September 12, 2018

Steel Homes
4300 NW 128 Street
Opa Locka, FL 33013

RE: Manufacturer: Steel Homes, Inc.
S/N Size & Occupancy: Tulipan Model; SFD
HWC Plan#: 1R-2557-0002F

To Whom It May Concern:

This is to certify that the plans for the referenced manufactured building have been reviewed and approved as being in compliance with the 2017 Florida Codes as noted on the approved drawings, subject to the following limitations:

1. Approval covers factory-built structure only. (Note: Any alterations to factory built structure on site voids state approval)
2. Items installed at the site are subject to review, approval, and inspection by the local authority having jurisdiction.
3. The Chapter 633 Plan Review and Inspection shall be conducted by the local fire safety inspector.
4. Signed and sealed plans shall be on file with HWC Engineering.
5. IS Approved for High Velocity Hurricane Zone (i.e. Broward and Dade Counties)

Sincerely,
HILBORN, WERNER, CARTER & ASSOCIATES, INC.

Plan Reviewer

HILBORN, WERNER, CARTER AND ASSOCIATES, INC.
1627 SOUTH MYRTLE AVENUE CLEARWATER, FLORIDA 33756
(727) 584-8151
FAX: (727) 588-3343 / (727) 585-2392 / (727) 587-0447
Modular Design Inspection

LEGAL DESCRIPTION:

FEE & MAY'S RE-S/D, BLOCK K, LOTS 14 & 15, LESS THE NORTH 12 FEET AND THE WEST 6 FEET OF LOT 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 48, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 9,328 Sq. Ft.; 0.21 Acres± (Property Appraiser)

STREET ADDRESS: 712 CEDAR PLACE, FORT PIERCE, FL 34950.

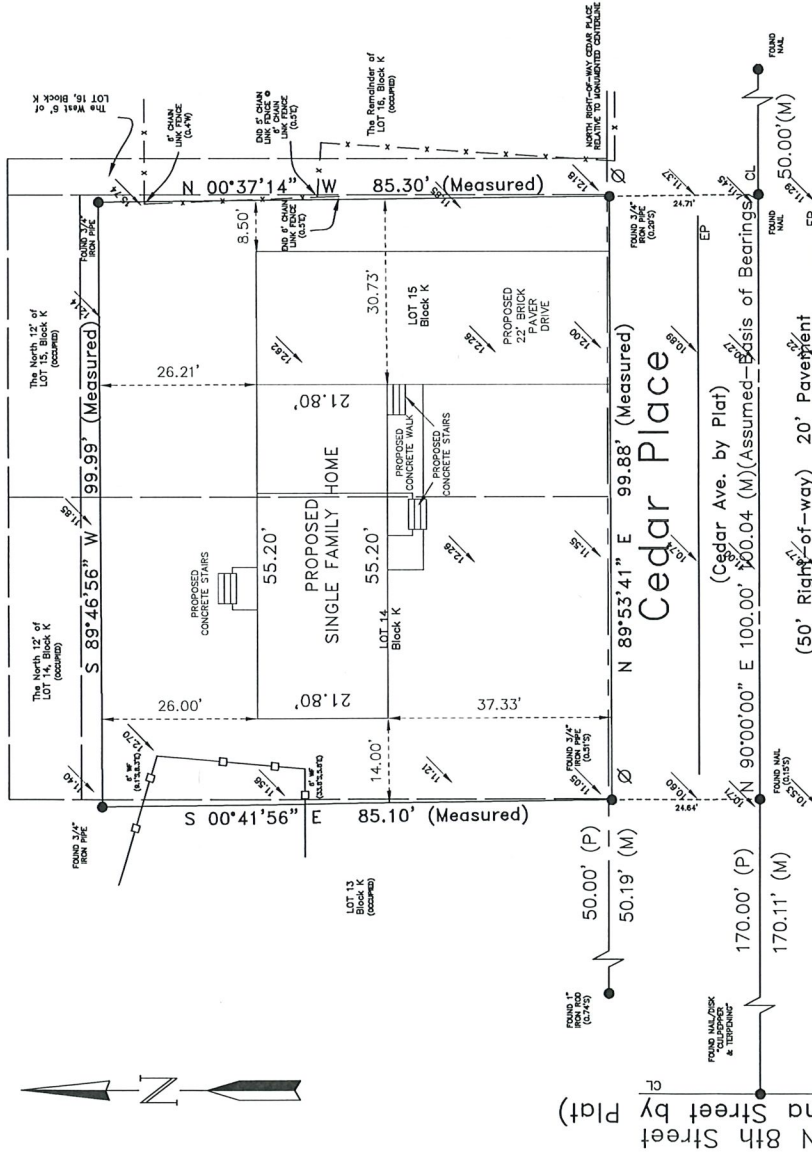
SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CEDAR PLACE AS PLATTED AND IS ASSUMED TO BEAR N 90°00'00" E.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT. THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER F.I.R.M. 12111C0179K, DATED 02-19-20.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY EXCEEDS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 2410-601-0148-000-9.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET

CERTIFIED TO: JEAN FRANCOIS

Date of last field work: 01-20-23

	SPECIFIC PURPOSE SURVEY Prepared on the order of:
	JEAN FRANCOIS
Field: SM/LM Job No.: 23-0123	Drawn: LDM Date: 01-23-23
Scale: 1"=20' Sheet: 1 of 1	



CERTIFICATION:
 I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

Steven Marshall
 Digitally signed by Steven Marshall
 Date: 2023.08.04 15:42:29 -0400
 STEVEN D. MARSHALL LS6376

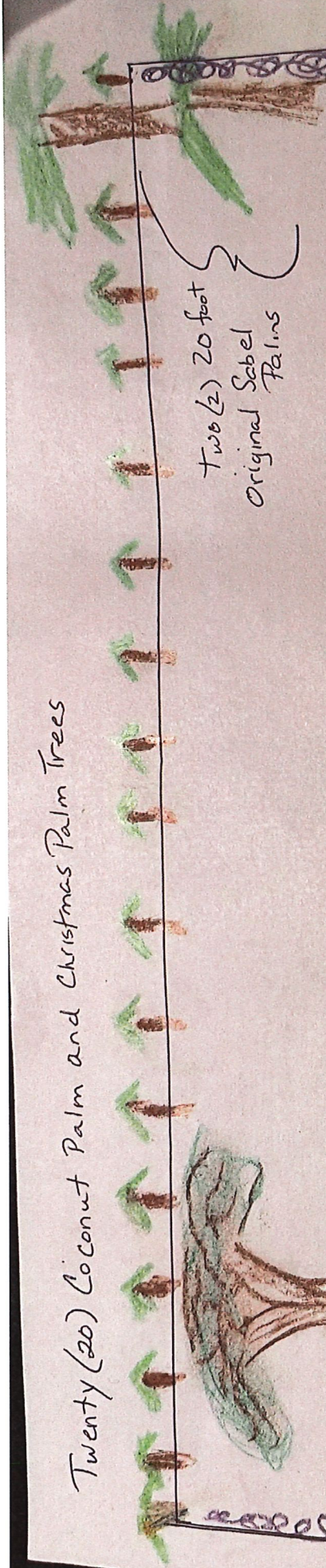
- LEGEND**
- CL = CENTERLINE
 - EP = EDGE OF PAVEMENT
 - ∅ = WOOD UTILITY POLE
 - ⊕ = PLAT
 - (P) = MEASURED
 - WF = WOOD FENCE

REVISION: ADJUST BUILDING LOCATION 08-03-23.

Steven Marshall

Coco Plum Hedges

Twenty (20) Coconut Palm and Christmas Palm Trees



20 foot original Mangrove tree

Two (2) 20 foot Original Sabel Palms

Single Family

Driveway

Seagrass hedge



Three (3) Triangle Palms

1712 Cedar Place



Eduardo Nunez PE
 License #00303
 18525 SW 72nd Ave, Miami, FL 33177

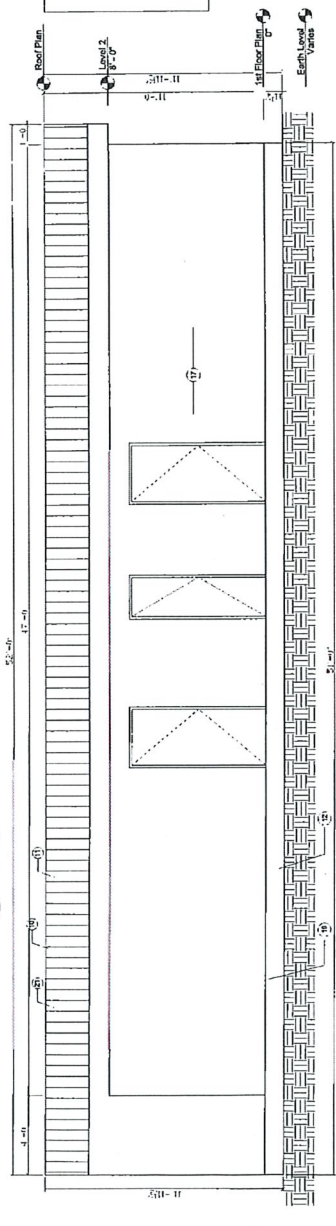
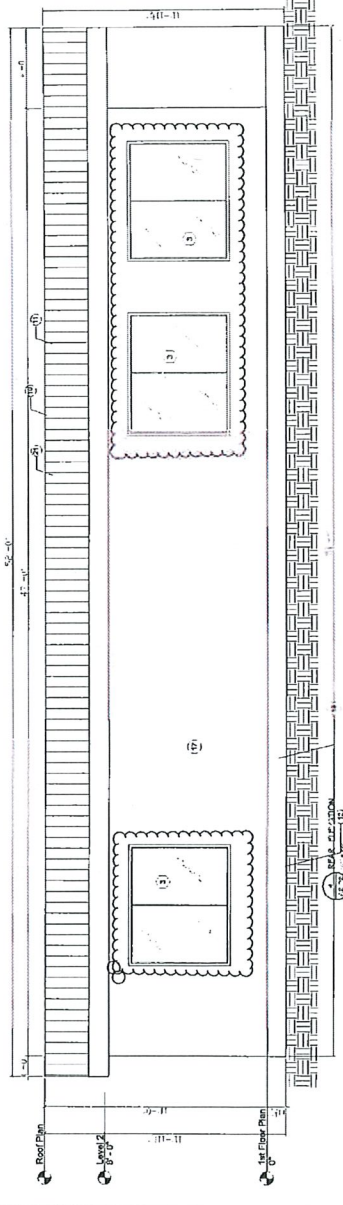
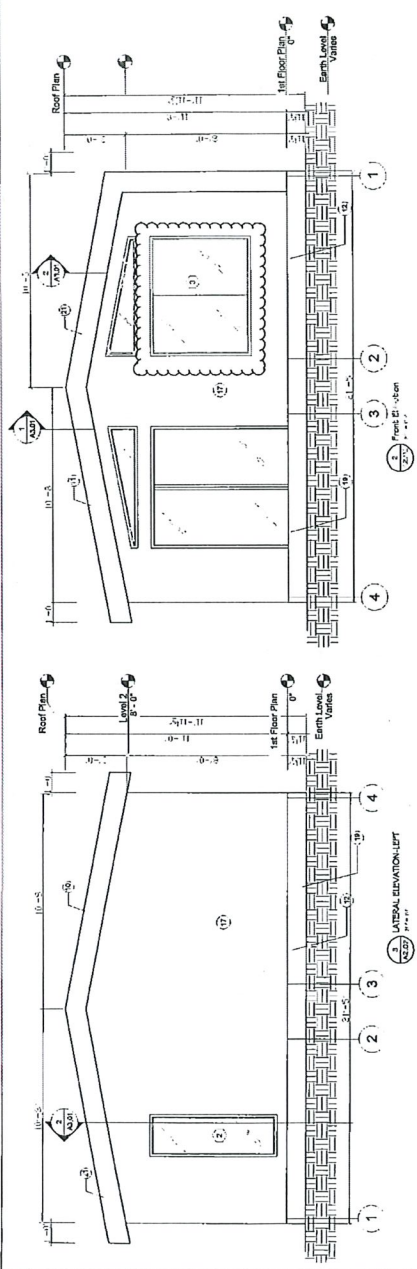
LISTING
 AGENCY APPROVAL
 HESK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
 MANUFACTURED HOUSING DIVISION
 1000 W. UNIVERSITY BLVD.
 KALAMAZOO, MI 49001

UNIT TYPE: V-B
 FINISH: SER
 ALLOWABLE FLOOR LOAD: 40 PSF
 RISK CATEGORY: II
 WIND VELOCITY (MI): 130
 WIND VELOCITY (SI): 130
 FLOOR AREA: 1300
 PLAN NO.: LR-2557-0002F
 ALUMINUM FLOOR: 40 PSF
 APPROVAL DATE: 9-12-13
 MANUFACTURER: STEEL HOMES
 HURRICANE ZONE: YES

No.	Description	Date
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General Notes:

1. All work shall be in accordance with the applicable building code.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for obtaining all necessary approvals.
4. The contractor shall be responsible for obtaining all necessary inspections.
5. The contractor shall be responsible for obtaining all necessary certificates.
6. All materials shall be of the highest quality.
7. All work shall be completed within the specified time frame.
8. All work shall be completed in accordance with the specifications.
9. All work shall be completed in accordance with the drawings.
10. All work shall be completed in accordance with the contract.



TULIP CABANA
 ELEVATIONS VIEWS

Project Number	
Date	
Drawn By	
Checked By	
Scale	
Issue Date	
Author	
Checker	
As Indicate	

A2.0
 DRAWING NO.



Eduardo Vazquez PE
 License #63393
 11252 SW 123 Ave, Miami, FL 33177
 I am a duly Licensed Professional Engineer in the State of Florida, License No. 63393, Mechanical, No. 3177. I am also a duly Licensed Professional Engineer in the State of Florida, License No. 63393, Mechanical, No. 3177. I am also a duly Licensed Professional Engineer in the State of Florida, License No. 63393, Mechanical, No. 3177.

No.	Description	Date
1	FRD COMMENTS	12.06.2010
2	FRD COMMENTS	09.02.2017

TULIP CABANA
 SECTIONS VIEWS

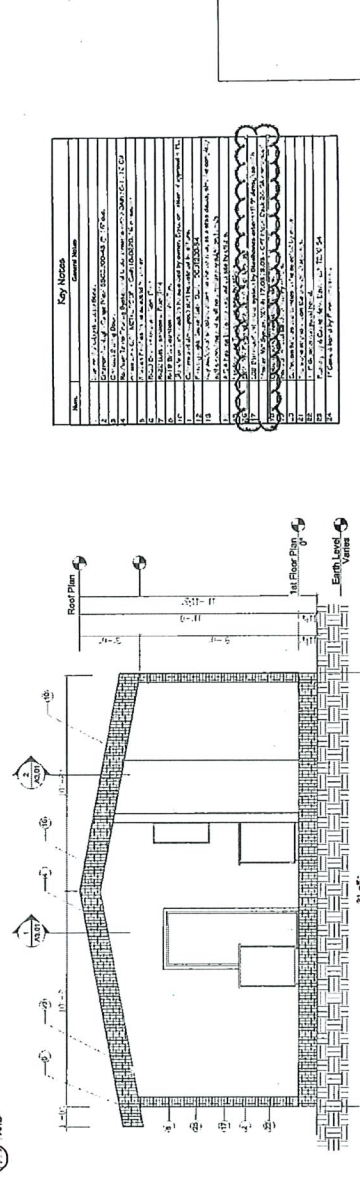
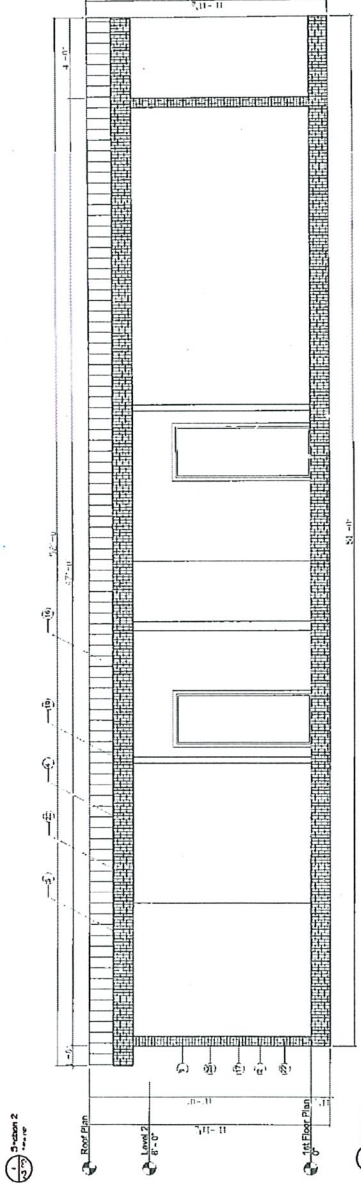
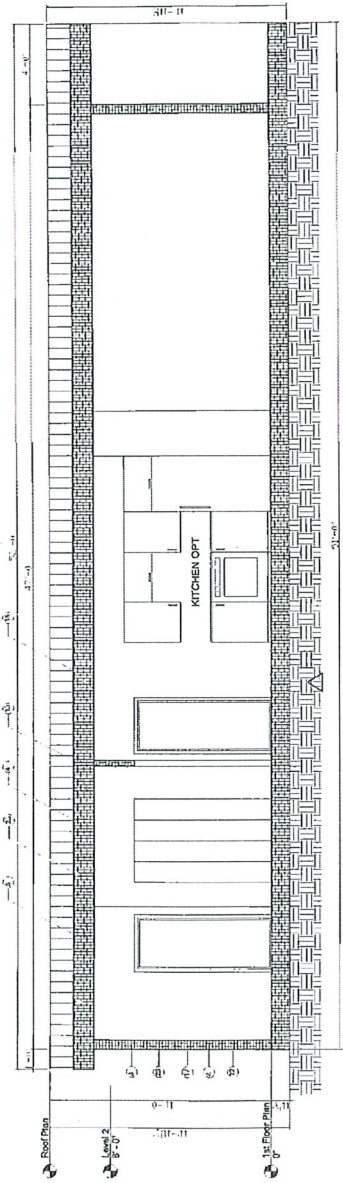
Project Number	A3.00
Drawn By	Author
Checked By	Checker
Date	Issue Date
Scale	As Indicated

LISTING
 AGENT APPROVAL
 THIS PROJECT HAS BEEN REVIEWED FOR
 MANUFACTURING CODES AND SUBJECT TO THE
 FOLLOWING LISTING:

UNIT TYPE: V-B
 A.I. WALL NO.: SFD
 O.I. DOOR: II
 FIRE CATEGORY: II
 WIND VELOCITY (M): 135
 WIND VELOCITY (M): 135
 FIRE RATING OF: 0
 UNIT WALL: IR-2552-0002 F
 ALUMINUM FLOOR: 40 PSF
 APPROVAL DATE: 9-12-18
 APPROVAL USER: SEEL HOMES
 WIND VELOCITY: YES
 FIRE RATING: YES

See Section 1000 for details regarding the listing and listing agent information.

Manufacturer	Model	Listing
ALUMINUM	40 PSF	II
WIND VELOCITY	135	0
FIRE RATING	0	II
UNIT WALL	IR-2552-0002 F	YES
APPROVAL DATE	9-12-18	SEEL HOMES



Key Notes

No.	Description
1	See Section 1000 for details regarding the listing and listing agent information.
2	See Section 1000 for details regarding the listing and listing agent information.
3	See Section 1000 for details regarding the listing and listing agent information.
4	See Section 1000 for details regarding the listing and listing agent information.
5	See Section 1000 for details regarding the listing and listing agent information.
6	See Section 1000 for details regarding the listing and listing agent information.
7	See Section 1000 for details regarding the listing and listing agent information.
8	See Section 1000 for details regarding the listing and listing agent information.
9	See Section 1000 for details regarding the listing and listing agent information.
10	See Section 1000 for details regarding the listing and listing agent information.
11	See Section 1000 for details regarding the listing and listing agent information.
12	See Section 1000 for details regarding the listing and listing agent information.
13	See Section 1000 for details regarding the listing and listing agent information.
14	See Section 1000 for details regarding the listing and listing agent information.
15	See Section 1000 for details regarding the listing and listing agent information.
16	See Section 1000 for details regarding the listing and listing agent information.
17	See Section 1000 for details regarding the listing and listing agent information.
18	See Section 1000 for details regarding the listing and listing agent information.
19	See Section 1000 for details regarding the listing and listing agent information.
20	See Section 1000 for details regarding the listing and listing agent information.

Section 2
 Section 3
 Section 4
 Section 5

Bear Dynasty
Marquee Blue Chalk
M500-3
or similar

Bear Dynasty
Silent White
PPH26-13 or similar

moon light
grey papers

DYNASTY
MARQUEE
ONE-COAT

PM1-3

Blue Chalk
MS003

PM1-1

DYNASTY *

Silent White
PPU26-13 u

Fare Height

+27.0

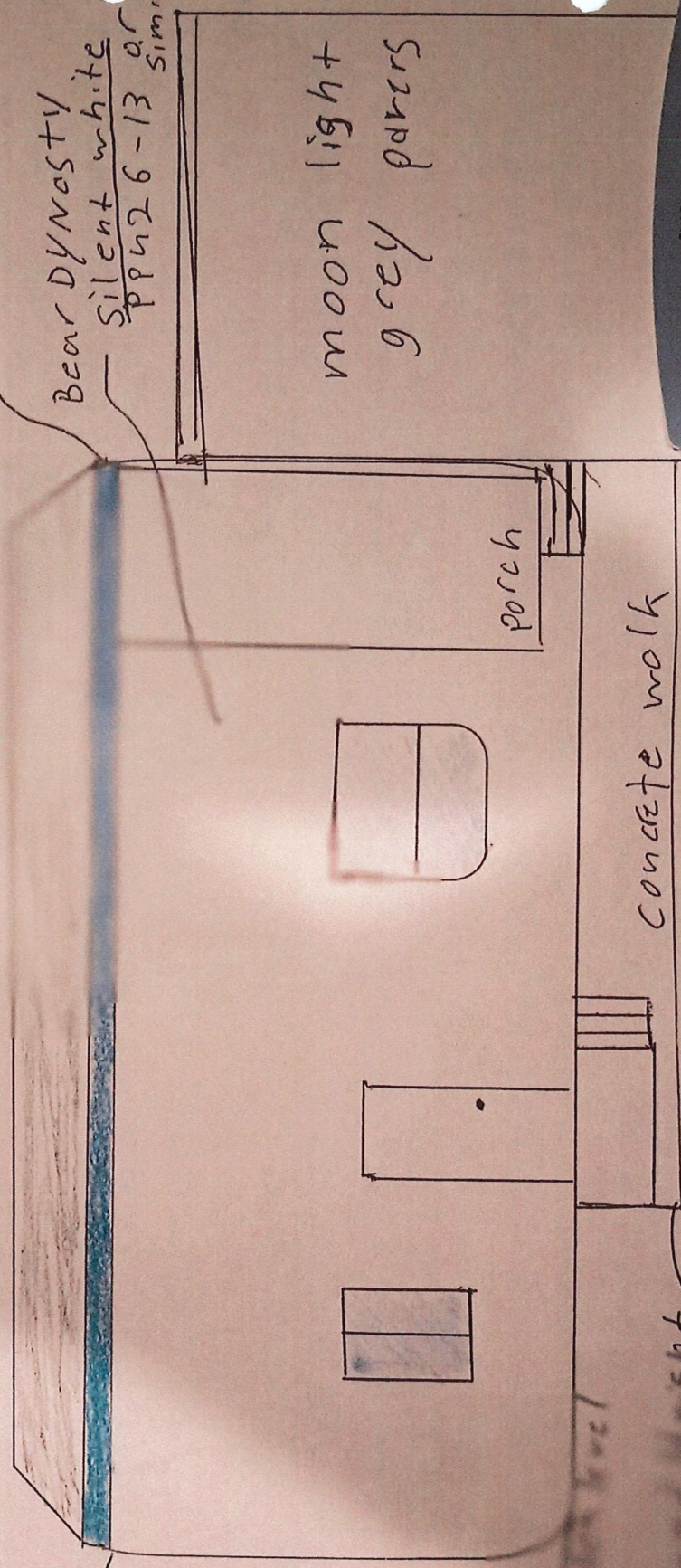
Finish Floor

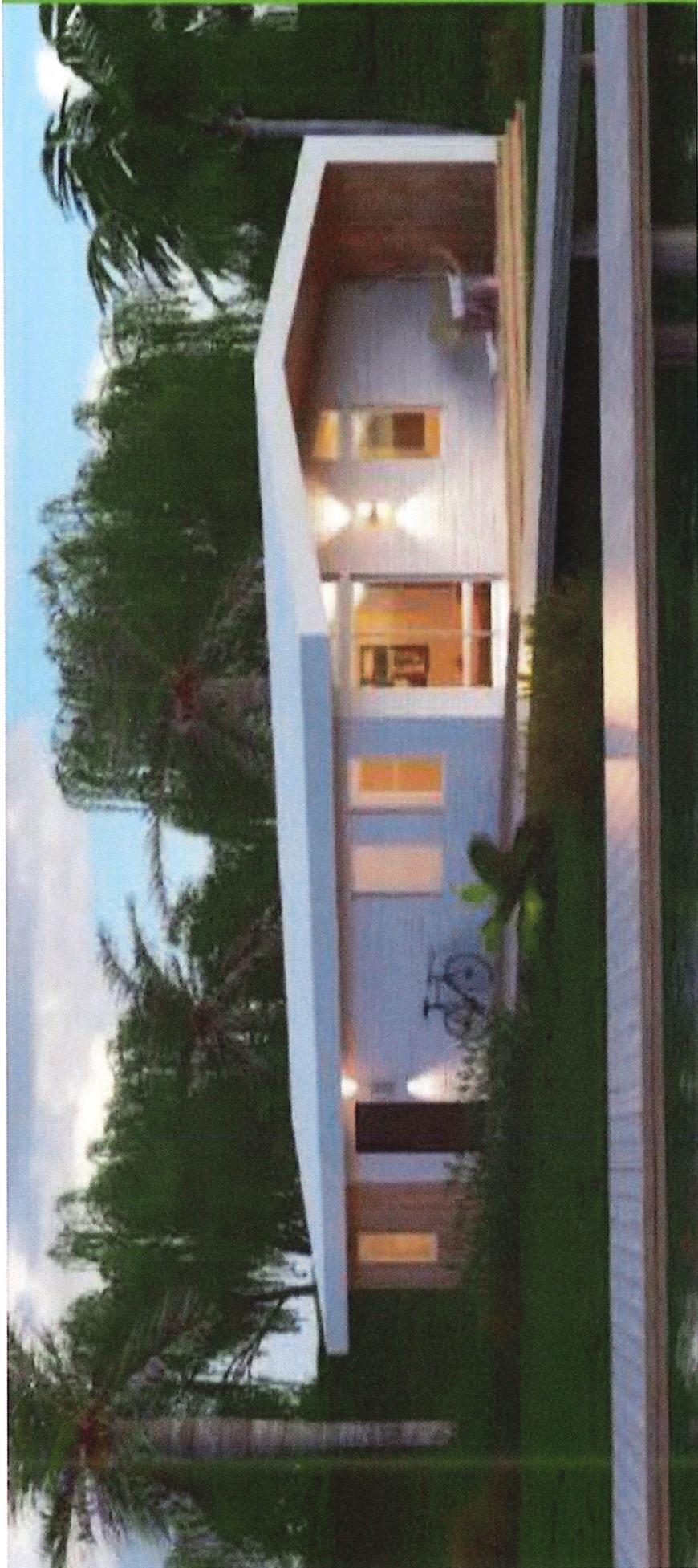
16.0

Ground Height
12.26

porch

concrete walk









Property Identification

Site Address: 712 CEDAR PL
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-601-0148-000-9
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 23258
 Map ID: 24/10N
 Zoning: Medium Den

Ownership

Daniel R Jarantow
 831 Hollywood BLVD
 Hollywood, FL 33019

Legal Description

FEE AND MAY`S RE-S/D BLK K LOTS 14 AND 15-LESS N 12 FT- AND W 6 FT OF LOT 16 (MAP 24/10C)

Current Values

Just/Market Value: \$19,400
 Assessed Value: \$19,400
 Exemptions: \$0
 Taxable Value: \$19,400



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.21
 Land Size (SF): 9,328

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
Mar 10, 2022	4799 / 0358	0001	WD	Garvin Shirley	\$33,000
Jul 6, 2016	3887 / 2814	0111	TXDEED	Chu Think D	\$0
Sep 7, 2004	2066 / 1152	XX01	QC	Forester Travis	\$13,500
Aug 9, 2004	2038 / 1696	XX01	TXDEED	Adams Barbara	\$6,600
Nov 20, 1992	0816 / 2583	XX01	QC	Bruton E L	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$19,400
Just/Market:	\$19,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$19,400
Exemption(s):	\$0
Taxable:	\$19,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$19,400	\$19,400	\$0	\$19,400

2022	\$14,600	\$4,126	\$0	\$4,126
2021	\$12,300	\$3,751	\$0	\$3,751
2020	\$5,900	\$3,410	\$0	\$3,410

Permits

Number	Issue Date	Description	Amount	Fee
F00-000038	Jan 17, 2001	Demolition	\$0	\$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 23-48 – Single Family Residence – 712 Cedar Place

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

NOTICE BY NEWSPAPER: September 15, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 09/15/2023

Historic Preservation Board

6. a.

Meeting Date: 09/25/2023

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - August 2023

SUMMARY

Certificates of Appropriateness issued administratively in August 2023.

COA #23-42, 707 Beach Court – Shed
COA #23-43, 716 Citrus Avenue – Roof
COA #23-44, 516 Beach Court – Windows
COA #23-45, 701 Atlantic Avenue – Fence

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, August 2023

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 09/14/2023

Started On: 09/14/2023 10:11 AM

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in August 2023.

- COA #23-42, 707 Beach Court – Shed
- COA #23-43, 716 Citrus Avenue – Roof
- COA #23-44, 516 Beach Court – Windows
- COA #23-45, 701 Atlantic Avenue – Fence



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-42 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 707 Beach Court

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install new 10' x 12' site built shed. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chairman
 Historic Preservation Board

 Date



 Maria Lewicka, AICP
 Historic Preservation Planner

08/10/23

 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	Natalie J Branch 707 Beach Court Fort Pierce, FL 34950	E-Mail
Applicant	Tuff Shed, Christen Maertens 8524 E Colonial Drive Orlando, FL 32817	E-Mail Christen.maertens@outlook.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 707 Beach CT Fort Pierce, FL 34950
 Parcel ID #: 2410-709-0135-000-6
 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): Natalie J Branch
 Mailing Address: 707 Beach CT Fort Pierce, FL 34950
 Phone Number(s): 772-678-2117 Email: christen.maertens@outlook.com

Applicant
 Name(s): Tuff Shed
 Mailing Address: 8524 E Colonial Dr. Orlando FL 32817
 Phone Number(s): 407-282-2444 Email: christen.maertens@outlook.com

Representative
 Name(s): Christen Maertens
 Mailing Address: 8524 E Colonial Dr. Orlando FL 32817
 Phone Number(s): 407-282-2444 Email: christen.maertens@outlook.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, Natalie Branch as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Natalie Branch

Signature of Owner

07-27-2023

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) site built shed.

Other (describe) _____

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

10 x 12 site built shed - concrete, no electric. Engineering pg 3 opt 4.

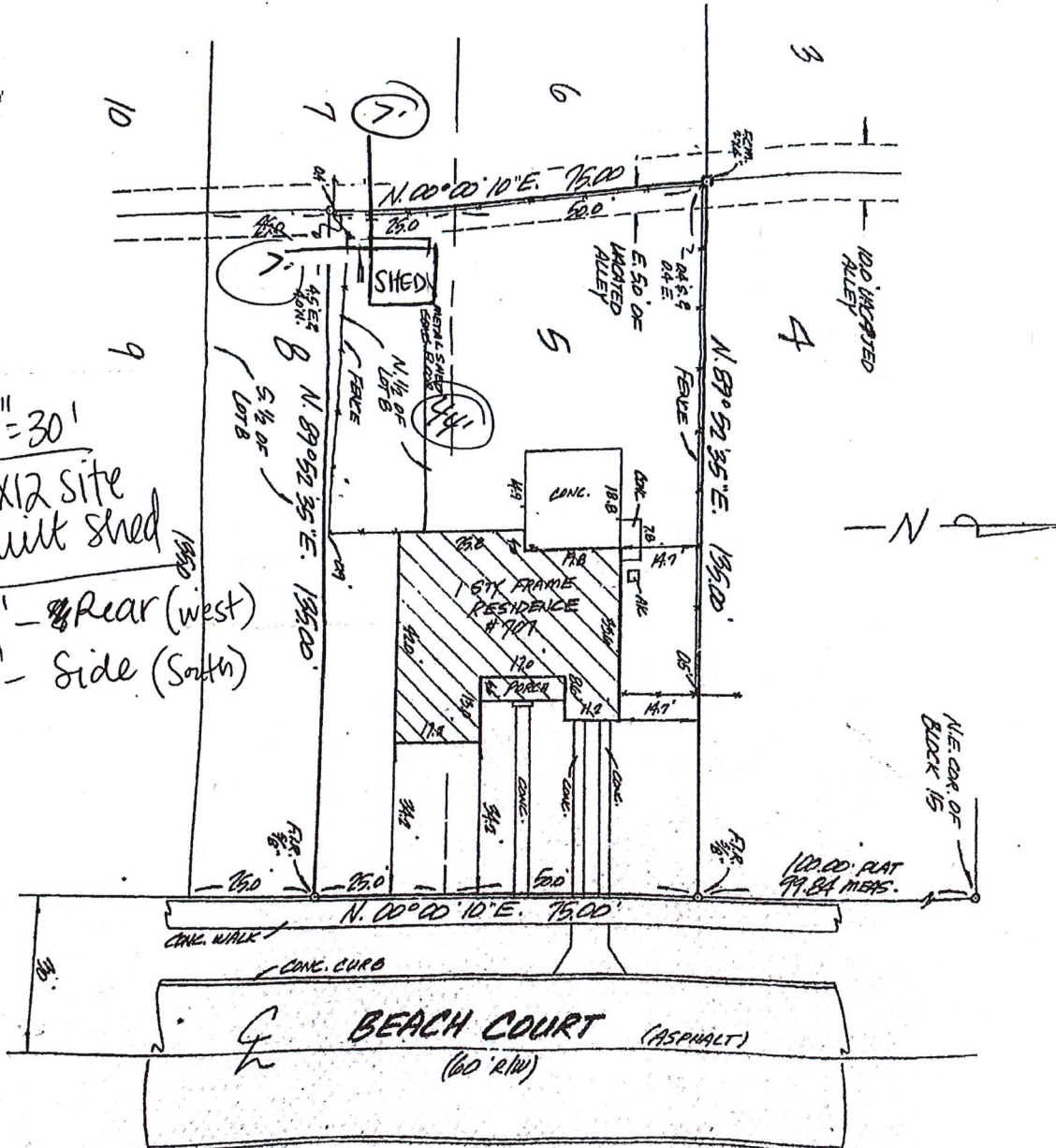
Have other alterations been made to the site within the last 12 months? No Yes, _____

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.



$1'' = 30'$
 10x12 site
 built shed
 7' - Rear (west)
 7' - Side (south)

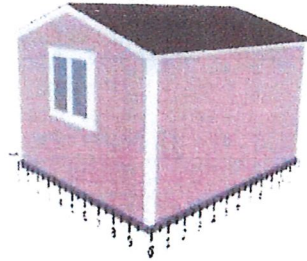
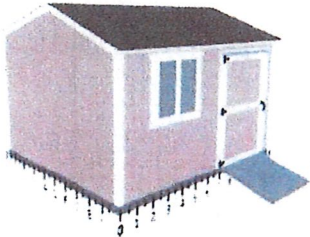
PLOT PLAN

SCALE 1" = 30'



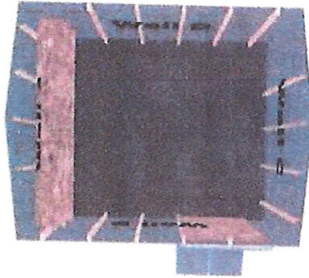


Natalie Branch
707 Beach Court
Fort Pierce FL 34950
Q-2266425



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

- Building Size & Style**
Premier Ranch - 10' wide by 12' long
- Door**
4' x 6'2" Single Shed Door, Left Hinge Placement, Decorative Door Hardware, Drip Cap, Heavy Duty Ramp Pair
- Paint Selection**
Base: Notorious, Trim: Delicate White
- Roof Selection**
Shakewood Dimensional Premium Shingle
- Drip Edge**
White
- Is a permit required for this job?
Yes
- Who is pulling the permit?
Tuff Shed

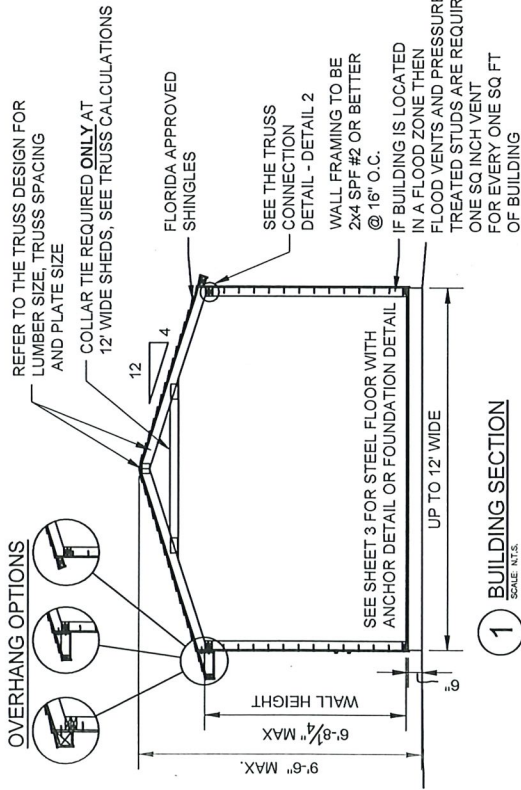
Optional Details

- High Wind**
High Wind - Retail
- Windows**
2 3'x3' Insulated Horizontal Sliding Window
- Floor and Foundation**
4 Ea Shed Anchor into Dirt - Auger or MR88
- Interior**
20 Lin Ft Shelving - 16" deep
- Shelving Locations**
Shelving on A at 39", 60".
- 2 x Shelving 24' inch deep

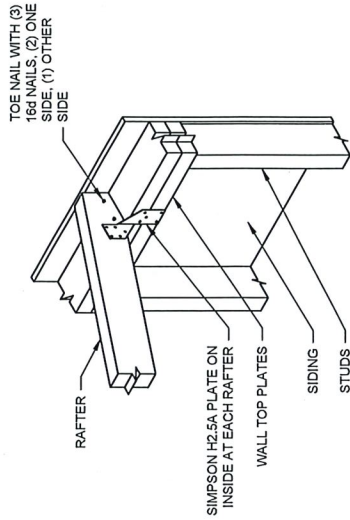
Jobsite/Installer Details

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

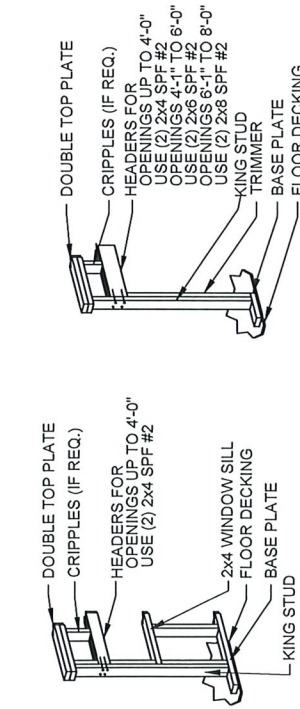
Customer Signature: Natalie Branch Date: 7-10-2023



1 BUILDING SECTION
SCALE: N.T.S.

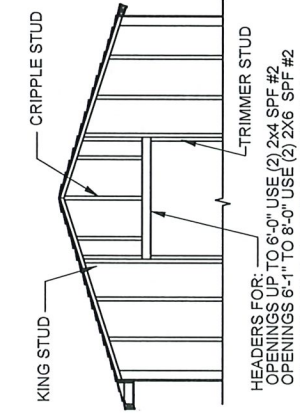


2 TRUSS TO WALL CONNECTION DETAIL
SCALE: N.T.S.



3A WINDOW HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.

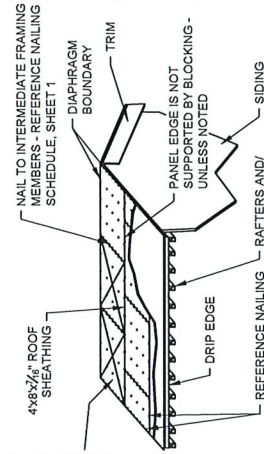
3B DOOR HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.



4 END WALLS
SCALE: N.T.S.

SEE PROJECT NOTES FOR MATERIALS

ROOF UNDERLAYMENT PER IRC (507.11.01) MINIMUM 3/8\"/>



5 ROOF SHEATHING AND UNDERLAYMENT DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES

Order #:	
Customer:	
Site Address:	
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	

P.O. #	
Drawn By: PK	
Date: 6/21/21	
Checked By:	
Date:	
Scale: N.T.S.	

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315

TITLE	BUILDING SECTIONS
HEADER FRAMING DETAILS	FBC, 7th EDITION (2020)
155C	

DRAWING NO.	FL-PR-SR-TR-01
REV. LEVEL	01
SHEET	2
PAGE	2 OF 4

This item has been digitally signed and sealed by Richard Wills, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-43 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 716 Citrus Avenue.

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Roof replacement. Tear off existing metal roof and install 5V Metal roof. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chairman
Historic Preservation Board

Date

Maria Lewicka, AICP
Historic Preservation Planner

08/28/23

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	Elias Yenisbel 716 Citrus Avenue Fort Pierce, FL 34950	E-Mail yelias@comcast.net
Applicant	Treasure Coast Roofing 4250 Bandy Blvd Fort Pierce, FL 34981	E-Mail tcroofingllc@gmail.com

RECEIVED

AUG 23 2023

Bldg. Permt # _____

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 23-43



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: 716 Citrus Ave.
Parcel ID #: 2410-706-0090-000-9
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): Yanickel Clark
Mailing Address: 716 Citrus Ave, Fort Pierce, FL 34950
Phone Number(s): (305) 49-0509 Email: yilias@comcast.net

Applicant
Name(s): Treasure Coast Roofing
Mailing Address: 4250 Bandy Blvd, Fort Pierce FL 34981
Phone Number(s): 772-370-9770 Email: TCRoofingLLC@gmail.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, _____ as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

08/17/23
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) Roof

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: ~~Roof~~ Tear off existing roof and install new 5v metal and underlayment.

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) Footnado Metal roof underlayment 5v crimp 26 Gauge Galvalume
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.









CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-44 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 516 Beach Court

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace 7 windows. 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


 _____ 08/30/23
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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	Darrell & Amanda Green 516 Beach Court Fort Pierce, FL 34950	E-Mail greeniegrl2003@aol.com
Applicant	Paradise Exteriors 1918 Corporate Drive Boynton Beach, FL 33426	E-Mail permits.paradiseext@gmail.com permits@paradiseexteriors.com

AUG 23 2023

COA# 23-44

Bldg. Permit # _____



CITY OF FORT PIERCE
PLANNING & ZONING

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: 516 Beach court Fort pierce FL 34950

Parcel ID #: _____

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): Darrell & Amanda Green
Mailing Address: 516 Beach court Ft pierce FL 34950
Phone Number(s): (772) 467-4344 Email: greenregel2003@aol.com

Applicant Name(s): Paradise Exteriors
Mailing Address: 1918 corporate dr. Boynton Beach FL 34950
Phone Number(s): 561 572 9727 Email: permits.paradiseext@gmail.com

Representative Name(s): Paradise Exteriors
Mailing Address: 1917 corporate dr
Phone Number(s): 561 572 9727 Email: permits@paradiseexteriors.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, Darrell Green as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Darrell L Green
Signature of Owner

8/18/23
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) _____

Other (describe) _____

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

We are to replace 7 windows

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)

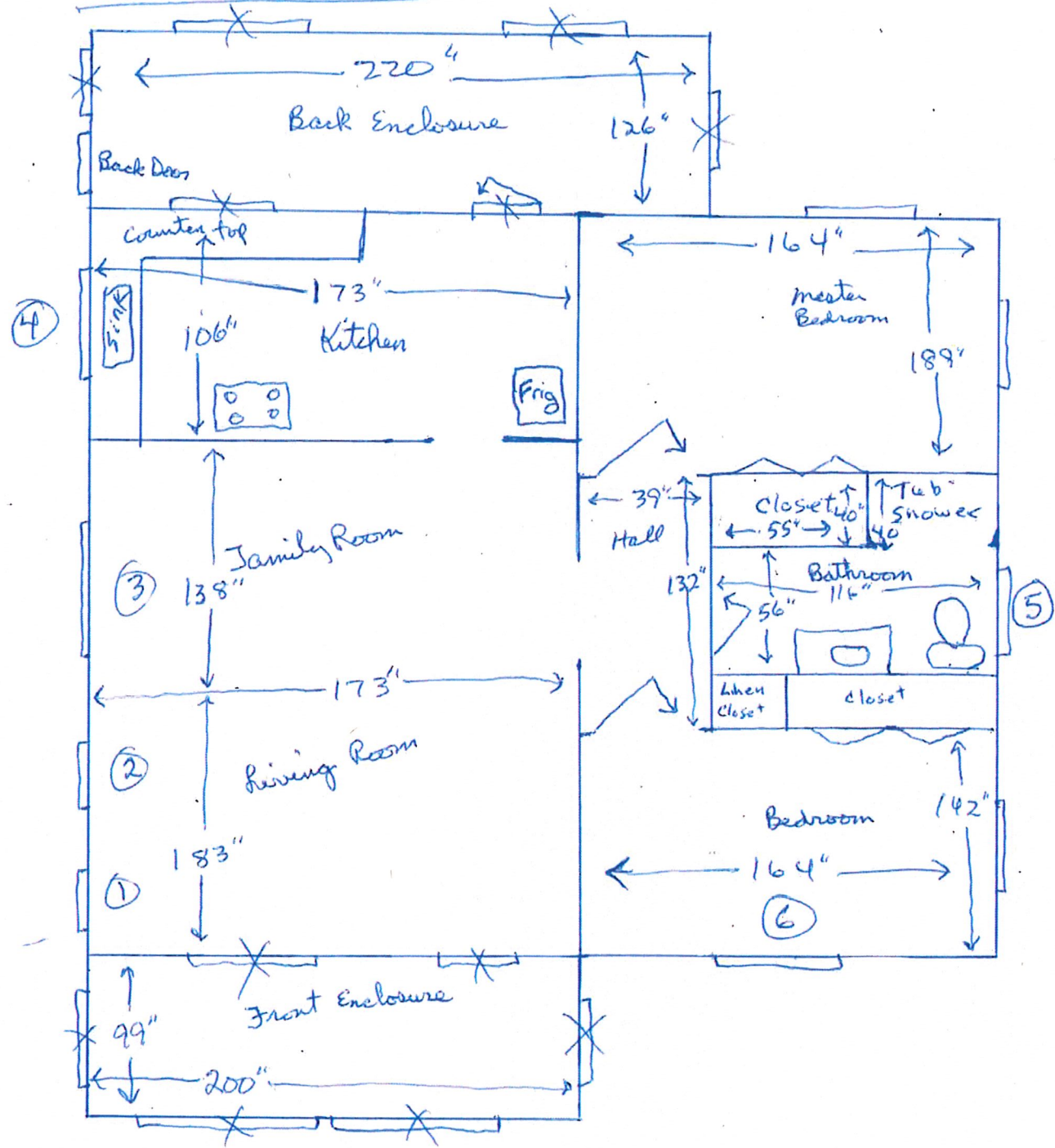
Color samples.

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



Job Name: Amanda and/or Darrell Green
 Job Address: 516 Beach Court Fort Pierce, FL 34950
 Job Number: 12867

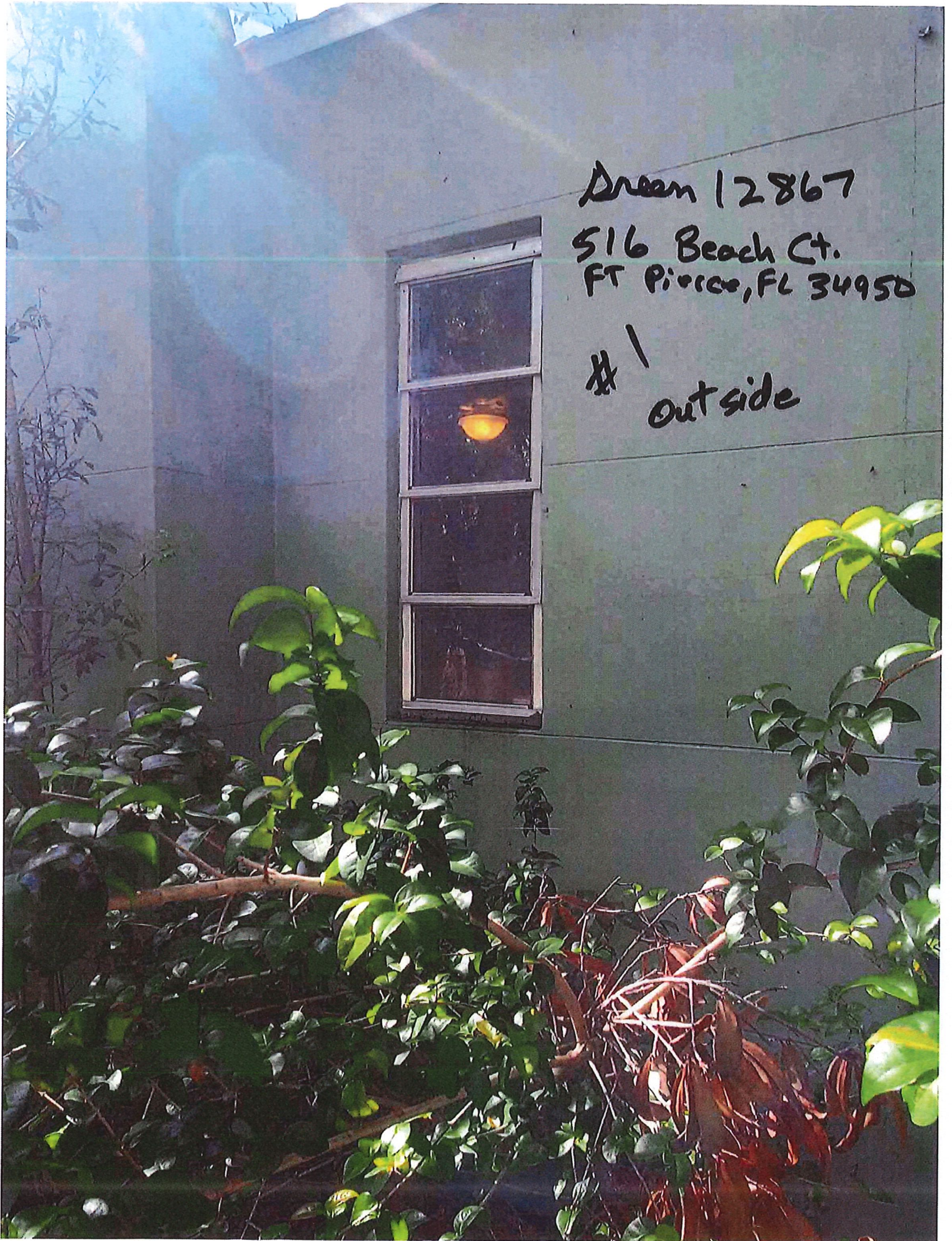
Detailed 3 floor Plan



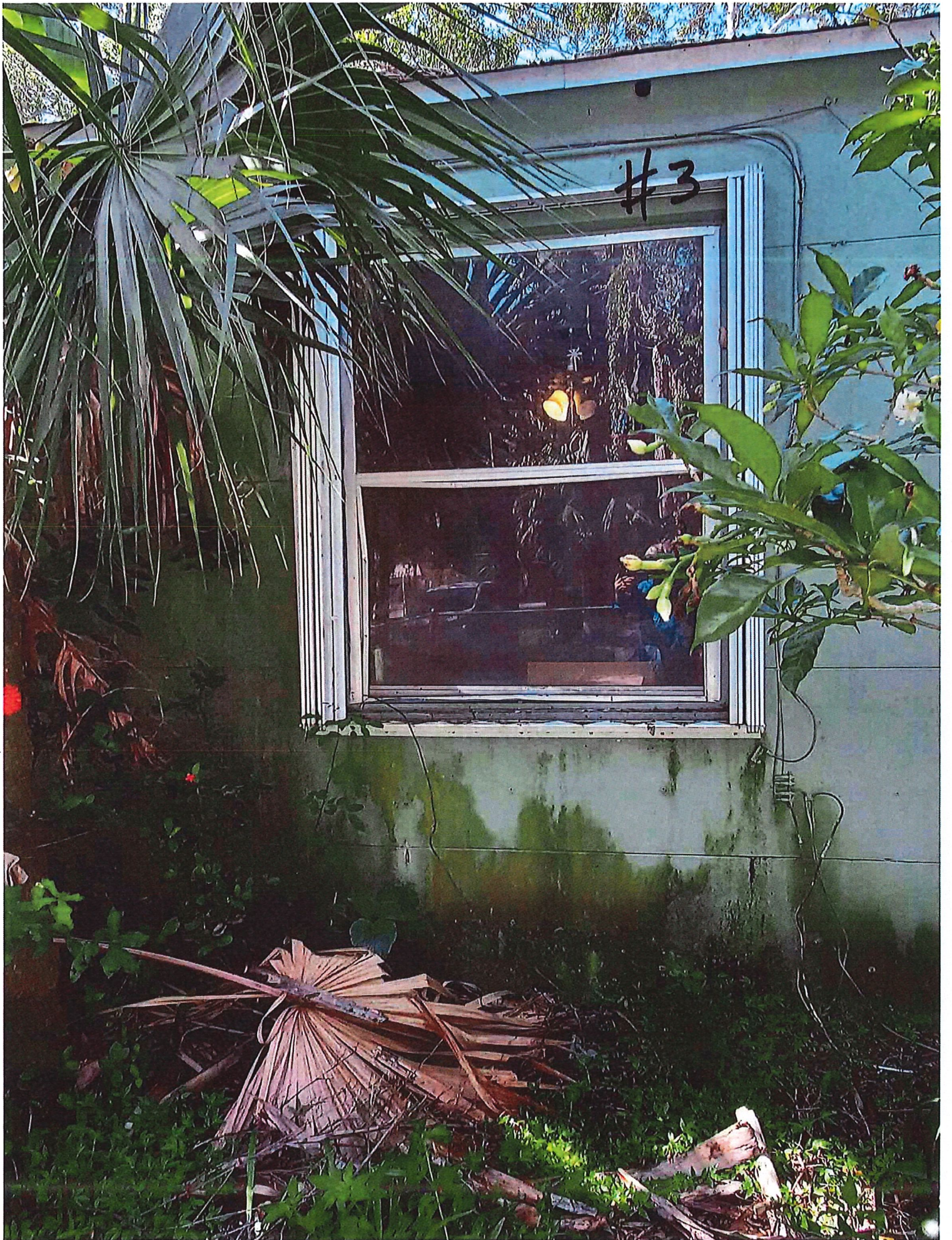
Area 12867

516 Beach Ct.
FT Pierce, FL 34950

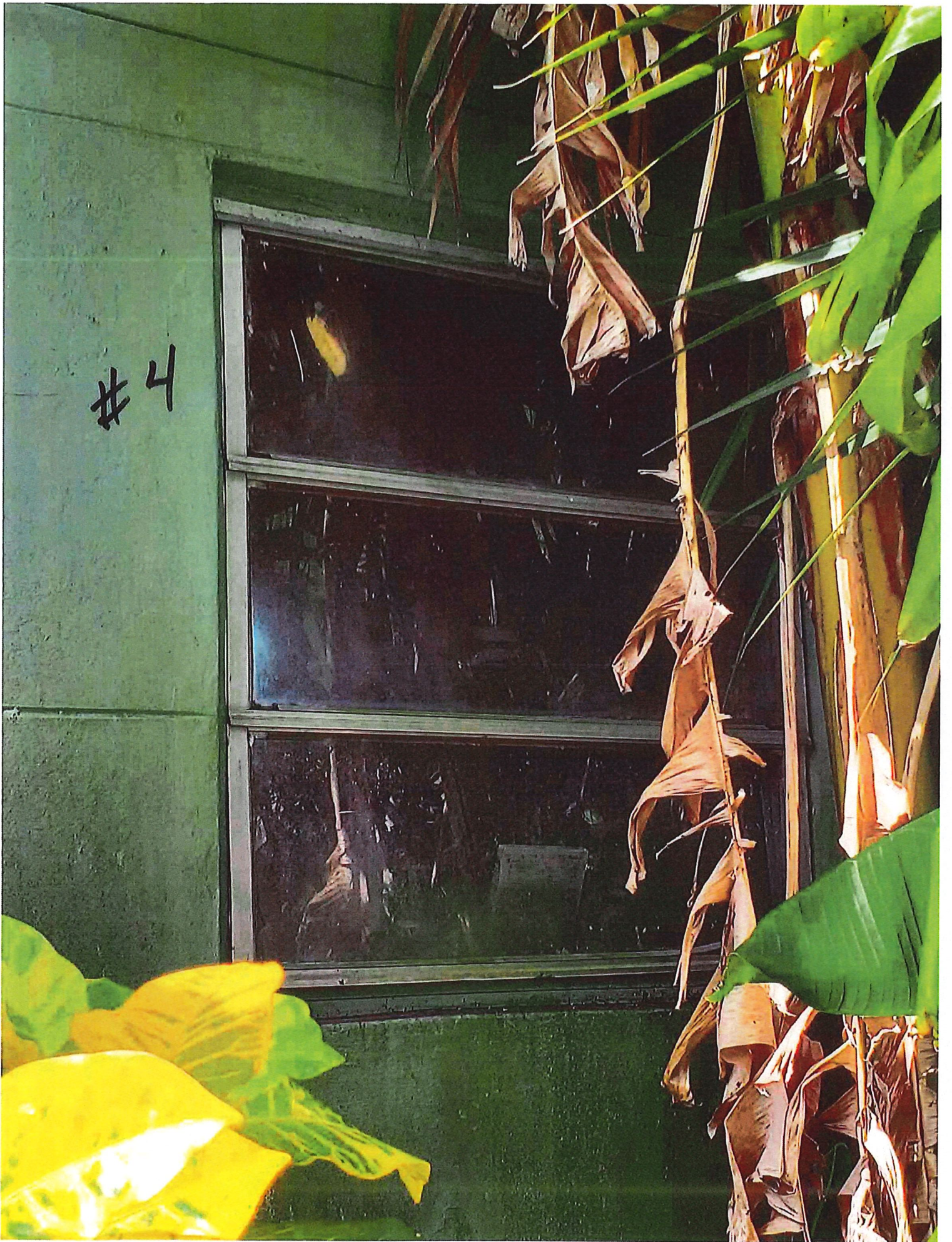
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outside

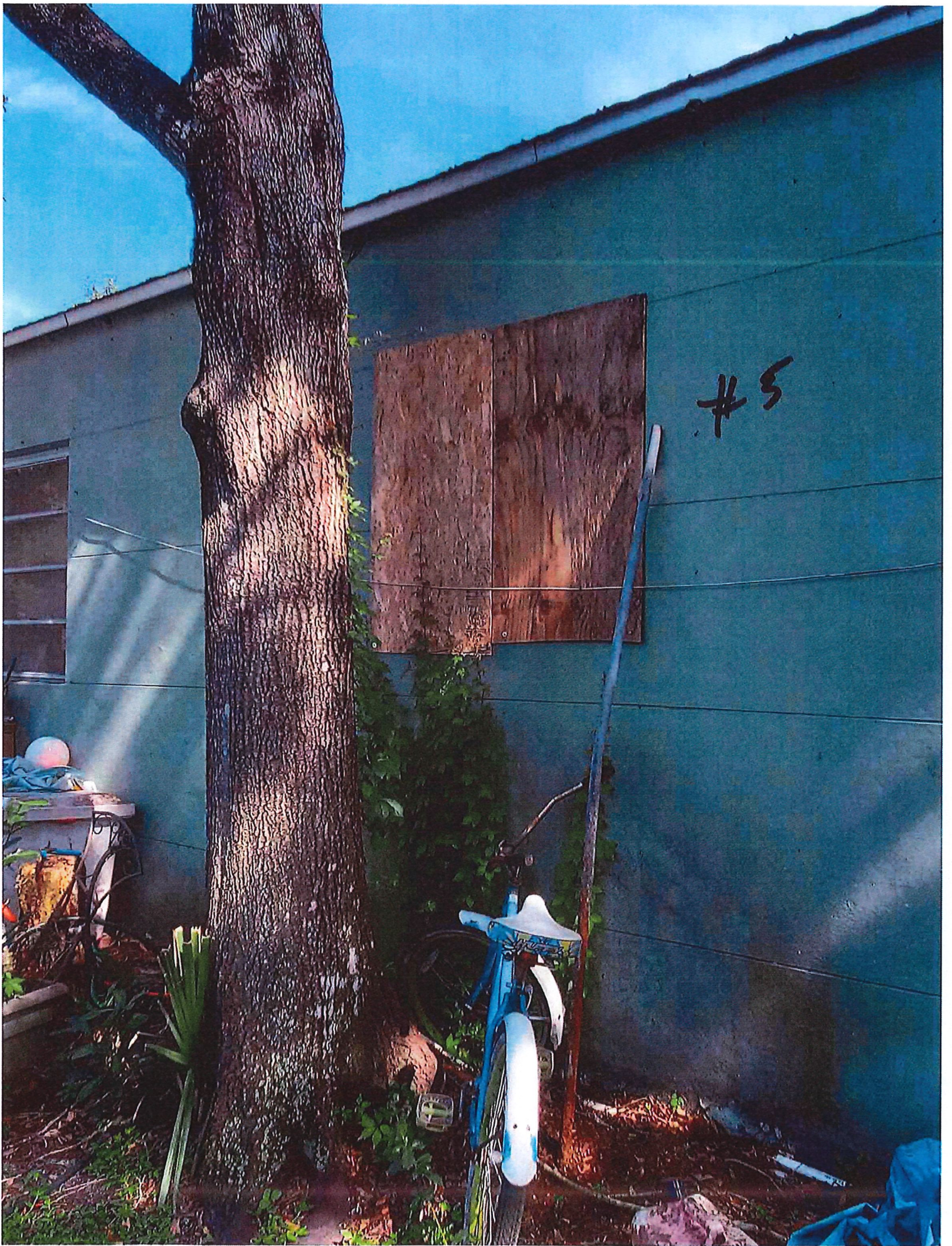




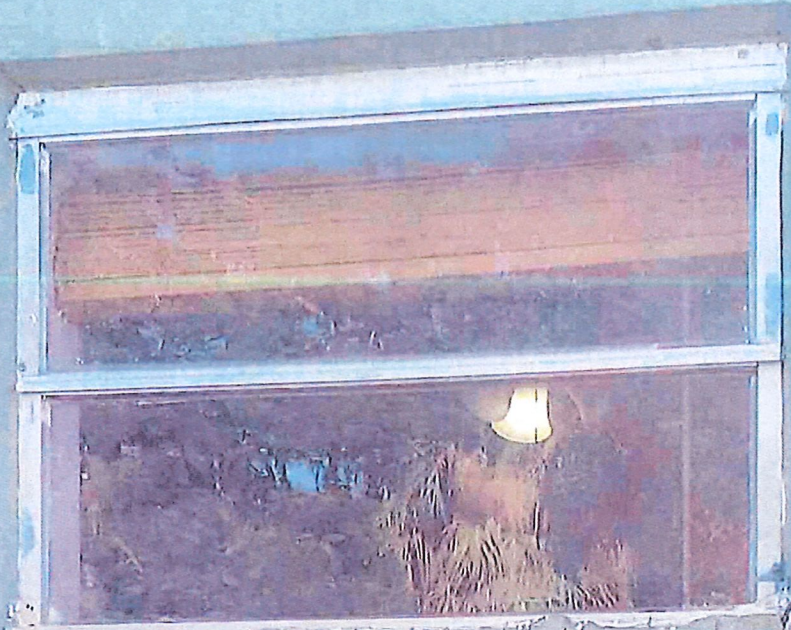


4





#6









CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-45

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 701 Atlantic Avenue

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions of Approval	Applicable Standards
The applicant is requesting approval of a COA for an installation of a 6-foot-high white vinyl fence with two 4-foot gates and one 10-foot swing gate. See attached	<ol style="list-style-type: none"> 1. Fence will be aligned with the front of the house, as shown on the revised site plan (attached). 2. Poinciana, Cordyline, Clusia, and Purple Heart and will be planted in front of the fence. 	Secretary of the Interior's Standard for Rehabilitation of Historic Properties, Standards #9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chairman
Historic Preservation Board

Date

Maria Lewicka

Maria Lewicka, AICP
Historic Preservation Planner

08/31/2013

Date

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@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/Applicant

Michael D'Addesi & Megan Mullins
78 Aqua Ra Drive
Jansen Beach, FL 34957

E-Mail

Madjr333@yahoo.com
Winning859@gmail.com



Bldg. Permit # _____

COA# 23-45

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 701 Atlantic Ave Fort Pierce, FL 34950
 Parcel ID #: 2410-703-0017-000-5
 Type of Designation: Contributing Non-contributing Site within the Peacock Arts 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: 78 Aqua Ra Drive Jensen Beach, FL 34957
 Phone Number(s): 215-407-4091 Email: madjr333@yahoo.com

Applicant Name(s): Michael D'Addesi & Megan Mullins
 Mailing Address: 78 Aqua Ra Drive Jensen Beach, FI 34957
 Phone Number(s): 502-507-1996 Email: winning859@gmail.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, Michael D'Addesi & Megan Mullins as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Michael D'Addesi & Megan Mullins
Signature of Owner

8/31/23
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 |
| <hr/> | | | |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) _____
- Other (describe) Operation of MegansPlantBoutique LLC.

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

Install 6ft white vinyl fence as proposed in Exhibit A (attached) with landscaping on the exterior.

Daily operations of MegansPlant Boutique, LLC., a work from home business.

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.

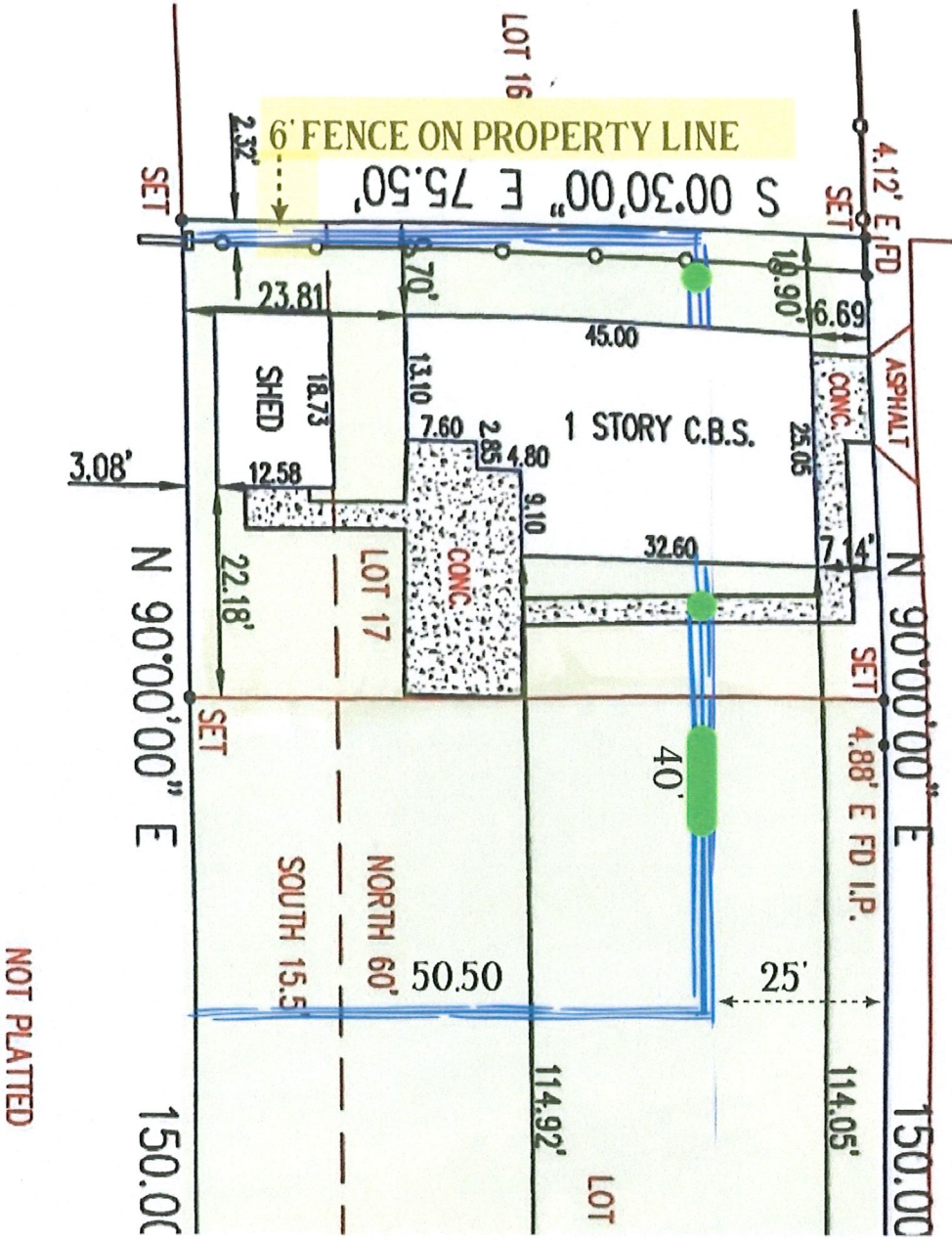
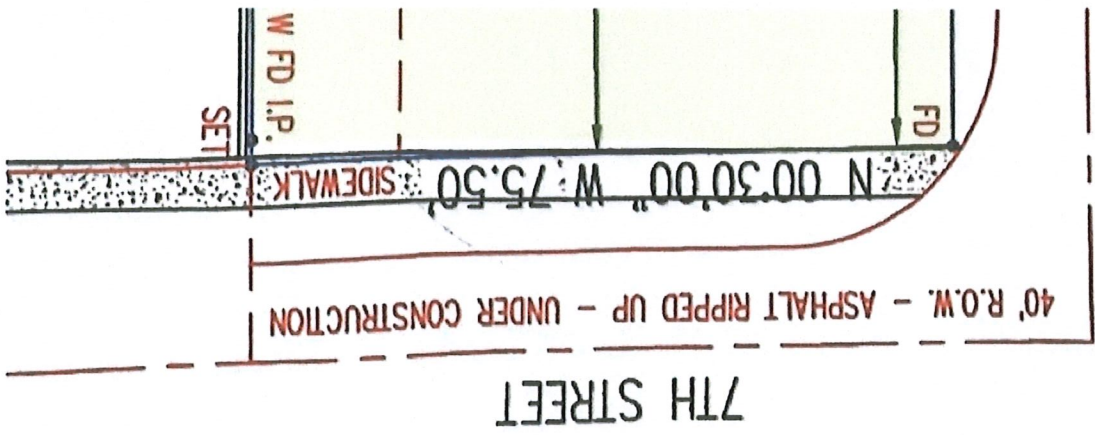
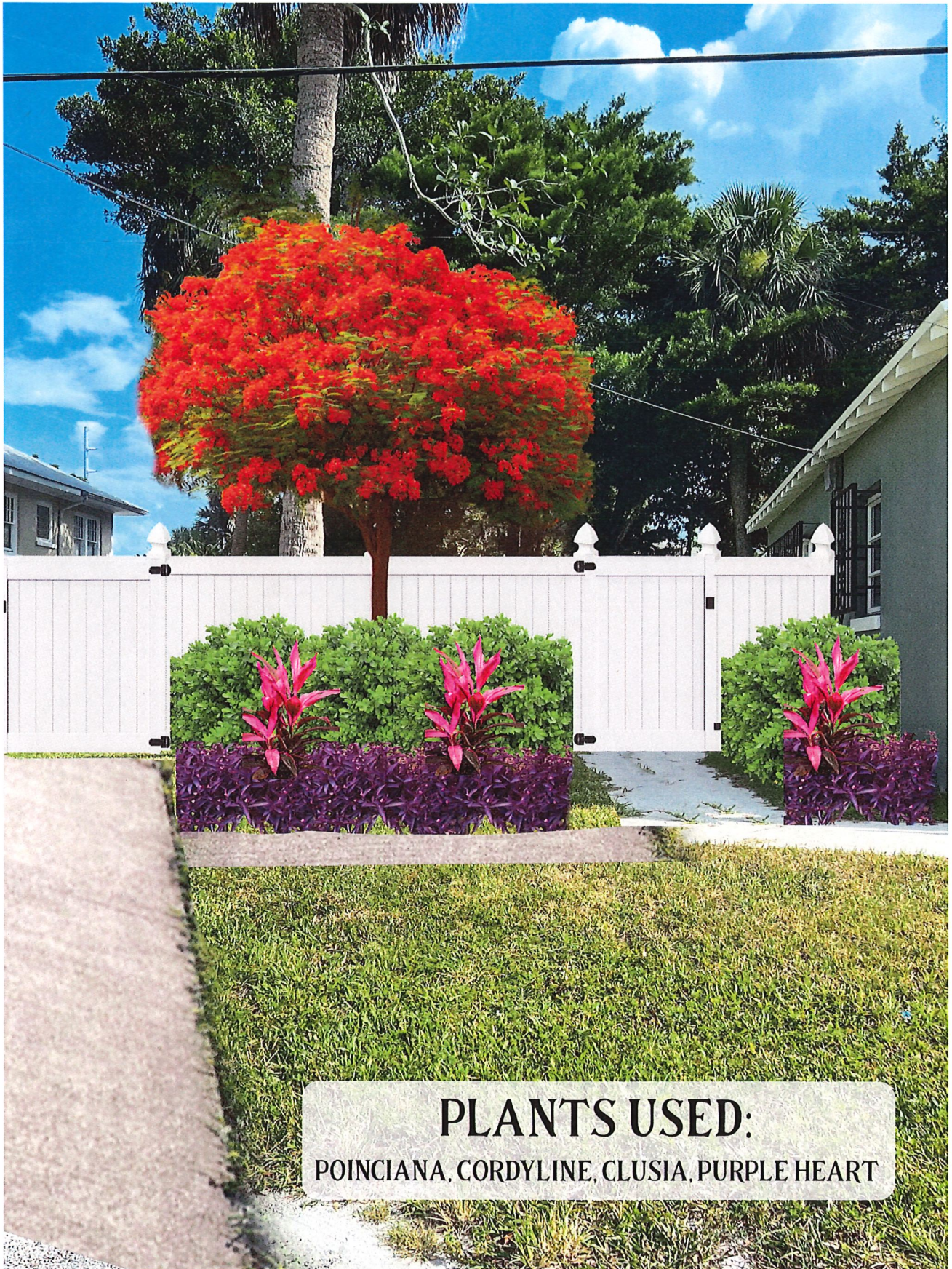


EXHIBIT A





PLANTS USED:
POINCIANA, CORDYLINE, CLUSIA, PURPLE HEART