



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

COA# 23-60

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 432 DOUGLAS CT, FT PIERCE

Parcel ID #: 2409-501-0203-000-2

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

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

RECEIVED

NOV 06 2023

### Property Owner/ Applicant Information

#### Property Owner(s)

Name(s): TERENCE SMALL

Mailing Address: 17683 FOX TRAIL LANE, LOXA HATCHER, FL 33470

Phone Number(s): \_\_\_\_\_ Email: TANDTSM@aol.com

CITY OF FORT PIERCE  
PLANNING & ZONING

#### Applicant

Name(s): TERENCE SMALL

Mailing Address: 17683 FOX TRAIL LANE, LOXA HATCHER, FL 33470

Phone Number(s): 561 574 0278 Email: TANDTSM@aol.com

#### Representative

Name(s): SAME AS OWNER

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

  
Signature of Owner

10/31/23  
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 type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) I WOULD LIKE TO BUILD A NEW 4 BEDROOM 2 FULL & 2 1/2 BATH

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

I THE STRUCTURE IS SEVERELY COMPROMISED & I AM PROPOSING REMOVING IT AND CONSTRUCT A NEW DWELLING

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.

ANSWER TO QUESTIONS

a → NOT IN MY OPINION

B → THE ENTIRE STRUCTURE WOULD HAVE TO BE REPLACED → SEE PHOTOS

C → I AM NOT SURE. I HAVE SEEN SIMILAR STRUCTURES

D → I DON'T THINK IT DOES. IN FACT NOT ALL OF THE STRUCTURE IS THE SAME AGE. THE FRONT IS OF A DIFFERENT AGE

E → I DON'T THINK IT WOULD

F → YES. I WANT TO ERRECT A CBS STRUCTURE.

  
T. SMALL

PAUL WELCH INC.  
1984 S.W. BILTMORE ST - #114  
PORT ST. LUCIE, L 34984  
(772) 785-9888  
E-MAIL: [PWELCHINC@AOL.COM](mailto:PWELCHINC@AOL.COM)

OCTOBER 03, 2023

RE: 432 DOUGLAS CT  
FT PIERCE, FL

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT ON JULY 29, 2023, THAT I, PAUL WELCH, P.E. PERSONALLY INSPECTED THE DAMAGES TO RESIDENCE AT THE ABOVE REFERENCED ADDRESS AS LISTED BELOW :

1. THE CONCRETE STILTS ARE SINKING AT DIFFERENT RATES AND AS A RESULT THE FLOOR SLOPES IN MULTIPLE DIRECTIONS.
2. THE EXTERIOR FINISH IS BEING INFILTRATED BY WATER/MOISTURE.
3. THE EAVES/ROOF ARE UN-REPAIRABLE.
4. THERE ARE SIGNS OF HEAVY TERMITE DAMAGE THROUGHOUT THE RESIDENCE.
5. THE PLUMBING IS CAST IRON AND SHOWS SIGNS OF DECAY.

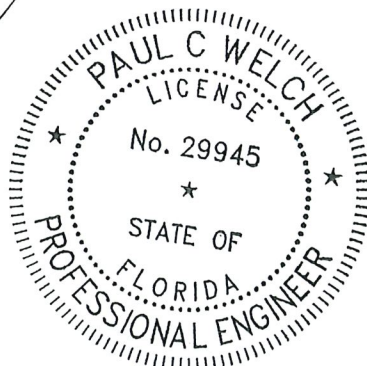
AFTER INSPECTING ALL OF THE ABOVE DAMAGES IT IS IN OUR OPINION THAT THE COST TO REPAIR AND BRING THE EXISTING RESIDENCE TO SAFE LIVING CONDITIONS WILL FAR EXCEED THE COST TO DEMOLISH AND CONSTRUCT A NEW BUILDING.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

SUBMITTED BY:  
PAUL WELCH INC.

PAUL WELCH, P.E.  
FL REG. NO. 29945

PW:NS



# PRIME®

## Engineering & Environmental Building Services

Brevard Indian River St. Lucie Counties

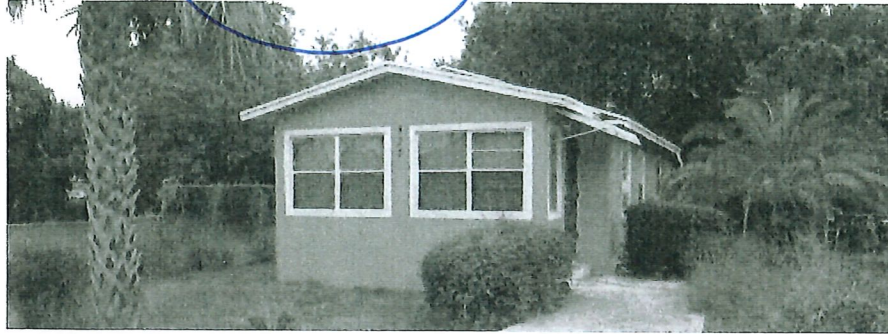
(321) 574-5503 (772) 410-3752

### CONFIDENTIAL

### Asbestos Testing Report

Client: Mr. & Ms. Small

Property Address: 432 Douglas Ct., Fort Pierce, FL 34950



DATE OF VISIT AND COLLECTION OF SAMPLES: May 17, 2023

DATE THIS DOCUMENT PREPARED: June 1, 2023

INSPECTOR: **By Gregory J. Bertaux, PE & CIEC**

President, Isle Management Corp. d/b/a PRIME Engineering & Environmental Building Services

State Licensed & Authorized Engineering Firm, CA#29436

State Licensed Florida Professional Engineer #66843

Certified Indoor Environmental Consultant CIEC#1101011

State Licensed Mold Assessor #MRSA102

State Licensed Mold Remediator #MRSR2360

State Licensed Home Inspector #HI366

State Authorized Wind Mitigation Inspector PE66843

Nationally Certified Pool Operator (CPO) #32-242910 National Swimming Pool Foundation

Member ASME (American Society of Mechanical Engineers) #94318

Member Indoor Air Quality Association #18986

Inspector's Signature: By

, President

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### **Scope**

PRIME Engineering & Environmental Building Services was hired by the Client to collect specific material samples and test them to determine if they contain asbestos. The location from where the materials were collected was the single-family residence located at 432 Douglas Ct., Fort Pierce, FL 34950. The house was built in 1938 and features wood frame construction with a crawlspace, stucco siding, updated windows, a roof with fiberglass asphalt shingles, loose fill cellulose insulation in the attic, copper plumbing, and some vinyl floor tiles.

The only materials present possibly suspected of containing asbestos were:

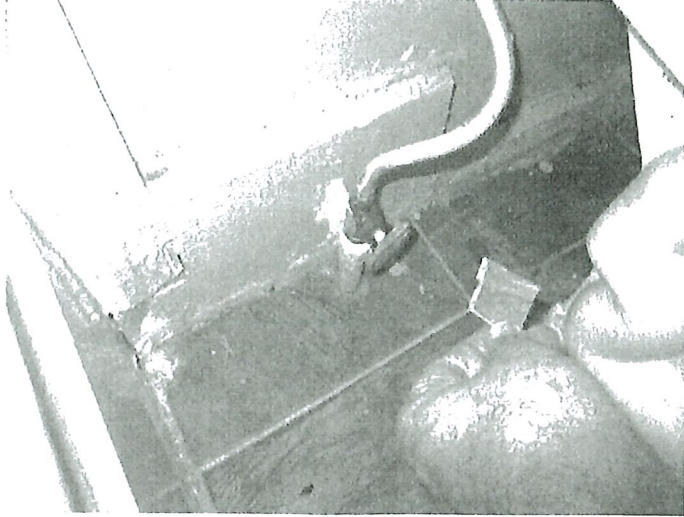
1. Ceiling tiles
2. Attic insulation
3. Vinyl floor tiles

**Findings: Laboratory analysis of the samples collected confirmed NO asbestos was present in any of the materials.**

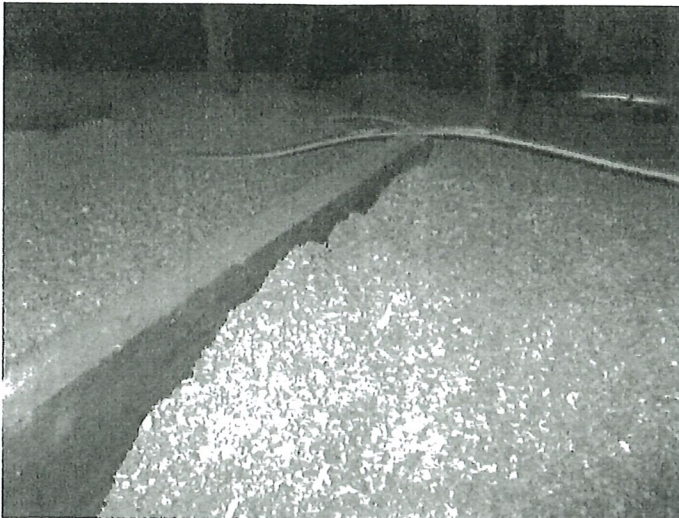
### **Comments:**

The materials collected were analyzed by a Florida certified environmental testing laboratory and the detailed laboratory report is attached for reference. Because no asbestos was identified in the materials collected and there were no other materials present potentially containing asbestos, there should be no need for special controls or procedures to proceed with demolition or renovation work at the subject property.

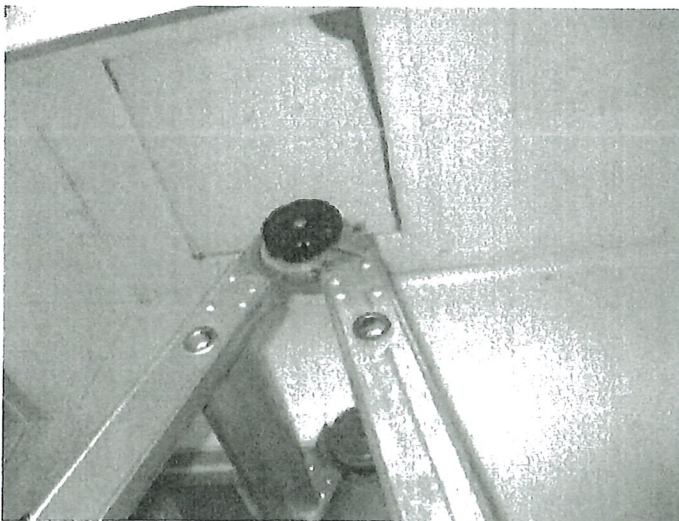
**Photo Gallery:**



Vinyl floor tiles in bathroom



Attic insulation



Ceiling tiles

**END OF REPORT**

## Certificate of Asbestos Analysis

<b>Prepared for:</b> Gregory J. Bertaux, PE, MRSA, MRSR, HI 70210 Gallery Lane Vero Beach, FL 32966	<b>Phone:</b> (772) 410-3752 <b>Email:</b> gb@engineeringenvironmental.com
<b>Test Address:</b> Small 432 Dougls Court Fort Pierce, FL 34950	<b>Lab COC #:</b> 52693528
<b>Date Collected:</b> 05/17/23	<b>Receive Date:</b> 05/18/23
<b>Analysis Date:</b> 05/18/23	<b>Report Date:</b> 05/18/23

**Client Sample:** A1 **Collection Location:** ATTIC INSULATION

**Sample Description:** ATTIC INSULATION

**Asbestos Containing Material Detected:** **Friable/Homogeneous:** NO/YES **Layers:** 1

	Layer 1	Intentionally blank	Intentionally blank	Intentionally blank
<b>Description:</b>	ATTIC INSULATION			
<b>Color:</b>	BROWN			
<b>Asbestos Type</b>	None Detected			
<b>Other Fibers</b>				
Cellulose	100%	--	--	--
Non-Fibers				

**Client Sample:** A2 **Collection Location:** CEILING TILE

**Sample Description:** ACOUSTICAL CEILING TILE

**Asbestos Containing Material Detected:** **Friable/Homogeneous:** NO/YES **Layers:** 1

	Layer 1	Intentionally blank	Intentionally blank	Intentionally blank
<b>Description:</b>	ACOUSTICAL CEILING TILE			
<b>Color:</b>	WHITE/BROWN			
<b>Asbestos Type</b>	None Detected			
<b>Other Fibers</b>				
Cellulose	99%	--	--	--
Mineral Wool	1%	--	--	--
Non-Fibers				

**Client Sample:** A3 **Collection Location:** BATHROOM FLOOR

**Sample Description:** VINYL FLOOR TILE

**Asbestos Containing Material Detected:** **Friable/Homogeneous:** NO/YES **Layers:** 1

	Layer 1	Intentionally blank	Intentionally blank	Intentionally blank
<b>Description:</b>	VINYL FLOOR TILE			
<b>Color:</b>	GREEN			
<b>Asbestos Type</b>	None Detected			
<b>Other Fibers</b>				
Cellulose	1%	--	--	--
Fiberglass	2%	--	--	--
Non-Fibers				
Minerals	97%	--	--	--

## Certificate of Asbestos Analysis

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Analyst



Laboratory Manager

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This report pertains only to the samples reported and may not be reproduced, except in full, without written permission from PriorityLab. The client is solely responsible for the use and interpretation of this report. This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government. Samples analyzed using Code 18/A01: EPA 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, and Code 18/A03: EPA/600R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Furthermore, PriorityLab's liability is limited to the cost of the analysis. Limit of Quantitation (LOQ) is 1%. "Trace", if listed, indicates the presence of asbestos below the LOQ. "ND" = None Detected. Floor tile is non-homogeneous and results only reflect sample content.

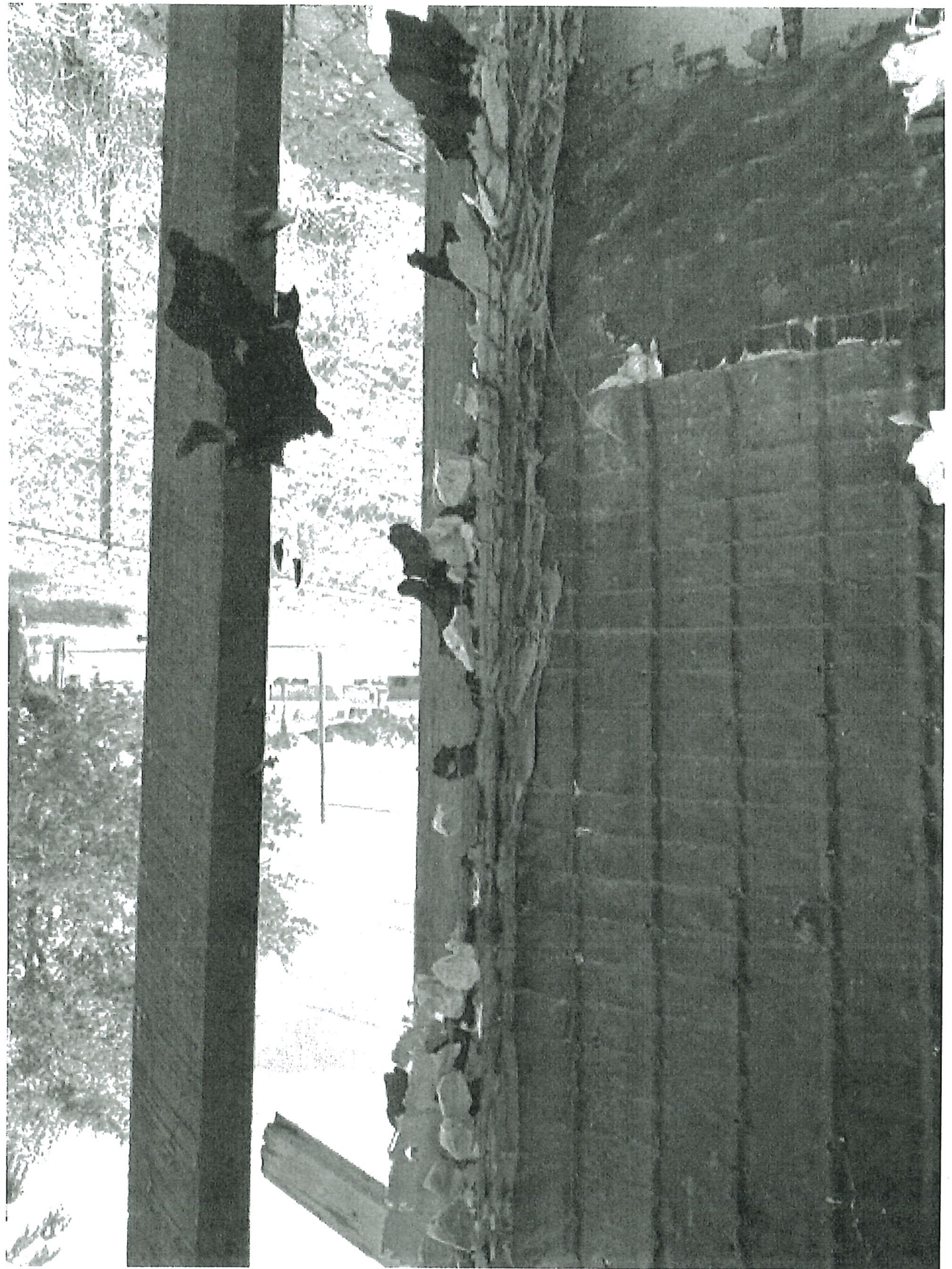
EPA requirements for reporting and analyzing asbestos are: Asbestos Containing Material (ACM) = equal to or greater than 1%; Non-Asbestos Containing (NAD) is < 1% asbestos, even though the sample may contain a trace amount of Asbestos. If the PLM method is > 1% a point count may be performed (but is not required) at the client's request for an additional fee. PriorityLab is not able to assess the degree of hazard resulting from materials analyzed. PriorityLab reserves the right to dispose of all samples after a period of thirty (30) days. Laboratory reports will be kept for a period of three (3) years electronically. All samples were received in acceptable condition unless otherwise noted. Visit [www.epa.gov/iaq/asbestos.html](http://www.epa.gov/iaq/asbestos.html) for more information.

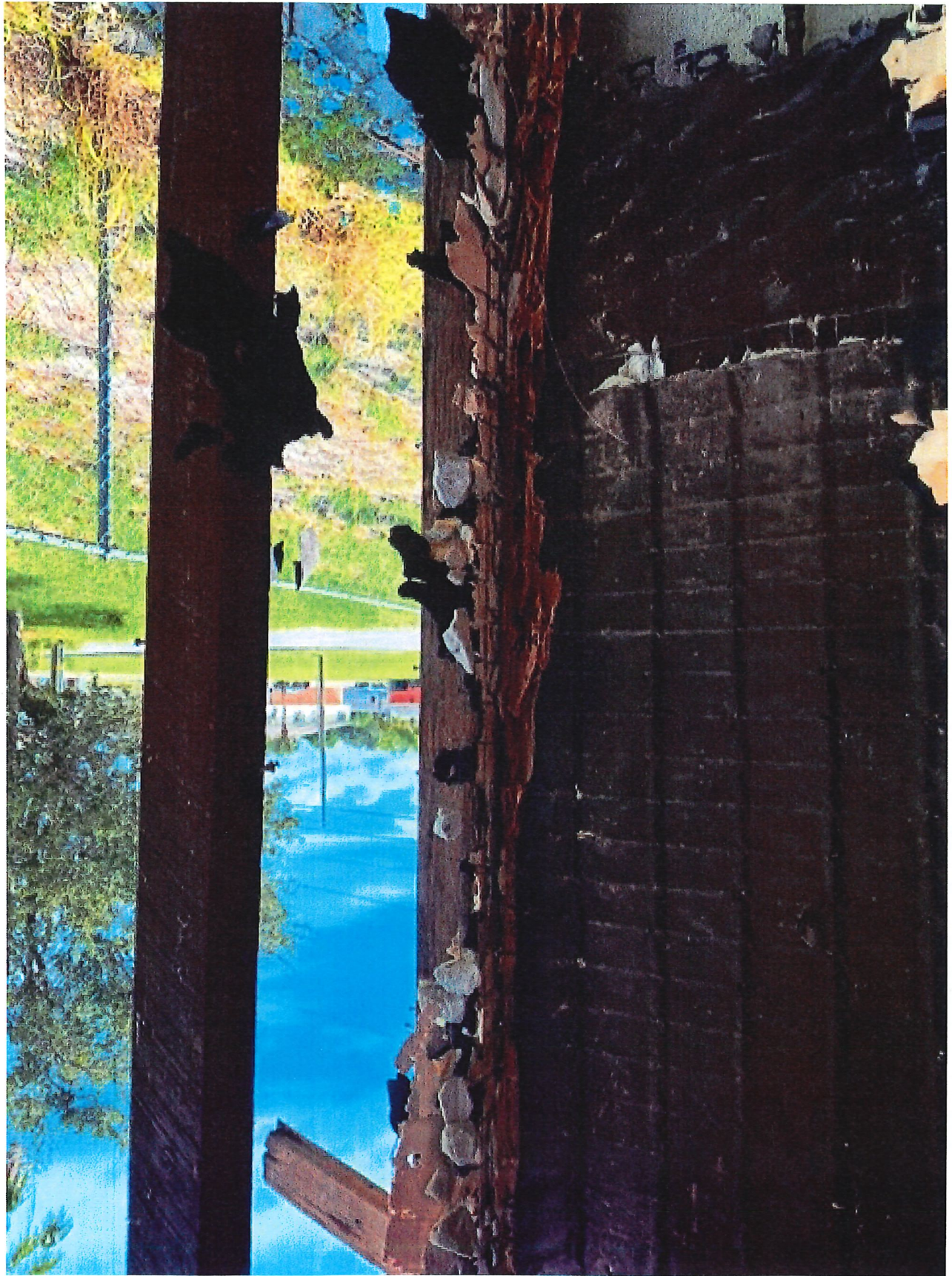
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### Property Identification

Site Address: 432 DOUGLAS CT  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-501-0203-000-2  
 Jurisdiction: Fort Pierce

Use Type: 0100  
 Account #: 21204  
 Map ID: 24/09N  
 Zoning: Medium Den

### Ownership

Alanders Construction Inc  
 17683 Fox Trail LN  
 Loxahatchee, FL 33470

### Legal Description

LINCOLN PARK NO 2 BLK 7 LOT 11

### Current Values

Just/Market Value: \$73,800  
 Assessed Value: \$49,489  
 Exemptions: \$0  
 Taxable Value: \$49,489



### Total Areas

Finished/Under Air (SF): 832  
 Gross Sketched Area (SF): 832  
 Land Size (acres): 0.11  
 Land Size (SF): 4,968

**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.

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 21, 2023	4983 / 1921	0001	WD	Shaw Jr George N	\$115,000
May 18, 2020	4422 / 0199	0111	PB	Paige (EST) Eugene L	\$0
May 18, 2020	4422 / 0199	0111	PB	Shaw Jr George N	\$0
May 8, 2020	4422 / 2529	0111	QC	Paige Terry	\$100
May 8, 2020	4422 / 2529	0111	QC	Shaw Jr George N	\$100
Apr 24, 2020	4414 / 2380	0111	PB	Paige Eugene L	\$0
Apr 24, 2020	4414 / 2380	0111	PB	Shaw Jr George N	\$0
Apr 23, 2020	4412 / 2735	0111	ORDADM	Shaw Jr George N	\$0
Jan 8, 2020	4370 / 2468	0111	QC	Paige (Est) Orange	\$100
Sep 1, 1978	0295 / 0541	XX01	CV		\$3,700

### Building Information (1 of 1)

Finished Area: 832 SF

Gross Sketched Area: 832 SF

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

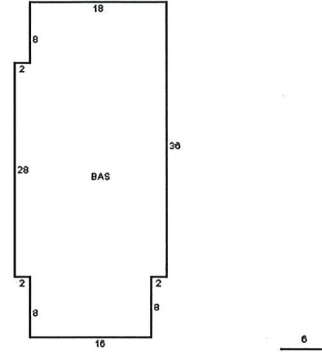
Exterior Data  
 Roof Cover: Fibrglss Shg  
 Year Built: 1938  
 Effective Year: 1938  
 No. Units: 1

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

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

Interior Data  
 Electric: AVERAGE  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 0%

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	832	832	128

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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### Current Year Values


#### Current Values Breakdown

Building:	\$50,500
Land:	\$23,300
Just/Market:	\$73,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$24,311
Assessed:	\$49,489
Exemption(s):	\$0
Taxable:	\$49,489

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

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

This does not necessarily represent the total Special 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	\$73,800	\$49,489	\$0	\$49,489
2022	\$51,300	\$44,990	\$0	\$44,990
2021	\$40,900	\$40,900	\$0	\$40,900
2020	\$29,100	\$20,057	\$0	\$20,057

### Permits

Number	Issue Date	Description	Amount	Fee
F95-000956	Aug 25, 1995	Roof	\$2,100	\$2,100
RF20051394	Mar 30, 2005	Roof	\$2,990	\$155

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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