

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, February 26, 2024 - 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 January 22, 2024 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #24-06 - Demolition - 738 B Delaware Avenue
 - b. Conditional Use Application - Expansion of the Existing Outdoor Entertainment Area - 411 N. 2nd Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - January 2024
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: 02/26/2024

Information

REQUESTED ACTION

Minutes from the January 22, 2024 meeting

SUMMARY

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 1/22/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 01/23/2024 01:48 PM

Final Approval Date: 01/23/2024

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 22, 2024, 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**

Ms. Anicito entered the meeting at 2:09 PM.

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

Absent: KeAndrea Davis; Minnie Spivey

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the December 18, 2023 meeting

Motion was made by Betty Jo Starke, and seconded by Holly Theuns to approve the minutes from the December 18, 2023, meeting.

AYE: Anthony Westbury, Holly Theuns, Betty Jo Starke, Chairman Charlie Hayek
Passed

5. **PUBLIC HEARINGS**

a. **Historic Site Designation - 601 North Causeway Drive**

The clerk introduced the Historic Site Designation at 601 North Causeway Drive.

The City Attorney explained the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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 a 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 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 the advertisement requirements.

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

Ms. Theuns - no

Ms. Anicito - no

Ms. Starke - no

Mr. Westbury - no

Chairman Hayek - yes

Chairman Hayek opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on 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, stated the City Commission requested staff to process a Historic Designation application and asked the Historic Preservation Board to provide a recommendation of approval for the property, known as Little Jim Bait & Tackle, as a historic property and a locally significant site based on the designation criteria of significant event and architectural significance. Ms. Lewicka provided background on the site and detailed information on the significant events and architectural significance. Ms. Lewicka concluded by saying the staff recognizes the site as significant in its long-time contribution to Fort Pierce's commercial, military and community history and heritage.

Board questions for staff: Mr. Westbury asked how the historical designation protects the site. Ms. Lewicka stated the building cannot be demolished without approval from the Historic Preservation Board.

Applicant Presentation: none

Board questions for Applicant: none

Public comment: Donna Qvarnstrom, owner and operator of Little Jim Bait and Tackle, sworn, thanked the Board for helping with the Historic Designation. She said she is very excited it has gotten this far and there will be an 80th birthday party for Little Jim Bait and Tackle in June. She noted that Little Jim Bait and Tackle has a good rapport with the Navy SEAL museum.

Staff final comments: none

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

Comments by the Board: Mr. Westbury said he has been an advocate for Little Jim Bait and Tackle for years. He said it is a special place and one of a few with an old Florida background. Mr. Westbury stated he was pleased to see the city stepping up.

Motion was made by Mr. Westbury and seconded by Ms. Starke to approve the Historic Designation of Little Jim Bait and Tackle at 601 N. Causeway Drive.

Ms. Hedges suggested the motion be withdrawn because the Historic Preservation Board needs to provide a recommendation for the Historic Designation to the Planning Board, if a zoning change is needed, and if not, then the recommendation goes directly to the City Commission.

The motion was withdrawn by Mr. Westbury.

Motion was made by Anthony Westbury, and seconded by Betty Jo Starke to forward a recommendation of approval to the City Commission for the Historic Designation of Little Jim Bait and Tackle at 601 N. Causeway Drive.

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

Passed

b. **Certificate of Appropriateness #24-03 - Monument Sign - 616 Orange Avenue**

The clerk introduced Certificate of Appropriateness 24-03 for a monument sign located at 616 Orange Avenue.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Anicito - no

Ms. Starke - no

Mr. Westbury - no

Ms. Theuns - 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 the history and architectural significance of the First United Methodist Church. She said the applicant is requesting approval of a Certificate of Appropriateness for the installation of a new freestanding, monument sign with an electronically illuminated message center. Ms. Lewicka stated the proposed sign is to be placed on one of the most attractive streets of downtown and the Peacock Art District. She said the proposed sign is to be located on the church property; however, the line between the church and the public sidewalk is invisible. Both properties are integrated by using consistent, continuous pattern pavers. Looking from the pedestrian perspective, the sign will be installed in the middle of the sidewalk, which will create an obstacle to pedestrian traffic and a visual impediment to the street view. Ms. Lewicka highlighted that the design scheme of the sign lacks consistency and compatibility with the very distinctive architecture of the church.

Board questions for staff: Ms. Theuns asked if the sign dimensions meet code.

Applicant Presentation: Greg Rosslow, Chairman of Trustees for First United Methodist Church, sworn, explained the sign is three colors that match the church. He stated he has been working on this sign for over a year and has had several meetings with the Planning department on how to incorporate Spanish architecture into the sign. He noted the sign and traffic box are on church property, even though both are technically on the sidewalk. Mr. Rosslow said the reason for the sign is to inform the public of the church location and events going on at the church. He said they tried their best to blend the sign in with the building. Mr. Rosslow stated he had asked the Planning department and the sign company to come up with a sign that looked like Spanish architecture. Mr. Rosslow noted the sign also has to meet hurricane standards.

Board questions for Applicant: Ms. Theuns asked Mr. Rosslow to come up with something more like the 1700s Spanish style. Ms. Anicito asked about requesting a Variance to make the sign look more like the church. Mr. Westbury asked if there were any carpenters in the congregation that could create a wooden sign that reflects the architecture. Ms. Starke asked if the church could search for another sign company.

Public comment: none

Staff final comments: Ms. Lewicka said the height limit is 8-feet. She stated it would be reasonable for the Board to grant a Variance if the height was extended due to architectural features.

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

Comments by the Board: Ms. Theuns suggested the church check with the sign company used for the Backus Museum. Mr. Hayek suggested using stone trim on the top of the sign and a stone trimmed picture frame around the address numbers. Mr. Hayek also provided a stucco contact. Mr. Westbury suggested Project Lift make the sign cabinet with architectural features. Board discussion ensued on whether to deny, table or ask the applicant to withdraw the application.

Ms. Hedges explained the different possibilities.

Mr. Rosslow requested to withdraw the application.

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to accept the withdrawal of the application and request staff to waive the fees when the application is refiled.

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

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - December 2023

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCE

Motion was made by Holly Theuns, and seconded by Andrea Anicito to excuse the absences of Ms. Spivey and Ms. Davis.

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

- a. Absence from the December 18, 2023 meeting

Motion was made by Holly Theuns, and seconded by Andrea Anicito to excuse the absence of Mr. Westbury from the December 18, 2023 meeting.

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

9. ADJOURNMENT



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Historic Preservation Board
THROUGH: Kev Freeman, Planning Director
FROM: Maria Lewicka, AICP, Historic Preservation Planner
RE: Historic Designation, Little Jim Bait & Tackle, 601 N Causeway Drive
DATE: January 22, 2024



LOCATION MAP

Property Owner: City of Fort Pierce
Parcel ID: 1434-100-0000-020-9
Legal Description: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S 00 DEG 10 MIN 59 SEC W 1908.70 FT TO POB, TH N 58 DEG 59 MIN 38 SEC E 166.32 FT, TH S 75 DEG 40 MIN 00 SEC E 200 FT, TH S 54 DEG 07 MIN 50 SEC W 159.37 FT TO HIGH WATER/VEG MARK, TH MEANDERING SD HW MARK SWLY 218.96 FT M/L, TH N 35 DEG 54 MIN 18 SEC W 72.65 FT, TH N 32 DEG 50 MIN 14 SEC E 76.58 FT TO POB (0.86 AC) (CONTAINING 0.89 AC PER LEASE)
Zoning Designation: Conservation Open Space, OS-2

REQUEST

The City Commission at its December 11th, 2024, City Conference meeting, requested staff to pursue an historic designation for the property at 601 N Causeway Drive. Staff is therefore, requesting the Historic Preservation Board to provide recommendation for approval of the property as a Historic Property and a Locally Significant Site known as Little Jim Bait & Tackle, based on the following designation criteria:

- Significant Event. Associated with events that have made significant contributions to the pattern of history in the community, the county, the state, or the nation; Section 111-123(a)(1) of the City Code.
- Architectural Significance. Embodies the distinctive characteristics of an architectural type, period, style, or method of construction. Section 111-123(a)(3) of the City Code.

BACKGROUND

World-Class commercial and sport fishing has been a significant part of Fort Pierce economy since the early 20th century. Just inside the inlet, the 'Little Jim Bait and Tackle' site has served the local and transient fishing community for over 60 years after its former roll as the main gate guardhouse of the US Navy amphibious and underwater demolition training base. The site on the north shore of Jim Island along A1A is well known and popular with locals and visitors alike for its history, fishing and 'old Florida' appeal.



A 1994 PHOTO OF THE LITTLE JIM

SIGNIFICANT EVENTS

During World War II the US Navy established a unique base on Hutchinson Island to train over 140,000 allied military personnel in amphibious assault and underwater demolition skills in preparation for the Normandy invasion and countless Pacific operations. The original Navy “UDT Frogmen” were created in Fort Pierce, precursors of the current Navy SEALs, and the National Navy UDT-SEAL Museum stands in their honor near Pepper Park. When the Navy closed the base in late 1944 the land, including the main gatehouse building on Jim Island and wooden bridge, was given to the City of Fort Pierce.

For some 60+ years since, the gatehouse building has operated under leases from the city as ‘Little Jim Bait and Tackle’, providing fishing, marina, retail and refreshment services. It has been consistently popular with locals and thousands of visitors and veterans to the UDT-SEAL museum as one of the last remaining traces of wartime history as well as an ‘Old Florida’ environment.

ARCHITECTURAL SIGNIFICANCE

The ‘Little Jim’ building represents the distinctive characteristics of Florida ‘Cracker Style’ architecture. Situated in a prominent location on A1A it is an easily identifiable visual feature on the waterfront and one of the few remaining structures that reflect the region’s unique architectural style.

Heavily damaged by hurricanes Frances and Jeanne in 2004, the building and surrounding decks and docks were repaired quickly and an open-air pavilion added in the same style, decorated with donated memorabilia of its fishing and military significance.



STAFF RECOMMENDATIONS

Staff recognizes the site as significant in its long-time contribution to Fort Pierce commercial, military and community history and heritage.

Staff asks the Board to provide recommendation for approval of the historic designation of the property with the name of Little Jim Bait and Tackle under the “Significant Event” and “Architectural Significance” criteria.



VIEW OF THE SITE

SOURCES

UDT-SEAL Museum website

ATTACHMENTS

Preliminary Historic Designation Application
St. Lucie County Property Appraiser's Property Record Card



**CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD
 PRELIMINARY HISTORIC DESIGNATION APPLICATION**

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

- (1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
- (2) (Significant person) Are associated with the lives of persons significant in our past; or
- (3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
- (4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Is listed in the National Register of Historic Places; or
- (6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: Little Jim Bait & Tackle

ADDRESS OF LANDMARK: 601 N Causeway Fort Pierce 34949

LEGAL DESCRIPTION: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S

PARCEL IDENTIFICATION NO.: 1434-100-0000-020-9

TYPE OF PROPERTY: Archaeological Site Commercial Building Public Building Residential Building

Other (describe): _____

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1940

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES?: No Yes, Record #: _____

HISTORICALLY SIGNIFICANT EVENT(S) ASSOCIATED WITH THIS SITE OR STRUCTURE:

Used as the official entry to the Frogman training facility during WW II

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:

US Navy Seals/ Museum

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (USE ADDITIONAL PAPER IF NECESSARY):

PLEASE ATTACH THE FOLLOWING:

- Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- Historic Photographs (if available)
- Other materials related to historical research of property (if available)

CURRENT PROPERTY OWNER(S) NAME:

City Of Fort Pierce

CURRENT PROPERTY OWNER(S) PHONE NO.:


772-467-3000

CURRENT PROPERTY OWNER(S) MAILING ADDRESS:

100 N US Hwy 1 Ft Pierce FL34949

An owner's signature below indicates consent to the proposed historic designation as described in this application.

Ken



Property Owner's Signature

1/4/24
Date

State of Florida County of St. Lucie

I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document. The statements on this document are subscribed and sworn to before me by the individual on this 4 day of January, 2024.

Notary Public Signature: Sara Delgado

Notary ID Number: HH054871

Expiration Date: 10/19/24



Sara A. Delgado
Notary Public
State of Florida
Comm# HH054871
Expires 10/19/2024

Historic Preservation Board

5. a.

Meeting Date: 02/26/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-06 - Demolition - 738 B Delaware Avenue

SUMMARY

The applicant is requesting COA approval for the demolition of the fire damaged, deteriorated structure.

LOCATION

738 B Delaware Avenue. Parcel ID #2410-707-0004-000-3

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Inspection Report
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 02/20/2024

Started On: 02/16/2024 04:39 PM



FEBRUARY 26, 2024

COA 24-06

Owner

Jean Van Winkle

Applicant

John O'Connell

Location

738 B Delaware Avenue

Parcel

2410-707-0004-000-3

Historic Status

Contributing structure located in the Sample Oaks Historic District.

Requested Action

Demolition

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT BUILDING

B A C K G R O U N D

The subject structure is a two story wood frame building with gable roof. It was built in 1936.

R E Q U E S T

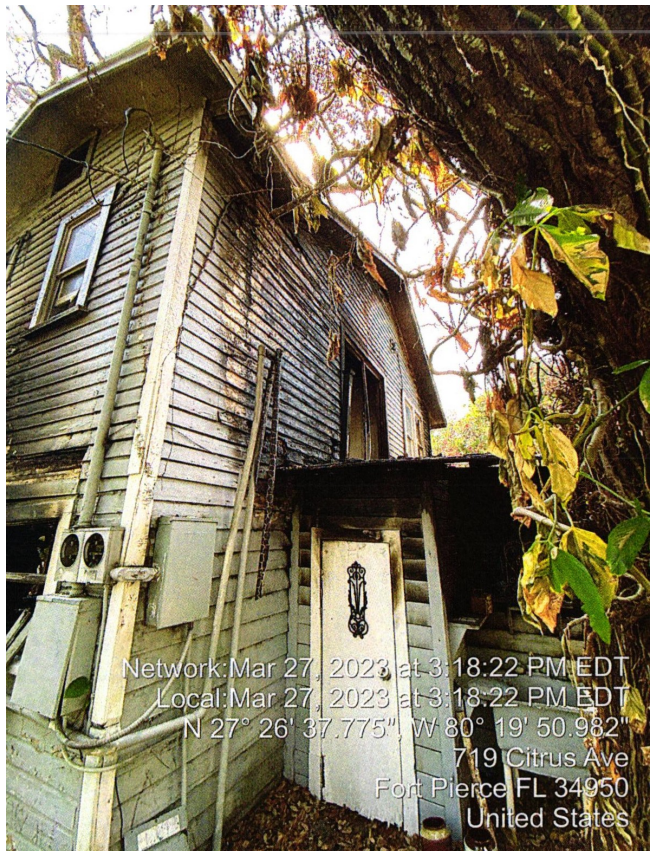
The applicant is requesting COA approval for demolition of the fire damaged, deteriorated structure. After demolition the owner will plant a garden in the footprint of the house.



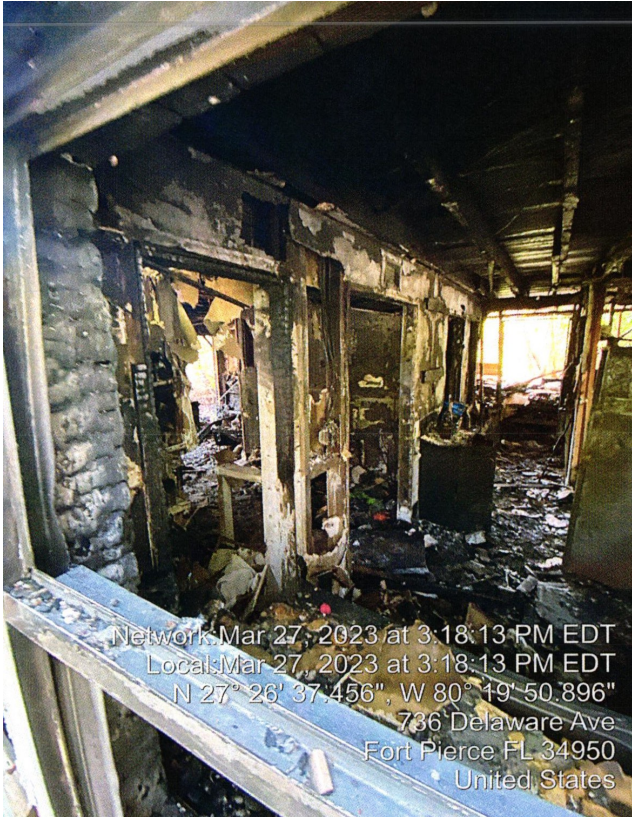
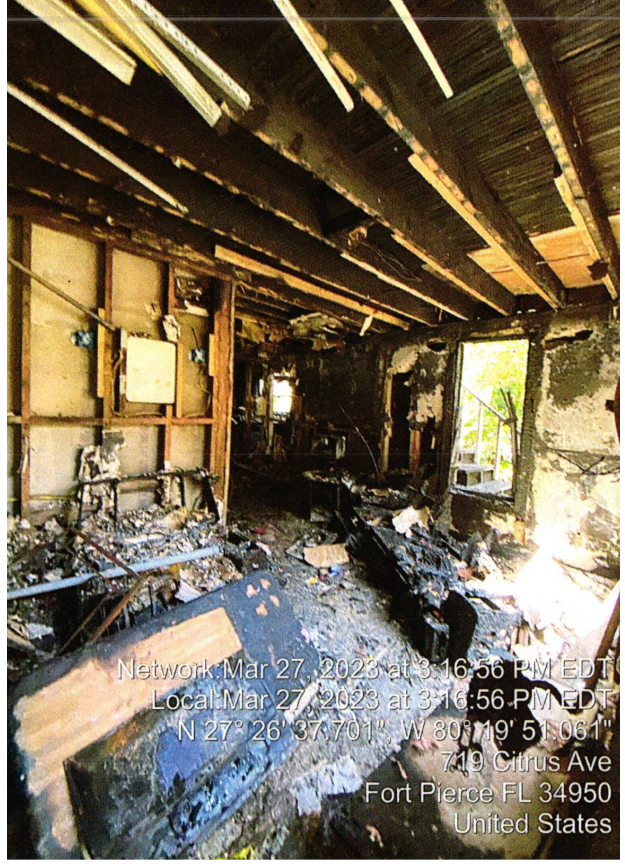
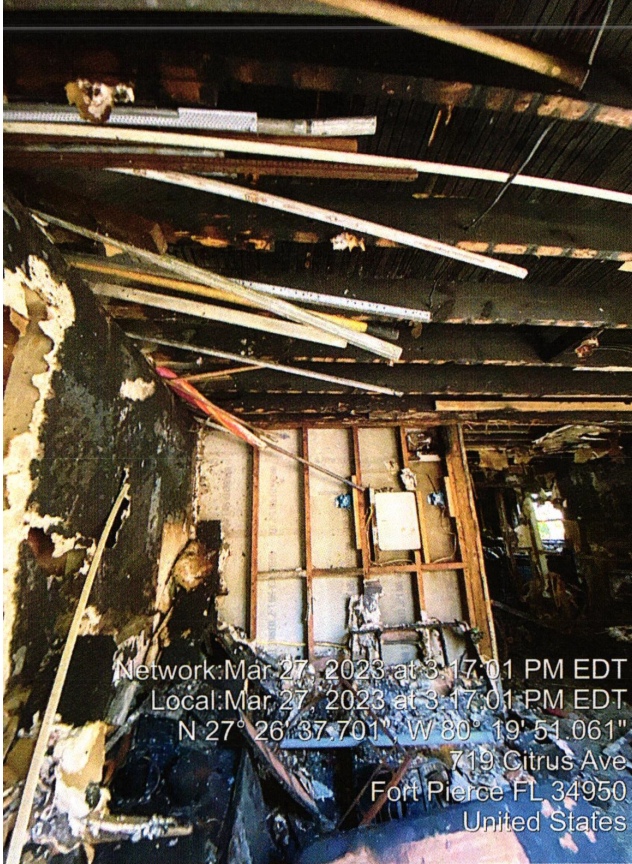
Building proposed for the demolition

SUBJECT PROPERTY - AERIAL PHOTO

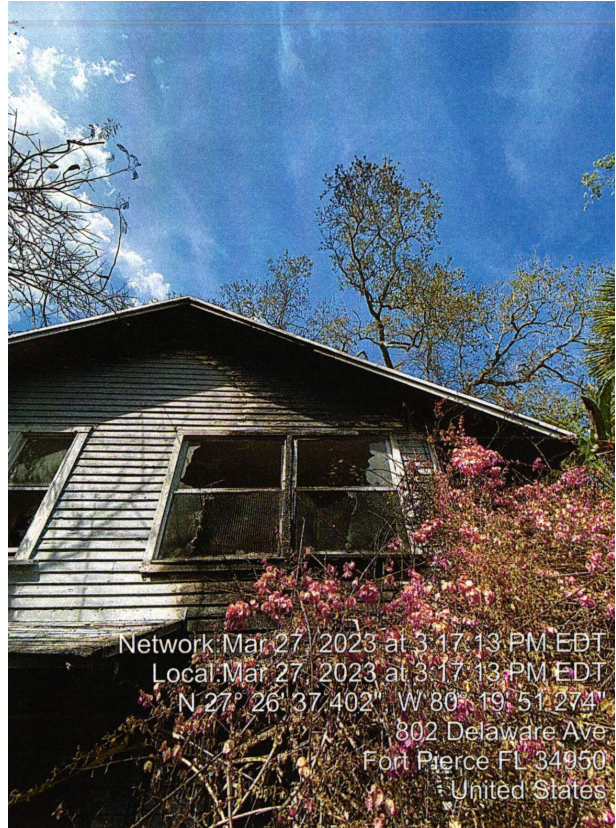
Criteria for Demolition (Sec. 111-157): 432 Douglas Court	Applicant Responses	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No, this house is very plain and damaged beyond repair.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	No	Yes
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No	Yes
F. Are there definite plans for re-use of the property if the proposed demolition is carried out and what will be the effect of those plans on the character of the surrounding area?	Yes, will enhance the surrounding area. Code enforcement has inspected the site and is wanting the building demolished.	Yes



EXTERIOR DAMAGE OF THE STRUCTURE



INTERIOR DAMAGE OF THE STRUCTURE



EXTERIOR AND INTERIOR DAMAGE OF THE STRUCTURE

STAFF RECOMMENDATION

The building proposed for demolition is in very poor condition. It was heavily damaged by fire and left to deteriorate for an extended period of time. Property Maintenance Inspection Report (attached) find building to be unsafe.

While rehab of the structure is permitted and possible, it would be at considerable expense.

Given the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district staff recommends the Historic Preservation Board approve the demolition.



FAÇADE OF THE SUBJECT STRUCTURE

Bldg. Permit # _____

COA# 24-06



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

RECEIVED

FEB 01 2024

Certificate of Appropriateness Application

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 738 B Delaware Ave., Fort Pierce
Parcel ID #: 2410-707-0004-000-3
Type of Designation: Contributing Non-contributing Site within the _____ Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Jean VanWinkle
Mailing Address: 738 Delaware Ave., Fort Pierce
Phone Number(s): 772-979-2273 Email: _____

Applicant
Name(s): John O'Connell
Mailing Address: 11005 W Midway RD., Fort Pierce, FL 34945
Phone Number(s): 772-332-3393 Email: johnoconnelldemo@bellsouth.net

Representative
Name(s): same as applicant
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, Jean VanWinkle as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Jean VanWinkle
Signature of Owner

12-21-2025
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) Demolish and remove fire destroyed house

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

Demolish and remove fire destroyed house. The owners plan is to plant a garden
in the footprint of the house with no other plans.

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

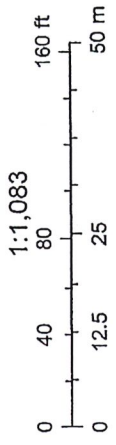
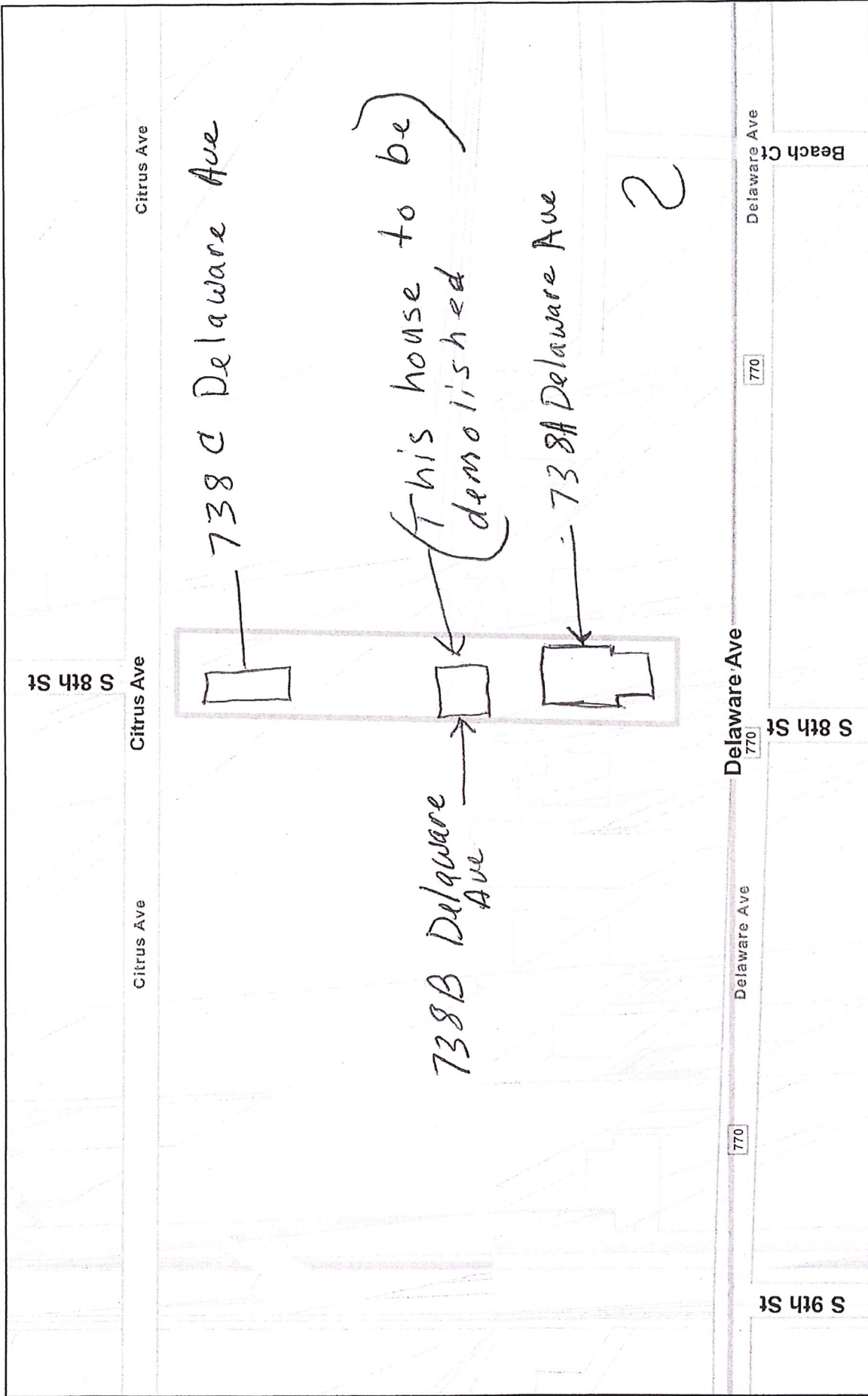
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.

Saint Lucie County Property Appraiser



9/22/2023









Maria Lewicka

From: johnoconnelldemo <johnoconnelldemo@bellsouth.net>
Sent: Wednesday, January 31, 2024 12:16 PM
To: Maria Lewicka
Subject: Re: COA Application

You don't often get email from johnoconnelldemo@bellsouth.net. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Maria, below are answers to questions a thru f.

- a. no, this house is very plain and damaged beyond repair
- b. no
- c. no
- d. no
- e. no
- f. yes, will enhance the surrounding area

Code enforcement has inspected the site and is wanting the building demolished.

Thank you,

John O'Connell

On Wednesday, January 31, 2024 at 10:32:59 AM EST, Maria Lewicka <mlewicka@cityoffortpierce.com> wrote:

Good morning,

In addition to the COA application, we need the answers to the following questions:

- a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure?
- b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship?
- c. Is the structure one of the last remaining examples of its kind in the city, county or region?
- d. Does the structure contribute significantly to the historic character of a designated district?
- e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Also, do you have any inspections reports you can provide?

Thank you,

Maria

From: johnoconnelldemo <johnoconnelldemo@bellsouth.net>
Sent: Tuesday, January 30, 2024 4:23 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>
Subject: COA Application

You don't often get email from johnoconnelldemo@bellsouth.net. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Maria,

Please see attached COA application for the demolition of fire damaged house located at 738B Delaware Ave., Fort Pierce.

If you have any questions or need more information, please feel free to contact me.

Thank you,

John O'Connell

C 772-332-3393

March 30, 2023

Tax ID #: 2410-707-0004-000/3

Case #: 23-00000917

JEAN VAN WINKLE
738 DELAWARE AVE
FT PIERCE, FL 34950

RE: 738 DELAWARE AVE

An inspection has been performed pursuant to the City of Fort Pierce Code of Ordinances. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:

1. Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

Completing the actions above will cure the violation(s) of City Ordinance:

FBC 105.1 (2020)

Permit Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

IPMC 111.1.1 (2021)

Unsafe structures

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

IPMC 111.1.3 (2021)

Structure unfit for human occupancy

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

IPMC 111.1.5 (2021)

Dangerous structure or premises

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

IPMC 304.1 (2021)

Exterior structure – General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

IPMC 304.1.1 (2021)

Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

IPMC 304.6 (2021)

Exterior walls

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC 304.10 (2021)

Stairways, decks, porches and balconies

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

IPMC 304.13 (2021)

Window, skylight and door frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

IPMC 304.13.1 (2021)

Glazing

All glazing materials shall be maintained free from cracks and holes.

IPMC 304.15 (2021)

Doors

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

IPMC 305.1 (2021)

General

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

IPMC 305.1.1 (2021)

Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

IPMC 305.2 (2021)

Structural members

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

IPMC 305.3 (2021)

Interior surfaces

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

IPMC 306.1.1 (2021)

Unsafe conditions

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

6. Wood that has been subjected to any of the following conditions:
 - 6.4. Fire damage beyond charring;

IPMC 604.3 (2021)

Electrical system hazards

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

IPMC 604.3.2.1 (2021)**Electrical equipment**

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.

IPMC 704.6.1 (2021)**Smoke Alarms - Where required**

Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate and/or cause the structure to be declared unsafe. Please note that it is your responsibility to contact our office when this violation has been brought into compliance.

Repairs must be made by a properly licensed contractor. Failure to comply may result in the issuance of an unlicensed contractor citation. Permits will be required for the repair of the above referenced violations. yes no maybe (depending on extent of repairs.) Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3712 or ebeck@cityoffortpierce.com. Your cooperation in this matter is greatly appreciated.

Sincerely,



Logan Winn
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



Section 111 - Unsafe structures

111.1.1 - Unsafe structure

Comments

111.1.2 - Unsafe equipment

Comments

111.1.3 - Structure unfit for human occupancy

Comments

111.1.4 - Unlawful structure

Comments

111.1.5 - Dangerous structure or premises

- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

Section 302 - Exterior property areas

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.



- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 3. Structures or components thereof that have reached their limit state. |
| <input type="checkbox"/> | 4. Siding and masonry joints are not maintained, weather resistant or water tight. |
| <input checked="" type="checkbox"/> | 5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects. |
| <input type="checkbox"/> | 6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects. |
| <input checked="" type="checkbox"/> | 7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects. |
| <input type="checkbox"/> | 8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads. |
| <input type="checkbox"/> | 9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects. |
| <input type="checkbox"/> | 11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads. |
| <input checked="" type="checkbox"/> | 12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects. |
| <input type="checkbox"/> | 13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects. |

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion. |
| <input type="checkbox"/> | 304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall. |
| <input type="checkbox"/> | 304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. |
| <input type="checkbox"/> | 304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. |
| <input checked="" type="checkbox"/> | 304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. |
| <input type="checkbox"/> | 304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance. |
| <input type="checkbox"/> | 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition. |
| <input type="checkbox"/> | 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment. |
| <input checked="" type="checkbox"/> | 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
| <input type="checkbox"/> | 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment. |
| <input type="checkbox"/> | 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. |
| <input checked="" type="checkbox"/> | 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. |
| <input checked="" type="checkbox"/> | 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes. |



- 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
 - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
 - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
 - 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
 - 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
 - 3. Structures or components thereof that have reached their limit state.
 - 4. Structural members are incapable of supporting nominal loads and load effects.
 - 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
 - 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
<input checked="" type="checkbox"/>	306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	3.6 Joint fatigue



<input type="checkbox"/>	3.7 Detached, dislodged or failing connections
<input type="checkbox"/>	4. Masonry that has been subjected to any of the following:
<input type="checkbox"/>	4.1 Deterioration
<input type="checkbox"/>	4.2 Ultimate deformation
<input type="checkbox"/>	4.3 Fractures in masonry or mortar joints
<input type="checkbox"/>	4.4 Fissures in masonry or mortar joints
<input type="checkbox"/>	4.5 Spalling
<input type="checkbox"/>	4.6 Exposed reinforcement
<input type="checkbox"/>	4.7 Detached, dislodged or failing connections
<input type="checkbox"/>	5. Steel that has been subjected to any of the following conditions:
<input type="checkbox"/>	5.1 Deterioration
<input type="checkbox"/>	5.2 Elastic deformation
<input type="checkbox"/>	5.3 Ultimate deformation
<input type="checkbox"/>	5.4 Metal fatigue
<input type="checkbox"/>	5.5 Detached, dislodged or failing connections
<input checked="" type="checkbox"/>	6. Wood that has been subjected to any of the following conditions:
<input type="checkbox"/>	6.1 Ultimate deformation
<input type="checkbox"/>	6.2 Deterioration
<input type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input checked="" type="checkbox"/>	6.4 Fire damage beyond charring
<input type="checkbox"/>	6.5 Significant splits and checks
<input type="checkbox"/>	6.6 Horizontal shear cracks
<input type="checkbox"/>	6.7 Vertical shear cracks
<input type="checkbox"/>	6.8 Inadequate support
<input type="checkbox"/>	6.9 Detached, dislodged or failing connections
<input type="checkbox"/>	6.10 Excessive cutting and notching

Comments

<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input type="checkbox"/>	Section 309 - Pest Elimination
<input type="checkbox"/>	Section 404 - Occupancy Limits
<input type="checkbox"/>	Section 502 - Required facilities
<input type="checkbox"/>	Section 503 - Toilet Rooms
<input type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input type="checkbox"/>	Section 505 - Water system
<input type="checkbox"/>	Section 506 - Sanitary drainage system



<input type="checkbox"/>	Section 507 - Storm drainage
<input type="checkbox"/>	Section 601 - Mechanical - General
<input type="checkbox"/>	Section 602 - Heating facilities
<input type="checkbox"/>	Section 603 - Mechanical equipment
<input checked="" type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
<input type="checkbox"/>	604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
<input checked="" type="checkbox"/>	604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
<input type="checkbox"/>	604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
<input checked="" type="checkbox"/>	604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

<input type="checkbox"/>	Section 605 - Electrical equipment
<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input checked="" type="checkbox"/>	Section 704 - Fire protection systems
<input type="checkbox"/>	704.1 Inspection, testing and maintenance - Fire detection systems shall be maintained in accordance with the IFC in an operative condition at all times, and shall be replaced or repaired where defective.
<input type="checkbox"/>	704.1.1 - Fire protection and life safety systems - Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the IFC and IBC.
<input type="checkbox"/>	704.1.2 - Required fire protection systems - Fire protection systems required by this code, the IFC or the IBC shall be installed, repaired, operated tested and maintained in accordance with this code.
<input type="checkbox"/>	704.1.3 Fire Protection systems - Fire protection systems shall be inspected, maintained and tested in accordance with the IFC requirements.
<input type="checkbox"/>	704.2 Standards - Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 7042 and as required by this section.
<input type="checkbox"/>	704.2.1 Records - Records shall be maintained of all systems inspections, tests and maintenance required by the referenced standards.
<input type="checkbox"/>	704.4 Removal of or tampering with equipment - It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for extinguishing fire, training, recharging or repairs.



- 704.4.1 Removal of or tampering with appurtenances - Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.
- 704.5 Fire department connection - where the fire department connection isn ot visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building, subject to approval by the fire code official.
 - 704.5.1 Fire department connection access - Ready access to fire department connections shall be maintained at all times without obstruction by fences, bushes, trees, walls or any other fixed or removable object.
- 704.6 Single and multiple station smoke alarms - Single- and multiple-station smoke alarms shall be installed in Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3
 - 704.6.1 Where required - Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.
 - 704.6.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
 - 704.6.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - 704.6.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:
 - 1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance;
 - 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance;
 - 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.
 - 704.6.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
 - 704.6.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.
 - 704.6.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a swelling or sleeping unit shall initiate alarm notification in the swelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the swelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.
- 704.7 Single- and multiple-station smoke alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced in the date of manufacture cannot be determined.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



- 705.1 General - Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the IFC, except that alarms in dwellings covered by the IRC shall be installed in accordance with Section R315 of that code.
- 705.2 Carbon monoxide alarms and detectors - Carbon monoxide alarms and detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and detectors that become inoperable or being producing end-of-life signals shall be replaced.

Comments

Additional Comments

Property Identification

Site Address: 738 DELAWARE AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-707-0004-000-3
 Jurisdiction: Fort Pierce

Use Type: 0800
 Account #: 23627
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Jean Van Winkle
 738 Delaware AVE
 Fort Pierce, FL 34950

Legal Description

SADIE WHEELER'S S/D LOTS 4 AND 13 (MAP 24/10E) (0.33 AC- 14,375 SF) (OR 2971-1328,1329; 3359-1186)

Current Values

Just/Market Value: \$122,800
 Assessed Value: \$122,800
 Exemptions: \$0
 Taxable Value: \$122,800



Total Areas

Finished/Under Air (SF): 3,459
 Gross Sketched Area (SF): 3,778
 Land Size (acres): 0.33
 Land Size (SF): 14,375

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
Jan 30, 2012	3359 / 1186	0311	QC	RCF Properties Inc	\$100
May 9, 2008	2971 / 1329	XX03	WD	Soleil Properties Inc	\$100
Nov 20, 2002	1624 / 1113	XX02	QC	VanWinkle Jean	\$100
Oct 16, 2001	1446 / 1434	XX00	WD	Luna Lino E	\$83,000
Oct 22, 1999	1258 / 1155	XX00	WD	Bogert Frederick W	\$55,900
Sep 1, 1984	0443 / 2061	XX01	CV		\$0
Apr 1, 1982	0375 / 1282	XX00	CV		\$53,000

Building Information (1 of 3)

Finished Area: 1,240 SF

Gross Sketched Area: 1,240 SF

Exterior Data

View:
 Building Type: MFH

Roof Cover: Asph Shingle
 Year Built: 1924

Roof Structure: Gable
 Frame:

Grade: MFFQ
 Story Height: 1 Story

Effective Year: 1950
 No. Units: 1

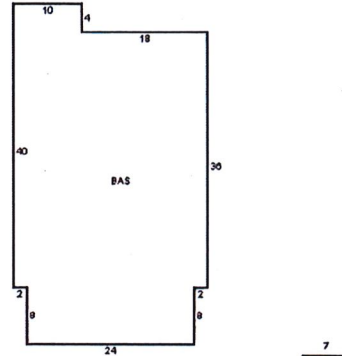
Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1240	1240	152

Building Information (2 of 3)

Finished Area: 1,185 SF

Gross Sketched Area: 1,476 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFFQ
 Story Height: 2 Story

Roof Cover: Roll Comp
 Year Built: 1936
 Effective Year: 1950
 No. Units: 2

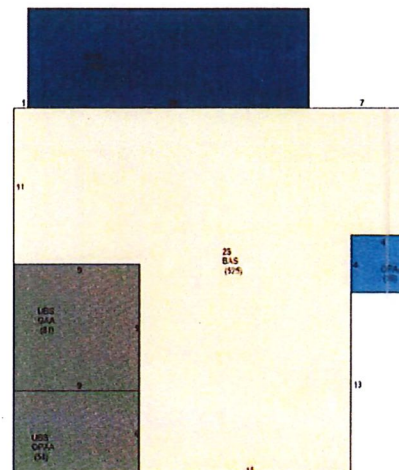
Roof Structure: Gable
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	525	525	108
BAS	BASE AREA	525	525	108
GAA	Garage Attached Average	81	0	36
OPAA	Open Porch Attached Average	70	0	46
UBS	UPPER BASE AREA/+1	135	135	66
WDK	WOOD DECK	140	0	54

Building Information (3 of 3)

Finished Area: 1,034 SF

Gross Sketched Area: 1,062 SF

Exterior Data

View:
Building Type: MFH
Grade: MFFQ
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1918
Effective Year: 1965
No. Units: 1

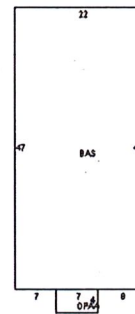
Roof Structure: Gable
Frame:
Primary Wall: Abs Shingle
Secondary Wall:

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 %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1034	1034	138
OPAA	Open Porch Attached Average	28	0	22

Special Features and Yard Items

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

Current Year Values


Current Values Breakdown

Building:	\$72,500
Land:	\$50,300
Just/Market:	\$122,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$122,800
Exemption(s):	\$0
Taxable:	\$122,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	3	Fort Pierce Stormwater Charge	\$207.00

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

Historical Values

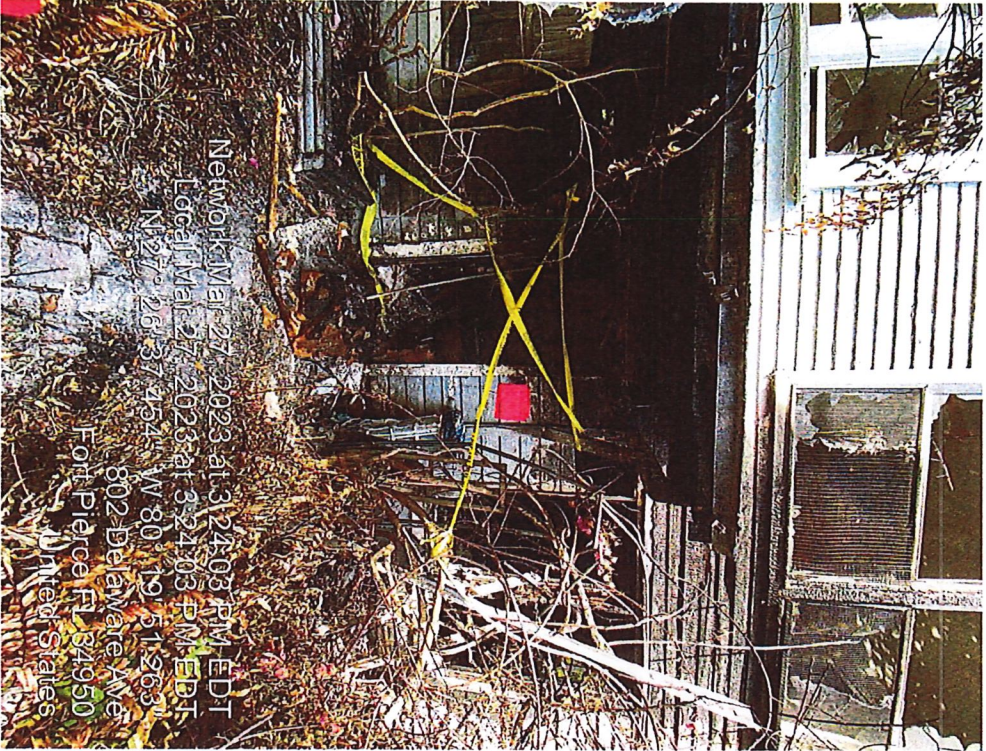
Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$122,800	\$122,800	\$0	\$122,800
2021	\$115,200	\$115,200	\$0	\$115,200
2020	\$109,500	\$97,224	\$25,000	\$72,224
2019	\$114,300	\$96,616	\$25,000	\$71,616

Permits

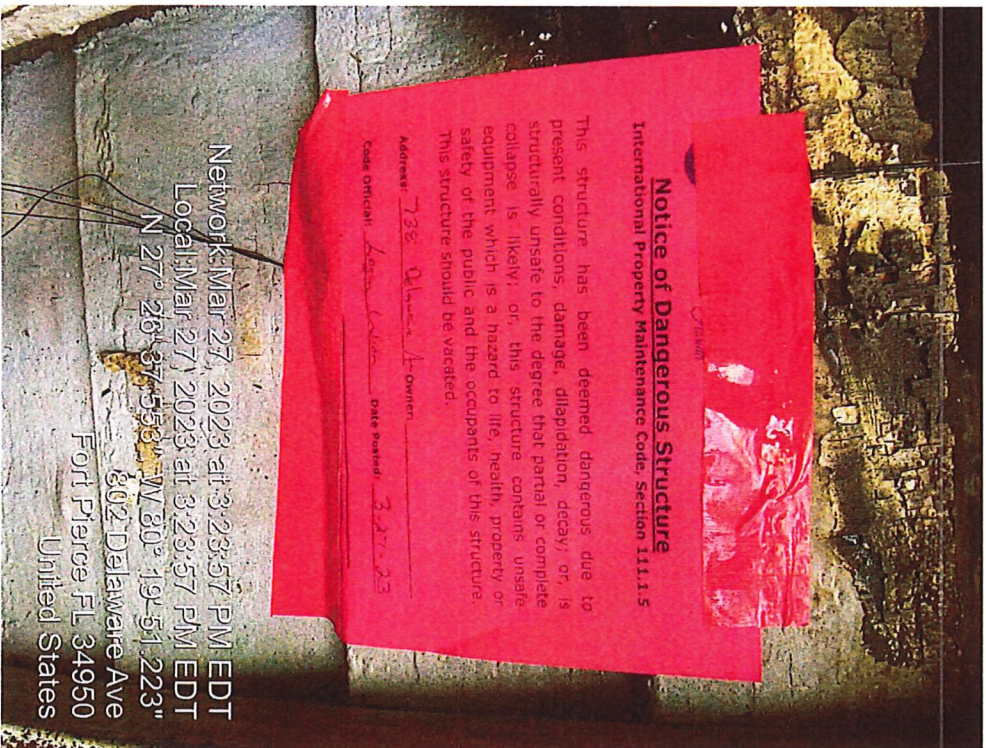
Number	Issue Date	Description	Amount	Fec
F01-00001425	Oct 23, 2001	Alterations/Remodeling	\$0	\$0
FE2002-58	Dec 18, 2002	Fence	\$120	\$75
RR2002108	Jan 28, 2004	Alterations/Remodeling	\$1,000	\$75
BP10-2173	Nov 3, 2010	Fence	\$100	\$150

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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Network: Mar 27, 2023 at 3:24:03 PM EDT
Local: Mar 27, 2023 at 3:21:03 PM EDT
N 27° 26' 37.454" W 80° 19' 51.263"
802 Delaware Ave
Fort Pierce, FL 34950
United States



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Local: Mar 27, 2023 at 3:23:57 PM EDT
N 27° 26' 37.556" W 80° 19' 51.223"
802 Delaware Ave
Fort Pierce, FL 34950
United States

Notice of Dangerous Structure
International Property Maintenance Code, Section 111.15

This structure has been deemed dangerous due to present conditions, damage, dilapidation, decay, or is structurally unsafe to the degree that partial or complete collapse is likely; or, this structure contains unsafe equipment which is a hazard to life, health, property or safety of the public and the occupants of this structure. This structure should be vacated.

Address: 738 *Olivera* *H* Owner
Code Official: *Don* *W* Date posted: *3-27-23*



Network: Mar-27, 2023 at 3:14:02 PM EDT
Local: Mar-27, 2023 at 3:14:02 PM EDT
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736 Delaware Ave
Fort Pierce, FL 34950
United States



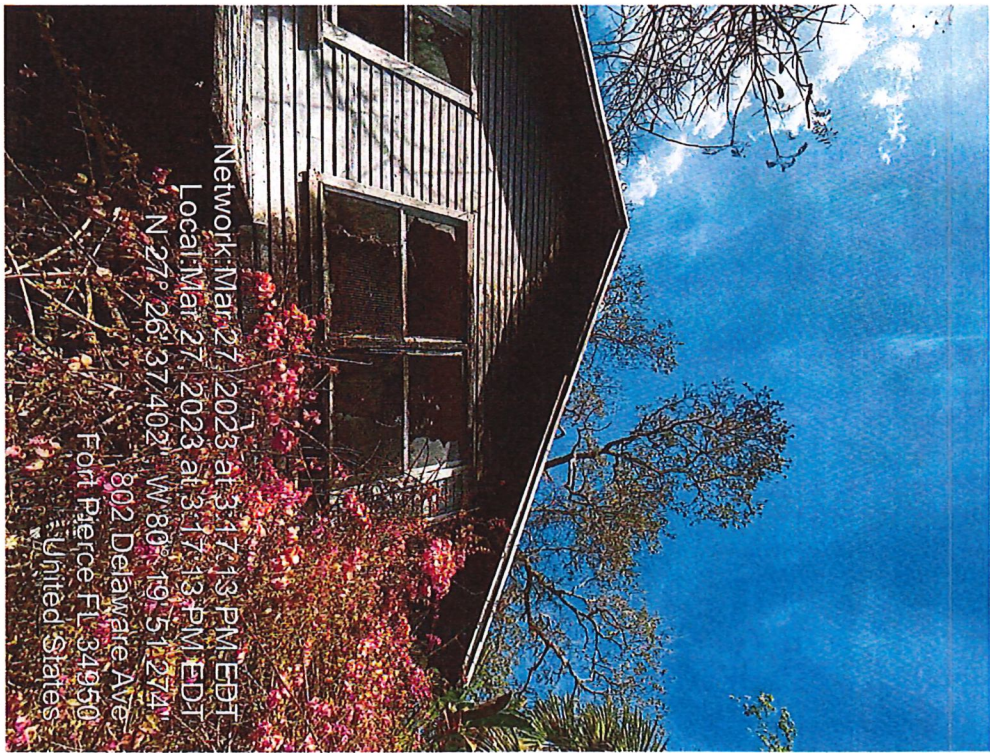
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736 Delaware Ave
Fort Pierce, FL 34950
United States



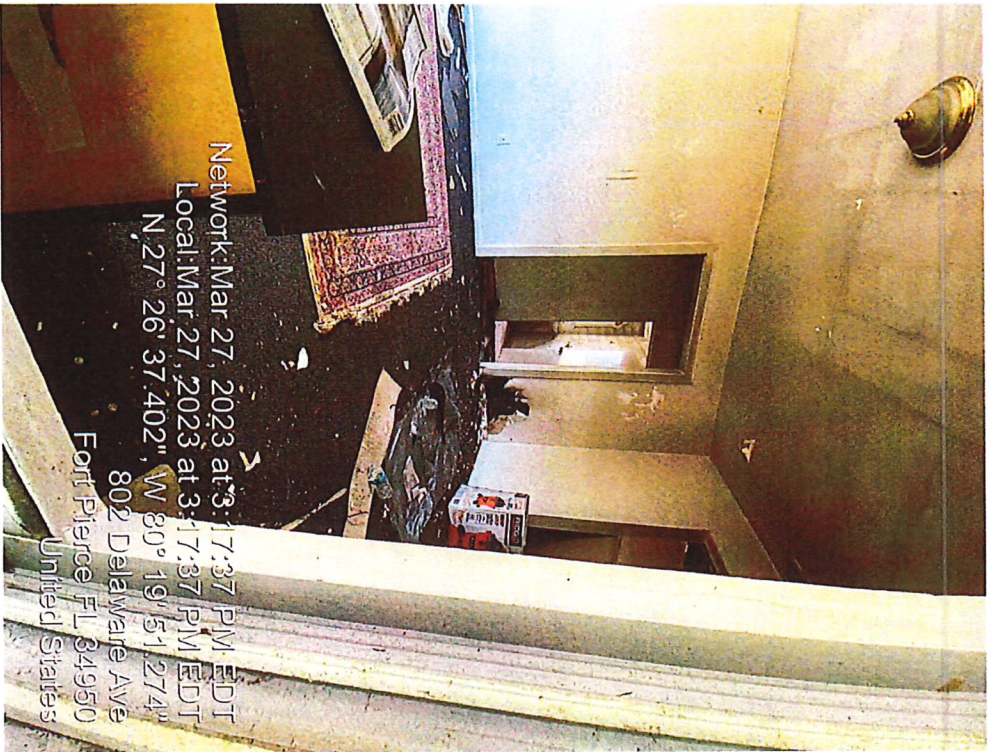




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Fort Pierce FL 34950
United States



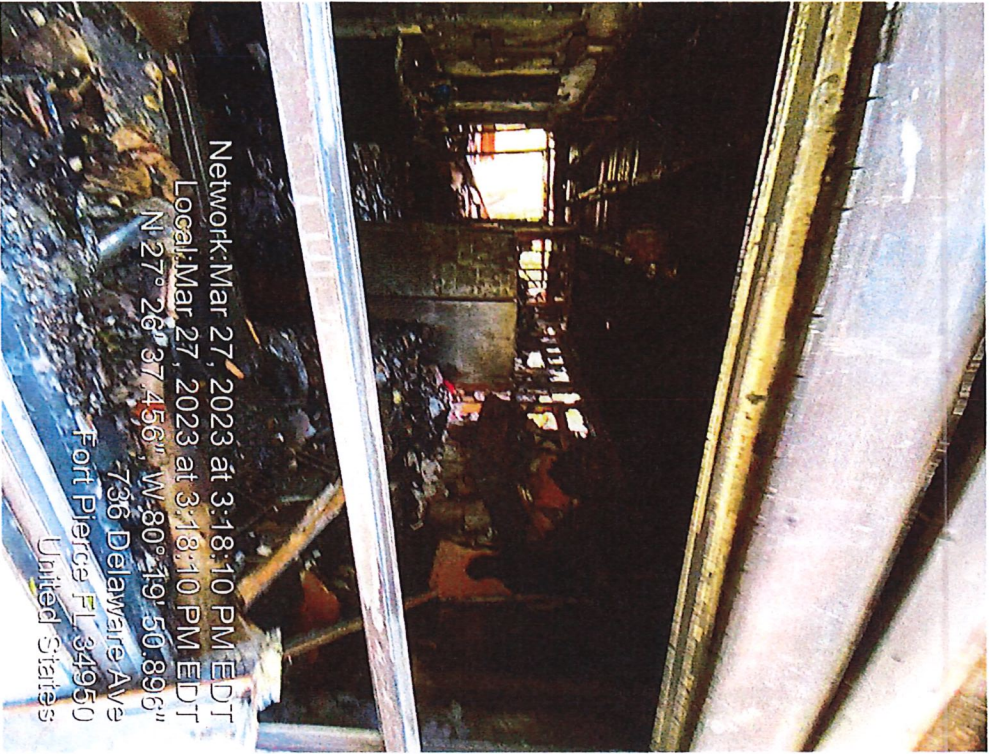
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802 Delaware Ave
Fort Pierce FL 34950
United States



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802 Delaware Ave
Fort Pierce FL 34950
United States



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802 Delaware Ave
Fort Pierce FL 34950
United States



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736 Delaware Ave
Fort Pierce FL 34950
United States



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Fort Pierce FL 34950
United States



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Fort Pierce FL 34950
United States



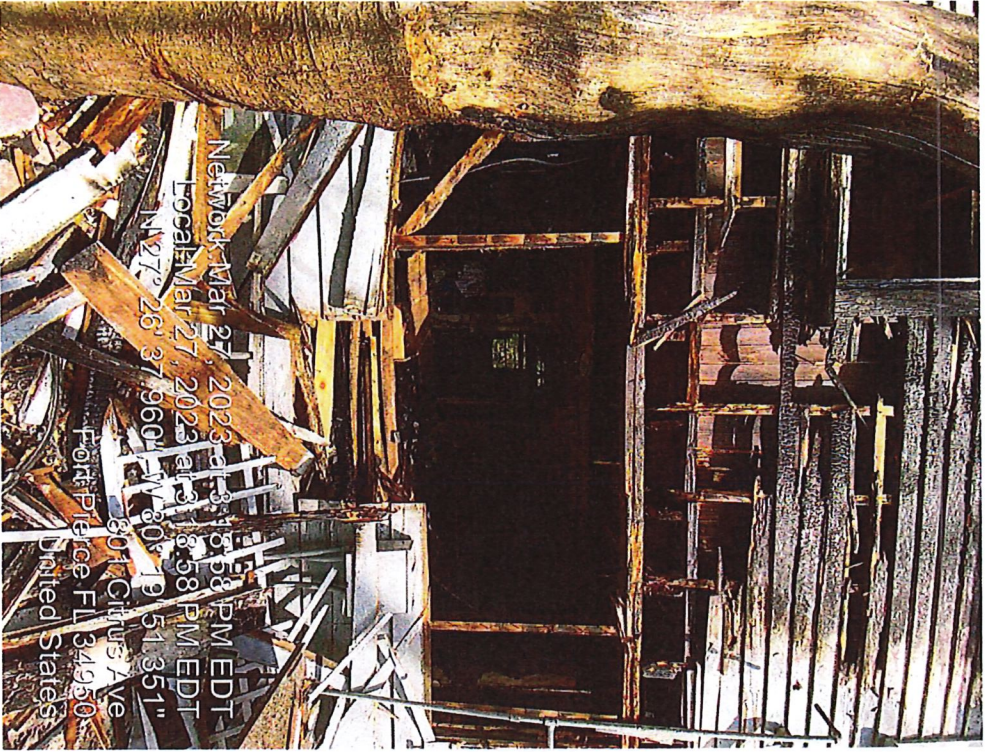
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Fort Pierce FL 34950
United States

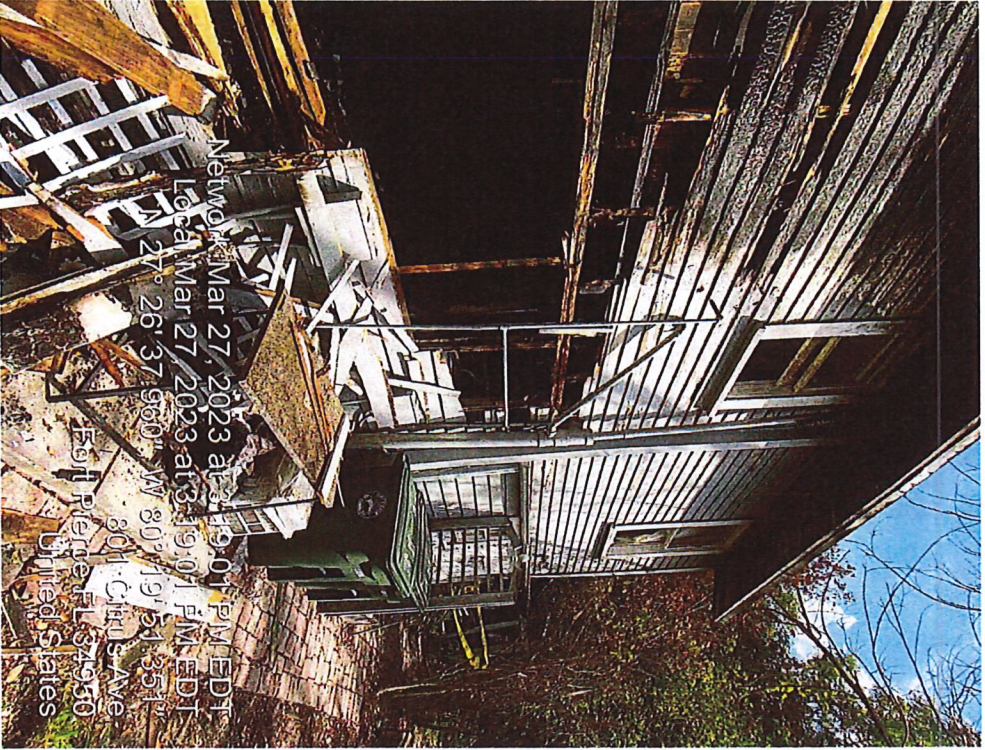


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Fort Pierce FL 34950
United States

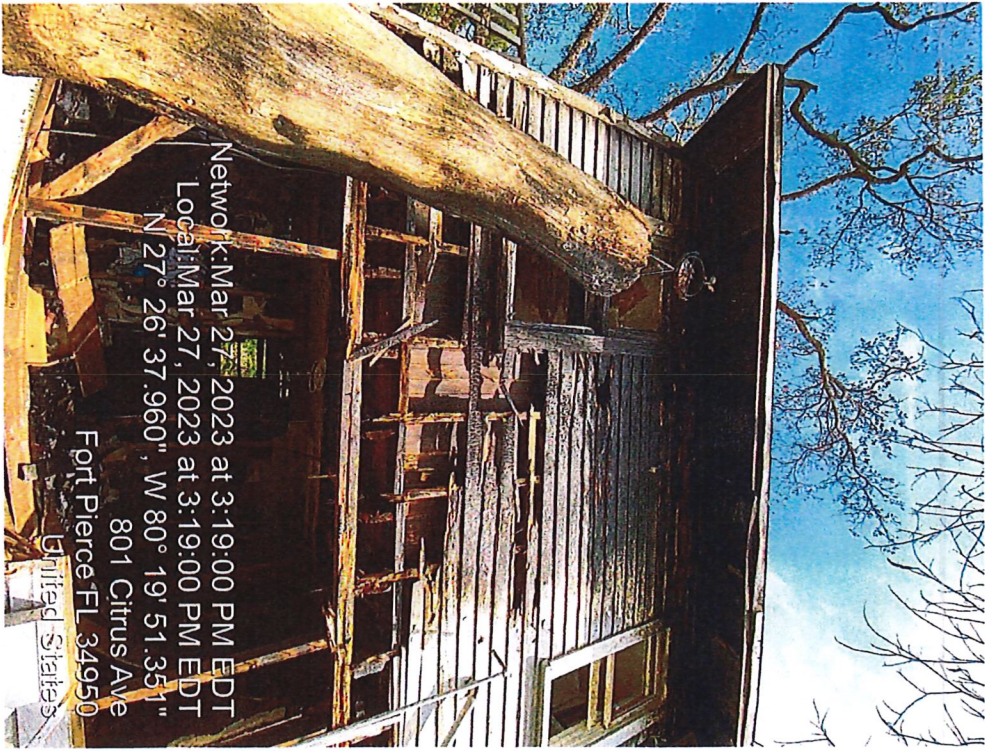


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Fort Pierce FL 34950
United States





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Fort Pierce FL 34950
United States



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Local: Mar 27, 2023 at 3:19:00 PM EDT
N 27° 26' 37.960", W 80° 19' 51.351"
801 Citrus Ave
Fort Pierce FL 34950
United States

Property Identification

Site Address: 738 DELAWARE AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-707-0004-000-3
 Jurisdiction: Fort Pierce

Use Type: 0800
 Account #: 23627
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Jean Van Winkle
 738 Delaware AVE
 Fort Pierce, FL 34950

Legal Description

SADIE WHEELER'S S/D LOTS 4 AND 13 (MAP 24/10E) (0.33 AC- 14,375 SF) (OR 2971-1328,1329; 3359-1186)

Current Values

Just/Market Value: \$134,600
 Assessed Value: \$134,600
 Exemptions: \$0
 Taxable Value: \$134,600



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

Total Areas

Finished/Under Air (SF): 3,459
 Gross Sketched Area (SF): 3,778
 Land Size (acres): 0.33
 Land Size (SF): 14,375

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
Jan 30, 2012	3359 / 1186	0311	QC	RCF Properties Inc	\$100
May 9, 2008	2971 / 1329	XX03	WD	Soleil Properties Inc	\$100
Nov 20, 2002	1624 / 1113	XX02	QC	VanWinkle Jean	\$100
Oct 16, 2001	1446 / 1434	XX00	WD	Luna Lino E	\$83,000
Oct 22, 1999	1258 / 1155	XX00	WD	Bogert Frederick W	\$55,900
Sep 1, 1984	0443 / 2061	XX01	CV		\$0
Apr 1, 1982	0375 / 1282	XX00	CV		\$53,000

Building Information (1 of 3)

Finished Area: 1,240 SF

Gross Sketched Area: 1,240 SF

Exterior Data

View:
 Building Type: MFH

Roof Cover: Fibrglss Shg
 Year Built: 1924

Roof Structure: Gable
 Frame:

Grade: MFQ
 Story Height: 1 Story

Effective Year: 1950
 No. Units: 1

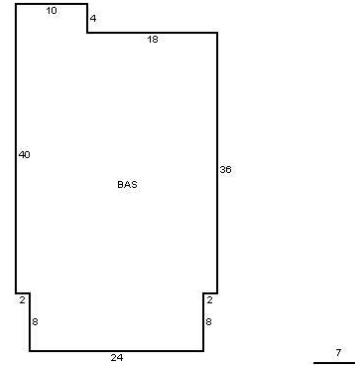
Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1240	1240	152

Building Information (2 of 3)

Finished Area: 1,185 SF

Gross Sketched Area: 1,476 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFQ
 Story Height: 2 Story

Roof Cover: Roll Comp
 Year Built: 1936
 Effective Year: 1950
 No. Units: 2

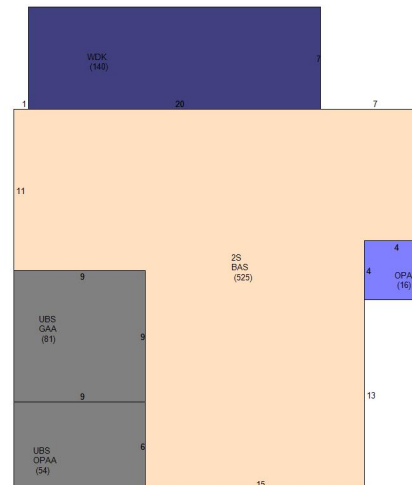
Roof Structure: Gable
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	525	525	108
BAS	BASE AREA	525	525	108
GAA	Garage Attached Average	81	0	36
OPAA	Open Porch Attached Average	70	0	46
UBS	UPPER BASE AREA/+1	135	135	66
WDK	WOOD DECK	140	0	54

Building Information (3 of 3)

Finished Area: 1,034 SF

Gross Sketched Area: 1,062 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFFQ
 Story Height: 1 Story

Roof Cover: Fibrglss Shg
 Year Built: 1918
 Effective Year: 1965
 No. Units: 1

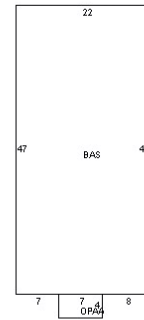
Roof Structure: Gable
 Frame:
 Primary Wall: Abs Shingle
 Secondary Wall:

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 %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1034	1034	138
OPAA	Open Porch Attached Average	28	0	22

Special Features and Yard Items

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

Current Year Values


Current Values Breakdown

Building:	\$76,700
Land:	\$57,900
Just/Market:	\$134,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$134,600
Exemption(s):	\$0
Taxable:	\$134,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	3	Fort Pierce Stormwater Charge	\$207.00

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	\$134,600	\$134,600	\$0	\$134,600
2022	\$122,800	\$122,800	\$0	\$122,800
2021	\$115,200	\$115,200	\$0	\$115,200
2020	\$109,500	\$97,224	\$25,000	\$72,224

Permits

Number	Issue Date	Description	Amount	Fee
F01-00001425	Oct 23, 2001	Alterations/Remodeling	\$0	\$0
FE2002-58	Dec 18, 2002	Fence	\$120	\$75
RR2002108	Jan 28, 2004	Alterations/Remodeling	\$1,000	\$75
BP10-2173	Nov 3, 2010	Fence	\$100	\$150

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 24-06 – DEmolition – 738 B Delaware Avenue

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

NOTICE BY NEWSPAPER: February 9, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/09/2024

Meeting Date: 02/26/2024

Information

REQUESTED ACTION

Conditional Use Application - Expansion of the Existing Outdoor Entertainment Area - 411 N. 2nd Street

SUMMARY

The applicant, Jon Nolli, owner of Pierced Ciderworks, is requesting the review and approval of a Conditional Use to expand the existing outdoor entertainment area on a designated historic site at 411 N 2nd Street within Edgartown Settlement (ES) Zoning District. The proposed expansion requires a conditional use approval to deviate from City Code Section 125-197(j), which allows for a maximum 800 square feet exterior space whereas the proposed outdoor area will be approximately 5000 square feet. Outdoor entertainment is also subject to [Chapter 125](#), Article IV, [Section 125-197](#)(p), with the exception that outdoor entertainment is not permitted after 9.00 p.m.

LOCATION

411 N 2nd Street. Parcel ID#: 2403-705-0119-000-4

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

The Historic Preservation Board after consideration of conditional use approval criteria may:

- Approve the request for the proposed conditional use.
- Approve the request with following conditions (Additional conditions may be requested by the HPB):
 1. All provisions of [chapter 26](#), article II of this Code, shall apply with the following exception: Between the hours of 7:00 a.m. and 11:00 p.m. each day, subject to the exemptions in [chapter 26](#), article II, [section 26-41](#), sound levels shall not exceed 55 dBA, 55 dBC, or 55 dBZ when measured from the property line of the nearest receiving single-family residential property.
 2. Additional landscape screening will be provided.
- Deny the request for the proposed conditional use.

Attachments

Staff Report
Application

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 02/20/2024

Started On: 02/20/2024 11:48 AM



TO: Members of the City of Fort Pierce Historic Preservation Board

THROUGH: Kev Freeman, Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Conditional Use with No New Construction
 Expanding Outdoor Usage of the Pierced Ciderworks**

DATE: February 15, 2024

STAFF REPORT

Property Owner The House that Cider Built LLC
 411 N 2nd Street
 Fort Pierce, FL 34950

Applicant Jon Nolli
 1207 Seaway Drive
 Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use Application (No New Construction), to expand the outside sitting, and entertaining area.

Site Location: 411 N 2nd Street

Parcel ID: 2403-705-0119-000-4

Current Zoning: ES, Edgartown Settlement Zoning District

Future Land Use: RM, Medium Density Residential

Site Size: 0.46 acres

Surrounding FLU

North	East	South	West
RM	RM	OP	GC

Surrounding Zoning

North	East	South	West
ES	ES/R5	ES	I-1

Request

The applicant, Jon Nolli, owner of Pierced Ciderworks, is requesting the review and approval of a Conditional Use to expand the existing outdoor entertainment area on a designated historic site at 411 N 2nd Street within Edgartown Settlement (ES) Zoning District. The proposed expansion requires a conditional use approval to deviate from City Code Section 125-197(j), which allows for a maximum 800 square feet exterior space whereas the proposed outdoor area will be approximately 5000 square feet.

Outdoor entertainment is also subject to [Chapter 125](#), Article IV, [Section 125-197](#)(p), with the exception that outdoor entertainment is not permitted after 9.00 p.m.

Background

The subject property is located in ES, Edgartown Settlement Zoning District at the southern entrance to the Edgartown Historic District. The Future Land Use of this property is RM, Medium Density Residential. The surrounding uses are residential, commercial, commercial parking lot and railroad.

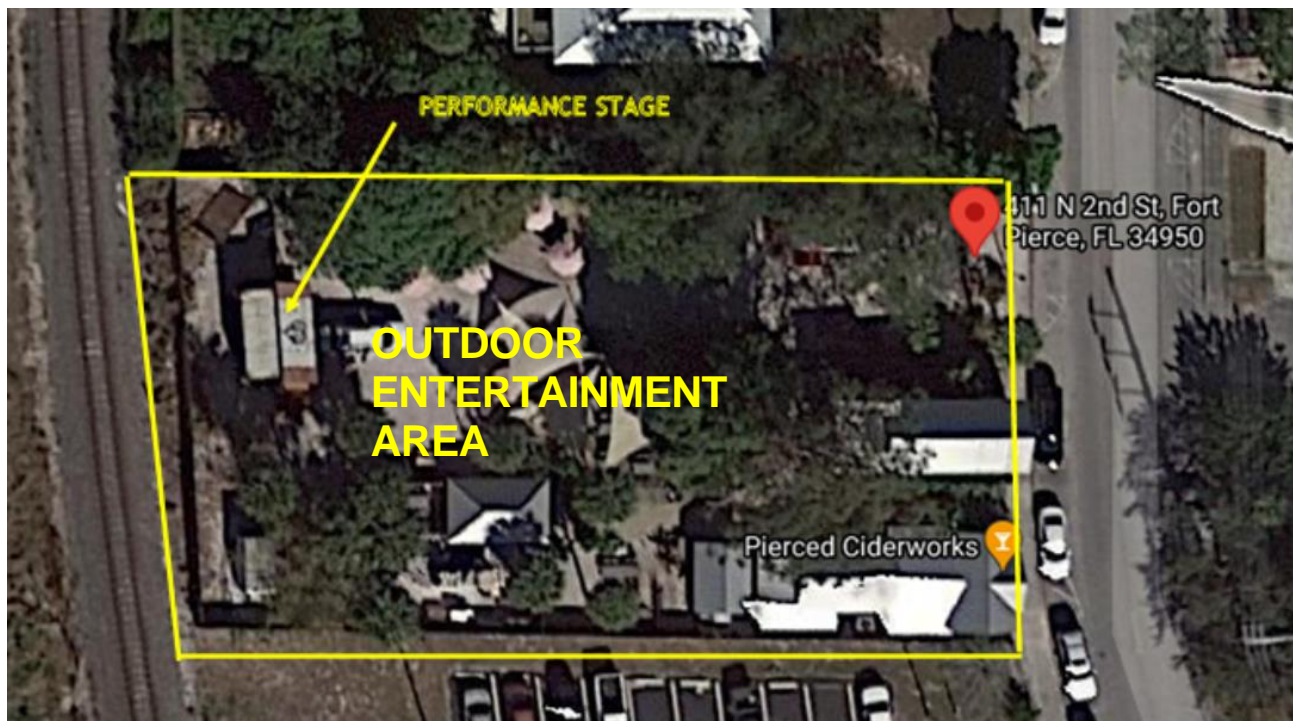
The property comprises three (3) contributing structures, dating back to 1904. One of the buildings is in the rear of the property and the other two wood frame vernacular structures front North 2nd Street.

On September 28, 2021, the Historic Preservation Board approved Certificate of Appropriateness (COA) for the performance stage that has been installed in the rear of the property. The stage is an accessory structure to the “Pierced Ciderworks” establishment and is used for music concerts and special events.

On May 23, 2023, Code Enforcement initiated case #23-1493 CE against the property owner. It stated that Sec. 125-197 – Edgartown Settlement (ES) Zoning District was violated.

The case came before the Special Magistrate on November 15, 2023. It was found that House That Cider Built LLC is in violation of the Code of Ordinances and the following corrective actions are to be taken:

- Reduce the area utilized for exterior Restaurant/Pub use to 800 sq. ft. or
- Obtain a conditional use permit through Planning and Zoning to extend the area allowed to be utilized for exterior Restaurant/Pub use.



**AERIAL VIEW OF THE SUBJECT SITE
LOCATION OF THE EXPANDED ENTERTAINMENT AREA**



PERFORMANCE STAGE

Applicant Statement

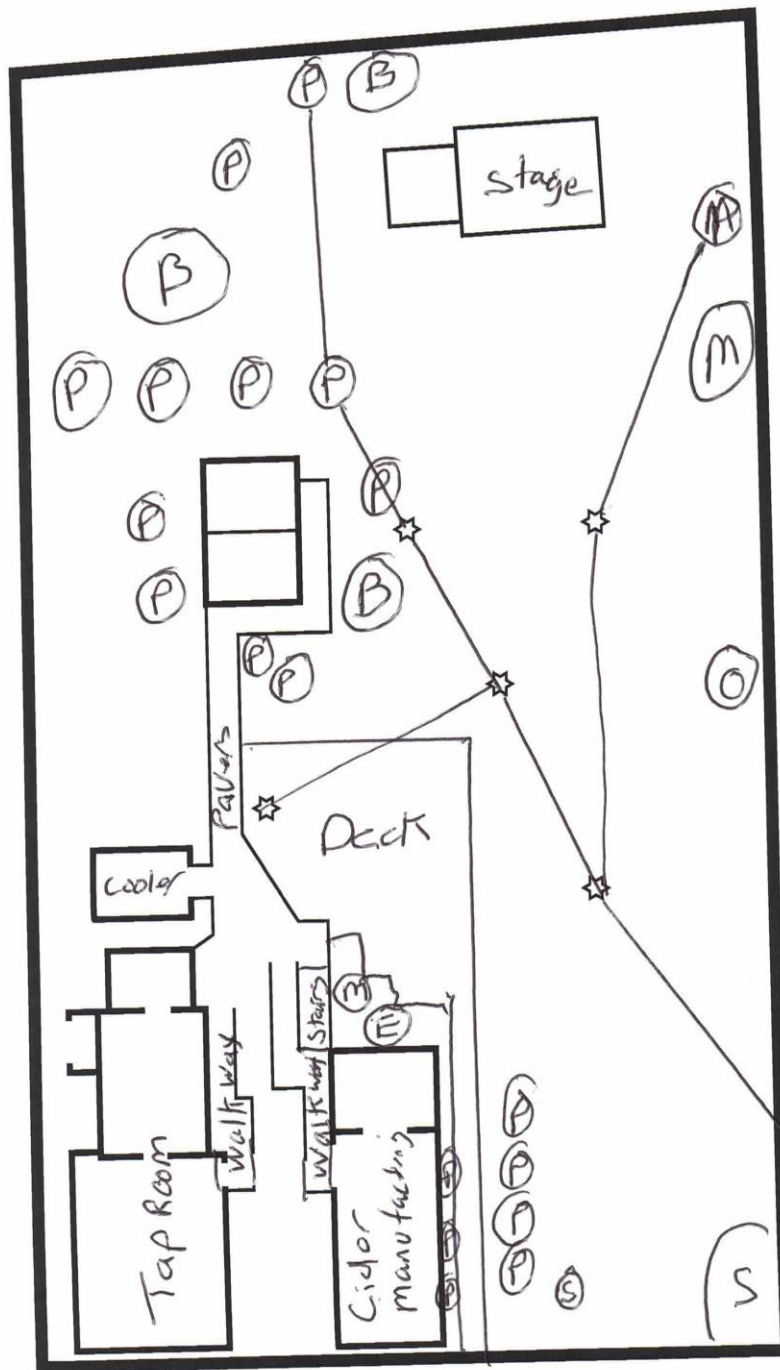
The outdoor entertainment area is to be determined as there are so many different functions of the land. In the rear, we have a large truck stage that we had gotten approved a couple years ago. There is also different areas where there is shade, along with areas that are not shaded. The area is one large area that is designed to give comfort and options for our patrons without being crowded. The parking is the only street parking for this facility. There is not a driveway. The paved walkways along with the wooden deck are included. There are many more small bushes and trees other than those noted. It is just very hard to convey this on a drawing.

We are in a very unique spot. To explain it further, the city wanted this area to be funky and collective. They wanted a brewery in the area and made exceptions to do so in the area. Which helped make others want to move here and clean up Edgartown. But limiting the amount of customers to an area or even worse, where they are allowed to sit, have their dog use the restroom, or kids play is going to be the death of the small business here. Also, the actual cost of paying someone to just monitor the 800 Sf at all times would be the end of the business (see application for additional applicant statements).



THE EXPANDED ENTERTAINMENT AREA

- ★ = Electric Pole
- Ⓟ = Palm
- Ⓜ = Mango
- Ⓟ = Bamboo
- Ⓢ = Seagrape
- ⓔ = Eucalyptus



2nd Street

All parking is
Street Parking

SITE PLAN OF THE PROPERTY PROVIDED BY THE APPLICANT



THE EXPANDED ENTERTAINMENT AREA – EVENING PHOTOS PROVIDED BY THE APPLICANT

Conditional Use - Historic Preservation Board Approval

Adaptive re-use of a historic structure. Provides for a wider variety of allowed uses than those allowed in the existing zoning district for structures designated as contributing or individually designated historic structures on the city register of historic places. A proposed use not listed as permitted or conditional in the ES zoning district may be applied for through this adaptive re-use conditional use process.

The historic preservation board will act as the decision-making body for this conditional use based on the following criteria:

- a. *Architectural character.* The proposed use and any subject alterations shall maintain the architectural character of the historic property and modifications shall be governed by the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- b. *Historic character.* The proposed use shall promote the preservation of the historic character of the historic district or, if the structure is individually designated, shall benefit the character of the surrounding neighborhood.
- c. *Comprehensive plan.* The proposed conditional use is consistent with the comprehensive plan.

d. *Concurrency.* The proposed conditional use will not cause the level of service of public facilities that are subject to concurrency requirements to drop below levels of service established by the comprehensive plan.

e. *Compatibility.* The proposed conditional use at the proposed location will not result in adverse impacts to adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may exist in the future.

f. *Impact.* Existing regulations are in place to mitigate potential adverse impacts of the proposed conditional use, or reasonable conditions can be imposed and enforced to mitigate potential adverse impacts.

Staff Recommendation

The proposed Conditional Use application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** with the following condition:

The proposed expansion of the existing outdoor entertainment area is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, the Historic Preservation Board after consideration of conditional use approval criteria may:

- Approve the request for the proposed conditional use.
- Approve the request with following conditions (Additional conditions may be requested by the HPB):
 1. All provisions of [chapter 26](#), article II of this Code, shall apply with the following exception: Between the hours of 7:00 a.m. and 11:00 p.m. each day, subject to the exemptions in [chapter 26](#), article II, [section 26-41](#), sound levels shall not exceed 55 dBA, 55 dBC, or 55 dBZ when measured from the property line of the nearest receiving single-family residential property.
 2. Additional landscape screening will be provided.
- Deny the request for the proposed conditional use.



THE ENTRANCES TO THE EXPANDED ENTERTAINMENT AREA



RECEIVED

FEB 05 2024

CONDITIONAL USE - NO NEW CONSTRUCTION

CITY OF FORT PIERCE
PLANNING & ZONING

Property Information

Property address or Location

411 N 2nd St Fort Pierce, FL 34950

Parcel ID #(s)

2403-705-0119-000-4

Project description

~~Change of Use~~ Expanding outdoor Use

Site Information

Building Size: 2400 sq ft⁺ Parking Spaces: Street

The House That Cider Built LLC Jon Nall; Owner

Property Owner(s)

Applicant/Representative, Title, Company

411 N 2nd St

1207 Seaway Pl

Street Address

Street Address

Fort Pierce FL 34950

Fort Pierce, FL 34949

City State Zip

City State Zip

561-758-6457

561-758-6457

Phone Number

Phone Number

jon@piercedcider.com

jon@piercedcider.com

Email Address

Email Address

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 Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

Maria Lewicka

From: jon noll jon@piercedcider.com
Sent: Sunday, December 31, 2023 7:06 PM
To: Maria Lewicka
Subject: Re: conditional use
Attachments: Image (188).jpg

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

I didn't see this email until a little bit ago. Attached is the site plan to scale. The outdoor entertainment area is to be determined as there are so many different functions of the land. In the rear, we have a large truck stage that we had gotten approved a couple years ago. There is also different areas where there is shade, along with areas that are not shaded. The area is one large area that is designed to give comfort and options for our patrons without being crowded. The parking is only street parking for this facility. There is not a driveway. The paved walkways along with the wooden deck are included. There are many more small bushes and trees other than those noted. It is just very hard to convey this on a drawing.

On 12/19/2023 1:03 PM, Maria Lewicka wrote:

Good afternoon,
Thank you,

I received your conditional use application. However, the application is not complete without site plan, to scale, showing the outdoor entertainment area, parking, driveways, walkways, and landscaping.

Thank you,
Maria

Maria Lewicka, AICP | Historic Preservation Planner | City of Fort Pierce
Planning Department

From: jon@piercedcider.com <jon@piercedcider.com>
Sent: Tuesday, December 19, 2023 7:17 AM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>; Planning Department <planning@cityoffortpierce.com>
Subject: conditional use

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Begin forwarded message:

From: Jon <jon@piercedcider.com>
Date: December 18, 2023 at 8:01:44 PM EST

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

They are in the same overlay. But, No this property is unique and was meant to be in place to be a profitable business and not to be limited to the amount of customers that should be allowed.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

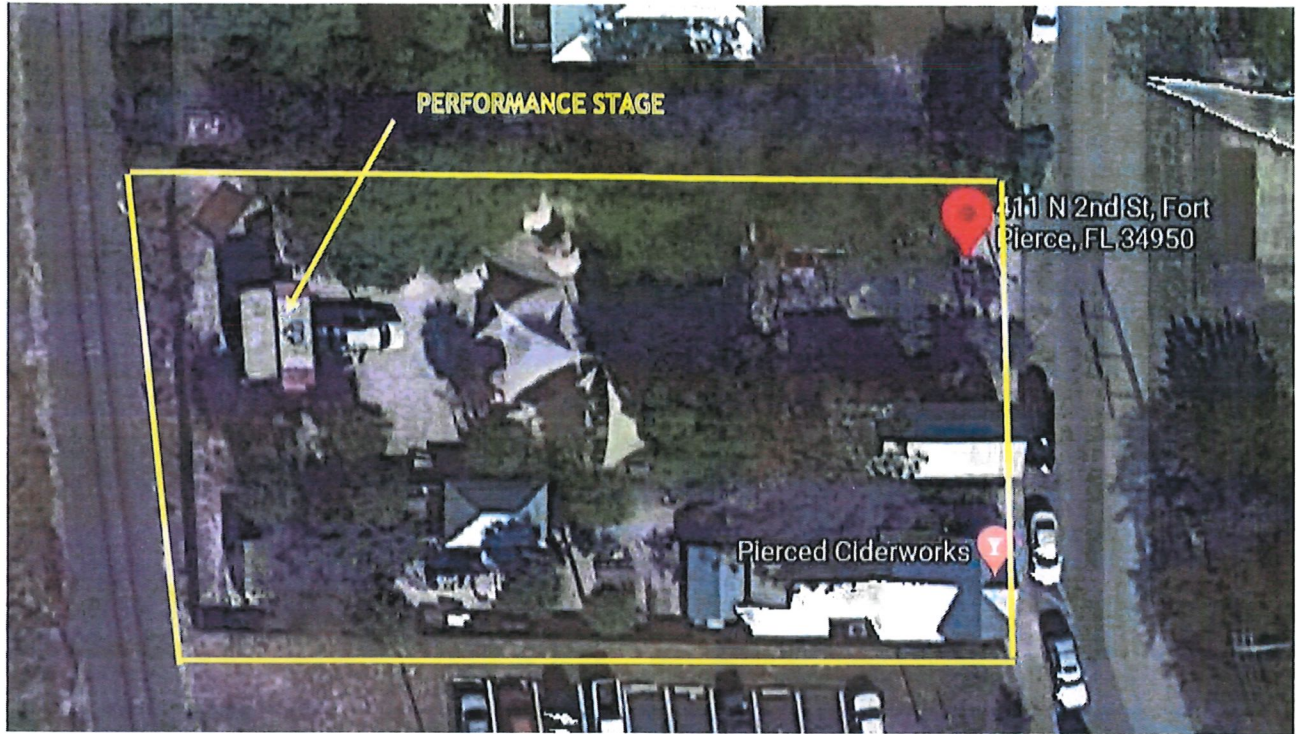
We are in a very unique spot. To explain it further, the city wanted this area to be funky and collective. They wanted a brewery in the area and made exceptions to do so in the area. Which helped make others want to move here and clean up Edgartown. But limiting the amount of customers to an area or even worse, where they are allowed to sit, have their dog use the restroom, or kids play is going to be the death of the small business here.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Limiting where any customer can sit/stand or even be is very odd. Using the current code, if a customer walks towards any part of the property to get in or out of the shade, to get away from another person they would not want to talk to or feel uncomfortable with, walk a dog, or let their kid play, I would be in violation. All it would take would be having a neighbor take a picture of a person or animal in an area that is not sanctioned. Also the actual cost of paying someone to just monitor the 800 Sf at all times would be the end of the business.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure? The whole property should be of use to customers and not limited. It can not be profitable to be enforced. It is impossible to do so. In theory even if someone stepped over an invisible line we could be held liable.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare. Where people stand or sit on the businesses property is not impeding on any neighbors wellbeing .

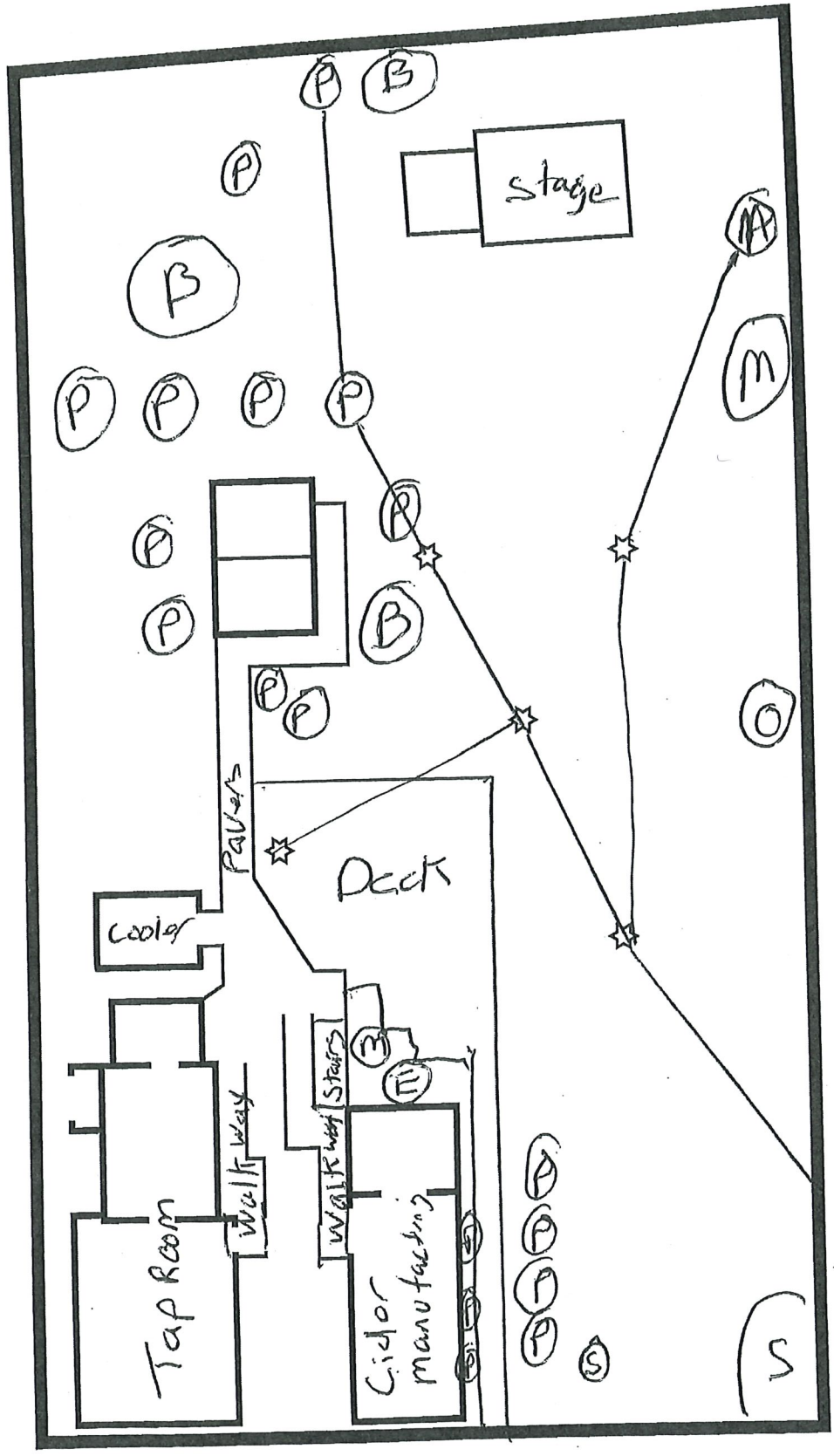


Subject property - aerial photo



View from the street

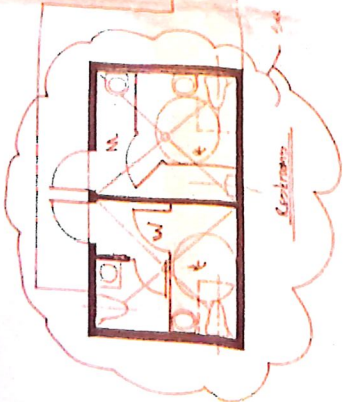
- ★ = Electric pole
- Ⓟ = Palm
- Ⓜ = Mango
- Ⓟ = Bamboo
- Ⓢ = Seagrass
- Ⓛ = Eucalyptus



2nd Street: All parking is Street Parking

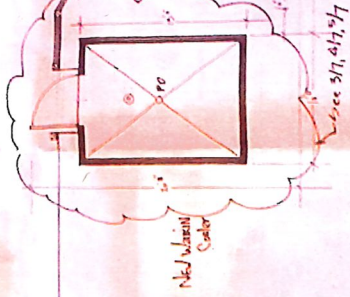


TABLATIONS
 CIDERY 595 SQ. FT.
 SERVICE/PATRON AREA 970 SQ. FT.
 OFFICE 92 SQ. FT.
 RESTROOMS 240 SQ. FT.
 STORAGE AREA 32 SQ. FT.
 TOTAL AREA 1929 SQ. FT.



Pipe Washed

see 4/7



Mid Wash Sink

see 5/11, 4/1, 5/7

Office/Re

Alcove

Label Counter

see 7/7

411
 407/409 NORTH SECOND STREET
 FORT PIERCE, FLORIDA
 34950

SCALE IS 1/4" = 1'0"

PLAN PREPARED BY:
 CLEVELAND DESIGN GROUP INC.
 100 AVENUE A, SUITE 2E
 FORT PIERCE, FLORIDA
 34950
 772-464-2010, YIDAND12@YANDR.COM

08/01/2017

V7

- | | |
|-----|--------------------|
| 1. | LABORATORY |
| 2. | DESK |
| 3. | REFRIGERATOR |
| 4. | SINK |
| 5. | CIDERY |
| 6. | COOLER |
| 7. | PLASTIC TOTE |
| 8. | WASH STATION |
| 9. | WATER FILTER |
| 10. | RACK WITH CARBOYS |
| 11. | SHELF |
| 12. | HAND WASH SINK |
| 13. | COOLER |
| 14. | 3-COMPARTMENT SINK |
| 15. | WALKIN COOLER |
| 16. | LONGLINE TANKS |
| FD | = FLOOR DRAINS |

LEGAL DESCRIPTION:

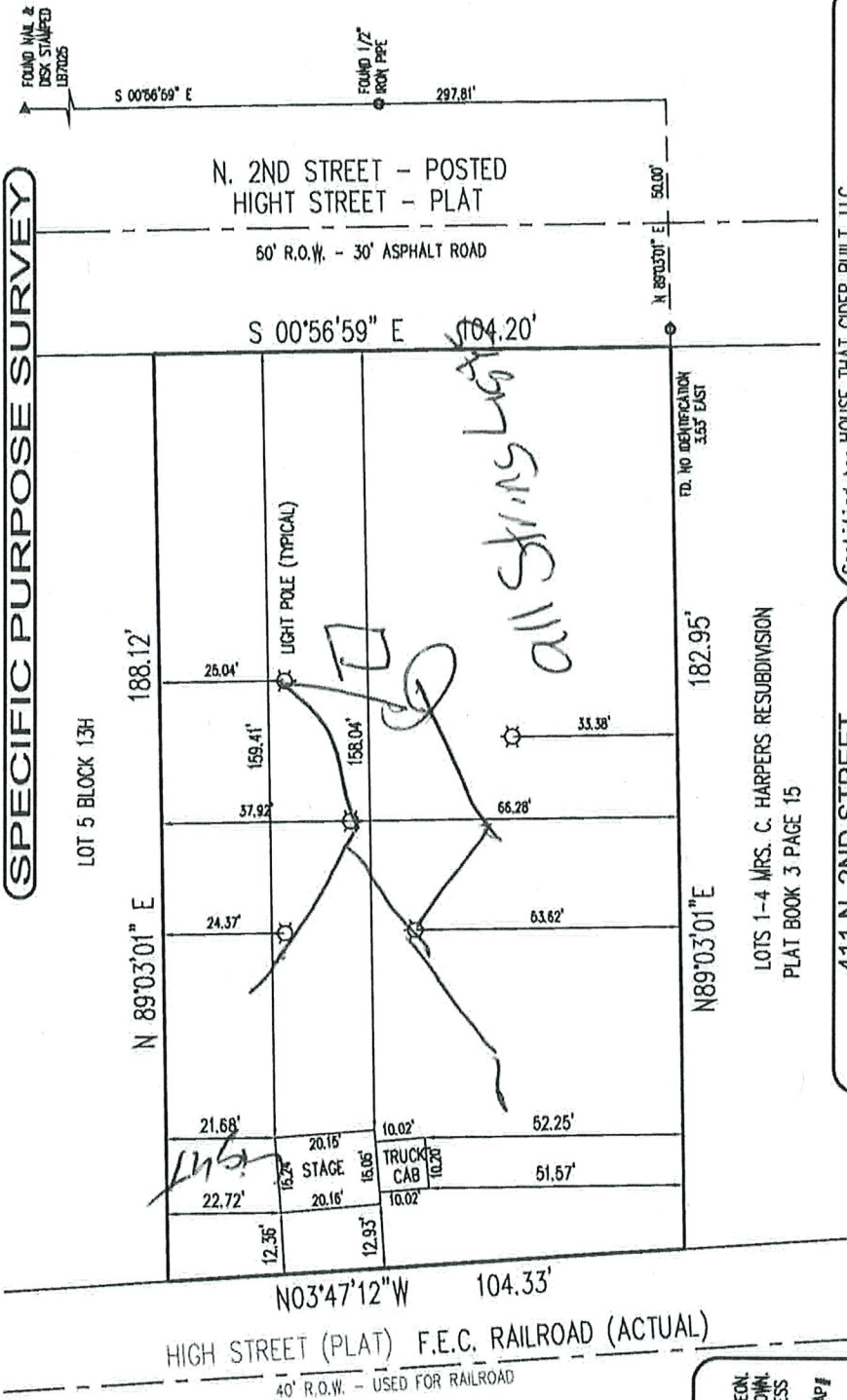
(Supplied by Client)
 LOT 6 IN BLOCK 13H OF ASSESSOR'S MAP OF NORTH PART OF FORT PERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

- SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED PSM5543
- FD = FOUND 5/8 IRON REBAR
- R/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-OH = OVERHEAD WIRES
- X-X-X = CHAIN LINK FENCE
- C-O-C = PLASTIC FENCE
- O-O-O = WOOD FENCE
- CONC. = CONCRETE
- C.P. = CONCRETE PAD
- Cov. = COVERED
- ☉ = LIGHT POLE



SPECIFIC PURPOSE SURVEY



Certified to: HOUSE THAT CIDER BUILT, LLC

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field. This survey is in compliance with Standards and Practices Chapter 54-17 Florida administrative code section 472.027.

DocuSigned by:
 James Cesivo
 A133262A63F0D1C1

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

411 N. 2ND STREET
Atlantic Land Designs
 of the Treasure Coast, LB7488
 764 NE Jensen Beach Blvd. Jensen Beach, FL 34957
 Mailing Address:
 P.O. Box 1421 Jensen Beach, FL 34958
 ALD5543@gmail.com (772) 398-4290

SCALE: 1"=30'	DATE: 1/20/22	DRAWN: SW/JC	2022-0004	DATE:	REVISIONS
LAST FIELD DATE: 1/10/22					

LOTS 1-4 MRS. C. HARRERS RESUBDIVISION
 PLAT BOOK 3 PAGE 15

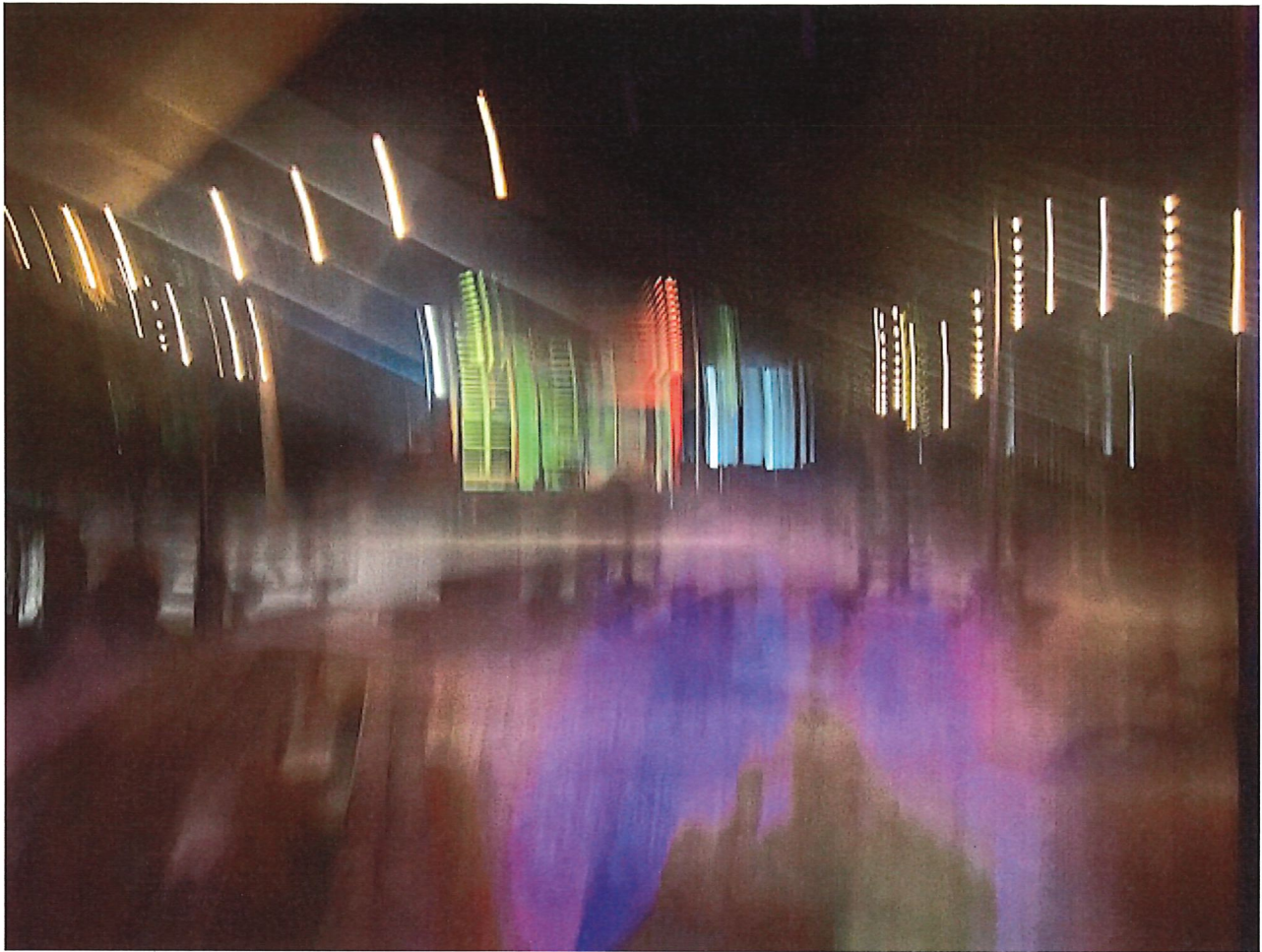
SURVEYORS NOTES:

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 SUBJECT PARCEL AS BEING S00°56'59"E AND IS ASSUMED FOR COMPUTATIONAL PURPOSES.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT. U.E. DENOTES UTILITY EASEMENT.
8. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF THE STAGE AND LIGHT POLES IN RELATIONSHIP TO THE PROPERTY LINES.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.















Property Identification

Site Address: 411 N 2ND ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0119-000-4
 Jurisdiction: Fort Pierce

Use Type: 3300
 Account #: 16024
 Map ID: 24/10N
 Zoning: Edgartown

Ownership

HOUSE THAT CIDER BUILT LLC
 527 Indigo AVE
 Wellington, FL 33414-8158

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 13-H- LOT 6 (0.46 AC- 20,020 SF) (OR 4013-1116)

Current Values

Just/Market Value: \$432,900
 Assessed Value: \$297,902
 Exemptions: \$0
 Taxable Value: \$297,902



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](#)

Total Areas

Finished/Under Air (SF): 2,352
 Gross Sketched Area (SF): 3,500
 Land Size (acres): 0.46
 Land Size (SF): 20,020

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
Jun 14, 2017	4013 / 1116	0002	WD	411 North 2nd St LLC	\$350,000
Mar 24, 2015	3731 / 0370	0130	WD	Hayek Charles	\$100
Jan 22, 2013	3484 / 0675	0316	SPWD	Hayek Charles	\$10,000
Aug 28, 2009	3125 / 1254	0205	WD	Adria Homes	\$190,000
Aug 17, 2009	3122 / 0326	0115	PB	Adria Homes	\$0
Nov 24, 2008	3037 / 2625	XX01	FJ	Adria Homes	\$0
Mar 23, 1992	0781 / 2503	XX01	QC	Lino Chermaz	\$100
Nov 7, 1991	0762 / 2153	XX01	DEED	Brian Glynn	\$2,100
Apr 1, 1985	0462 / 0244	XX00	CV		\$7,500
Feb 1, 1985	0455 / 0834	XX01	CV		\$0
Mar 1, 1983	0395 / 0365	XX01	CV		\$0

Building Information (1 of 3)

Finished Area: 936 SF
 Gross Sketched Area: 1,060 SF

Exterior Data

View:
 Building Type: REST
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 1901
 Effective Year: 2010
 No. Units: 1

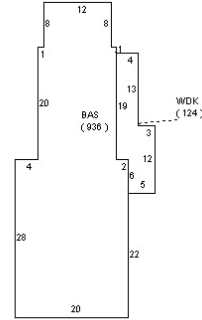
Roof Structure: Gable
 Frame:
 Primary Wall: Hardwood Lap
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	152
WDK	WOOD DECK	124	0	64

Building Information (2 of 3)

Finished Area: 1,176 SF

Gross Sketched Area: 2,200 SF

Exterior Data

View:
 Building Type: REST
 Grade: Y_D
 Story Height: 2 Story

Roof Cover: Metal
 Year Built: 1916
 Effective Year: 2010
 No. Units: 2

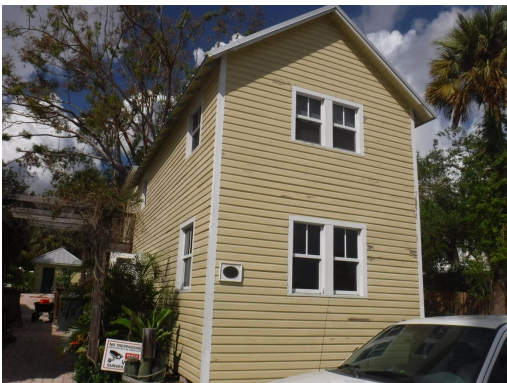
Roof Structure: Gable
 Frame:
 Primary Wall: Hardwood Lap
 Secondary Wall:

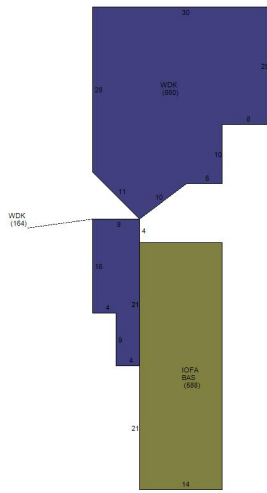
Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	588	588	112
IOFA	INTERIOR OFFICE AVERAGE QUALITY	588	588	112
WDK	WOOD DECK	1024	0	189

Building Information (3 of 3)

Finished Area: 240 SF

Gross Sketched Area: 240 SF

Exterior Data

View:
 Building Type: REST
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 1937
 Effective Year: 2010
 No. Units: 1

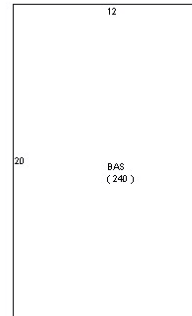
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	240	240	64

Special Features and Yard Items


Type	Qty	Units	Year Blt
Fen WoodSB 6'	1	32	2010
CONCRETE LOW	1	918	2011

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building:	\$294,800		
Land:	\$138,100		
Just/Market:	\$432,900		
Ag Credit:	\$0		
Save Our Homes or 10% Cap:	\$134,998		
Assessed:	\$297,902		
Exemption(s):	\$0		
Taxable:	\$297,902		

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2014	0041	1.5	Fort Pierce Stormwater Charge	\$103.50

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	\$432,900	\$297,902	\$0	\$297,902
2022	\$399,600	\$270,820	\$0	\$270,820
2021	\$246,200	\$246,200	\$0	\$246,200
2020	\$246,700	\$246,700	\$0	\$246,700

Permits

Number	Issue Date	Description	Amount	Fee
SHTR2003-1	Jan 16, 2003	Additions to existing construction	\$184,509	\$2,170
BP10-0269	Apr 26, 2010	Alterations/Remodeling	\$35,000	\$460
BP10-0275	Apr 26, 2010	Alterations/Remodeling	\$40,000	\$412
BP09-2094	Oct 23, 2009	Alterations/Remodeling	\$0	\$150
BP09-1567	Oct 5, 2009	Demolition	\$0	\$130
BP11-3010	Jan 5, 2012	Electric	\$99	\$75
BP13-1073	Mar 8, 2013	Electric	\$500	\$155
BP13-1906	Aug 20, 2013	Fence	\$1,000	\$83
BP13-3003	Mar 18, 2014	Occupancy Change	\$0	\$0
BP16-1054	Apr 21, 2016	Fence	\$2,000	\$0
BP17-2145	Aug 3, 2017	Demolition	\$1,000	\$0
BP17-2146	Aug 3, 2017	Demolition	\$1,000	\$0
BP22-1970	Oct 7, 2022		\$2,500	\$0
BP23-0456	Feb 15, 2023	Air Conditioning Only	\$7,000	\$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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THE SUNRISE CITY

FORT PIERCE

PLANNING DEPARTMENT

Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use – Expanding the Existing Outdoor Entertainment Area – 411 N 2nd Street.

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

NOTICE BY NEWSPAPER: February 9, 2024, Conditional Use

NOTICE BY MAIL: February 14, 2023

NOTICE BY SIGNS: February 8, 2023

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 02/14/2024

A handwritten signature in black ink, appearing to read "Maria Lewicka". The signature is written in a cursive, flowing style.



February 14, 2024

Dear Property Owner(s):

This letter concerns the Conditional Use Application to expand the existing outdoor entertainment area on a designated historic site at 411 N 2nd Street within Edgartown Settlement (ES) Zoning District.

The Parcel ID is 2403-705-0119-000-4. The legal description of the property is: ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 13-H- LOT 6 (0.46 AC- 20,020 SF) (OR 4013-1116)

The proposed expansion requires a conditional use approval to deviate from City Code Section 125-197(j), which allows for a maximum 800 square feet exterior space whereas the proposed outdoor area will be approximately 5000 square feet.

There will be a public hearing to consider approval of this conditional use before the Historic Preservation Board of the City of Fort Pierce, Florida, at their meeting beginning at 2:00 p.m. on Monday, February 26, 2024, in the City Commission Chambers, City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida. You are encouraged to attend this public hearing and to speak in favor of, or in opposition to, the requested conditional use.

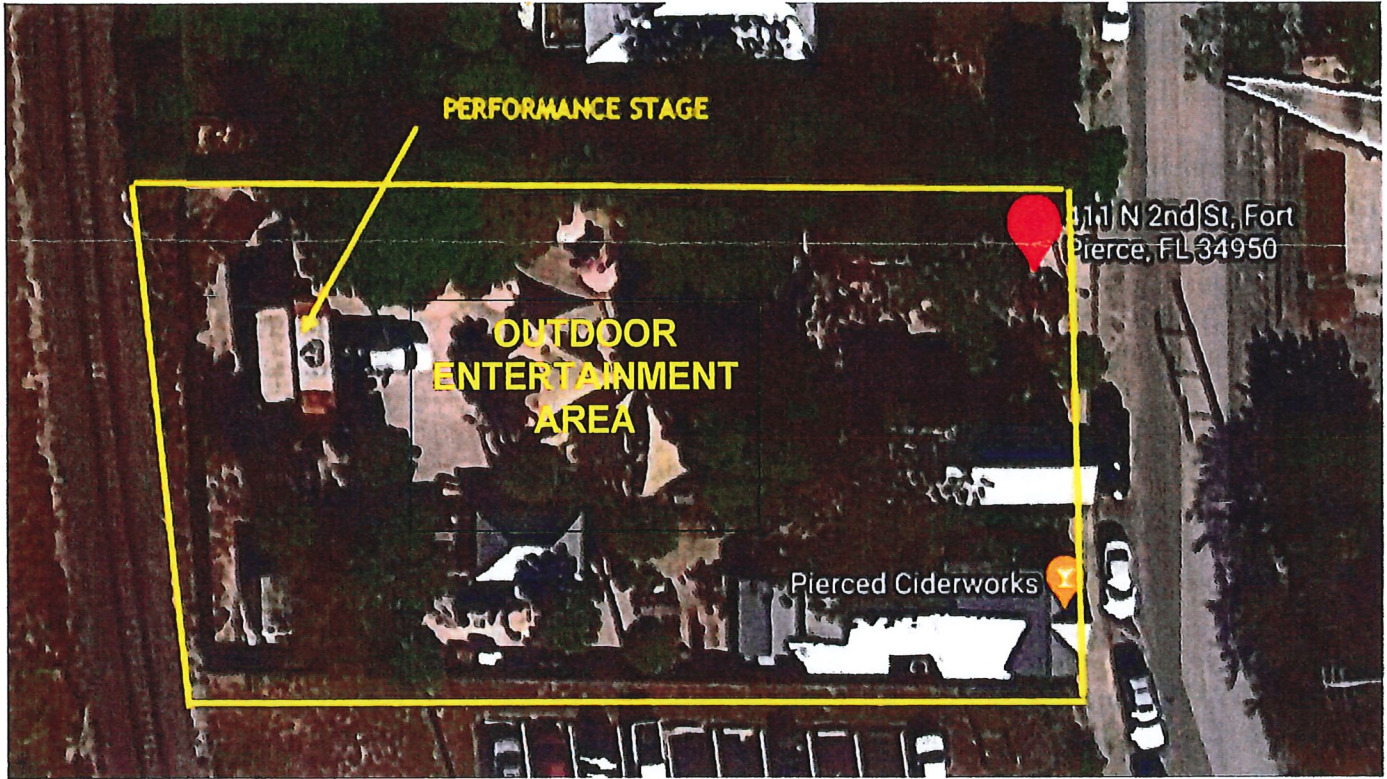
If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3738 or mlewicka@cityoffortpierce.com Furthermore, published agenda packets for Historic Preservation Board meetings are provided a few days in advance at the following web address:

<http://cityoffortpierce.com/223/Agendas-Minutes>.

Thank you for your participation.

Sincerely,

Maria Lewicka, AICP
Historic Preservation Planner



**AERIAL VIEW OF THE SUBJECT SITE
LOCATION OF THE EXPANDED ENTERTAINMENT AREA**



Historic Preservation Board

6. a.

Meeting Date: 02/26/2024

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - January 2024

SUMMARY

Certificates of Appropriateness issued administratively in January 2024.

- COA #24-01, 911 Avenue D – Roof
- COA #24-02, 1234 Avenue D – Fence
- COA #24-04, 20 Orange Avenue – windows and Doors
- COA #24-05, 432 N 11th Street - Roof

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, January 2024

Form Review

Form Started By: Maria Lewicka

Started On: 02/16/2024 04:17 PM

Final Approval Date: 02/20/2024

Administrative Certificates of Appropriateness

Attached is Certificates of Appropriateness issued administratively in January 2024.

- COA #24-01, 911 Avenue D – Roof
- COA #24-02, 1234 Avenue D – Fence
- COA #24-04, 20 Orange Avenue – windows and Doors
- COA #24-05, 432 N 11th Street - Roof



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#24-01 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 911 Avenue D

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Roof replacement. Remove old shingle roof system and install a complete new shingle 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

1/03/2024
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	Hugo Soto 5315 Echo Pines Circle W Fort Pierce, FL 32951	E-Mail Hugosoto28@yahoo.com
Applicant	Denia Estrada 2306 Florida Avenue Fort Pierce, FL 34950	E-Mail evarooftinc@outlook.com



Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 911 AVENUE D, FORT PIERCE 34954

Parcel ID #: 2410-601-0014-000-1

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): HUGO SOTO

Mailing Address: 5315 ECHO PINES CIRCLE W, FORT PIERCE, FL 34951

Phone Number(s): (770)843-7021 Email: HUGOSOTO28@YAHOO.COM

Applicant
Name(s): DENIA ESTRADA

Mailing Address: 2306 FLORIDA AVE, FORT PIERCE, 34950

Phone Number(s): 77267222632 Email: EVAROOFSSINC@OUTLOOK.COM

Representative
Name(s): _____

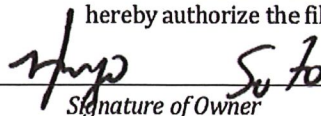
Mailing Address: _____

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.

HUGO SOTO

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


Signature of Owner

12/27/2023

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) RE-ROOF

Other (describe) _____

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

REMOVE OLD SHINGLE ROOF SYSTEM, REPAIRING ANYDAMAGE IF NECESSARY TO INSTALL A COMPLETE NEW SHINGLE ROOF.

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.

Roofr Report

Prepared by Roofr

911 Avenue D, Fort Pierce, Florida, United States

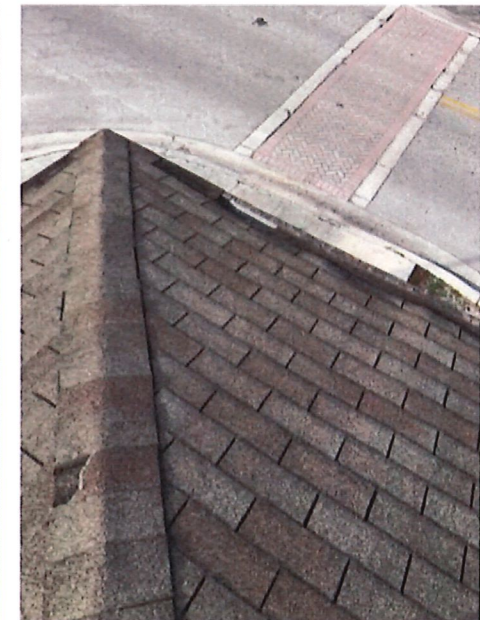
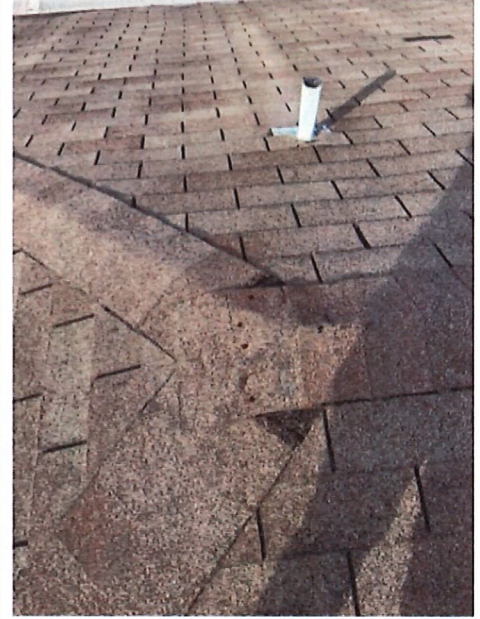
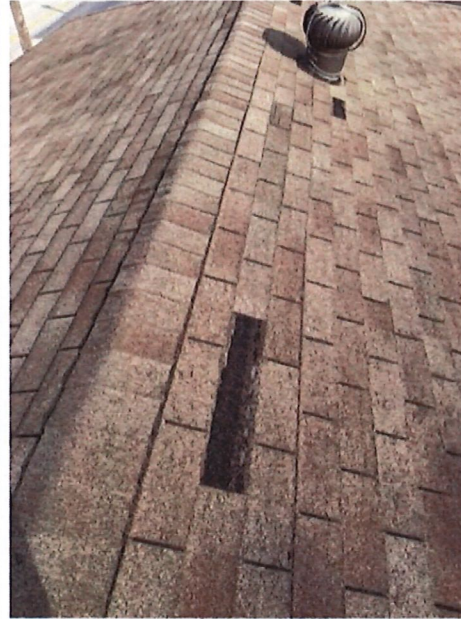
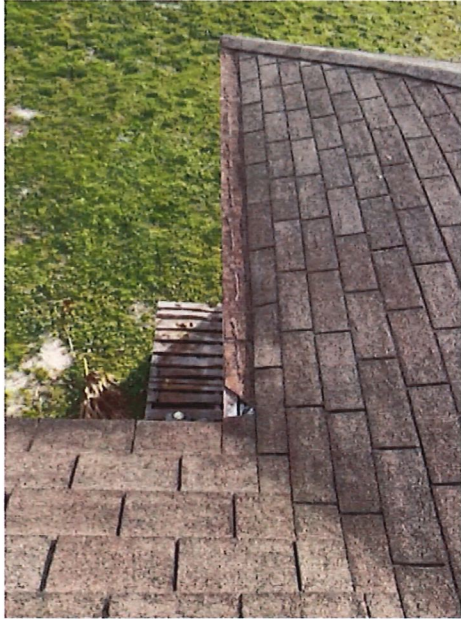
3148 sqft

7 facets

Predominant Pitch 4/12



ACTUAL ROOF IMAGERY



NEW SHINGLES ROOF TO BE INSTALLED SAMPLES: "ANTIQUE SILVER"





CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#24-02

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 1234 Avenue D

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions of Approval	Applicable Standards
The applicant is requesting approval of a COA for a 6-foot-high aluminum picket fence with minor landscaping improvements, reconstruction of damaged exterior stairs, and A/C replacement. See attached		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

01/03/2024

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

Fort Pierce Redevelopment Agency
100 N US Highway 1
Fort Pierce, FL 34950

E-Mail

nmimms@cityoffortpierce.com

Applicant

Journey C+D Group
1147 NE 7th Avenue
Fort Lauderdale, FL 33304

E-Mail

jtiffeau@journeycdg.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: 1234 Avenue D, Fort Pierce, FL 34950
Parcel ID #: 2409-501-0003-000-0
Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s) Name(s): Fort Pierce Redevelopment Agency
Mailing Address: 100 N. U.S. Highway 1, Fort Pierce, FL 3450
Phone Number(s): (772) 467-3793 Email: nmimms@cityoffortpierce.com

Applicant Name(s): Journey C+D Group
Mailing Address: 1147 NE 7th Avenue
Phone Number(s): (917) 515-9013 Email: jtiffeau@journeycdg.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, Nicholas C. Mimms as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

12/5/2023
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) new security fencing with minor landscaping improvements

Other (describe) _____

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

reconstruct damaged exterior stairs, replace existing A/C with new, minor interior wall additions

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.

**BLOCK 1
LOT 32
PARCEL ID
2409-501-0034-000-6**

FND 1" IR
NO ID
NORTH 1.0'

UTILITY POLE
**N87°26'50"W
80.29' P&M**

SET 5/8" IRC
LB #7903

CONC SIDEWALK
20.0'

**CITY OF FORT
PIERCE
PARCEL #2
(ORB 649, PAGE 2082)**

NEW 21" ELECTRIC GATE TO
MATCH NEW FENCE FOR
ADJACENT

**BLOCK 1
LOT 4
PARCEL ID
1-0005-000-4
CONC
GREASE
TRAP**

OAK
TREE

5/8" IR
OAK
TREE

EXISTING
ASPHALT
PARKING

WATER
VALVE

**C/L MEANS COURT
(40' RW) 21' ASPHALT**

PAVERS

**S00°56'04"E
57.0' P&M**

**BLOCK 1
LOT 2
PARCEL ID
2409-501-0001-000-6**

**2 STORY
CBS
#1234
FFE = 17.1'
2nd FE = 27.1'
PARCEL #1**

CATCH
BASIN

SIGN

CONC
PAVERS

WATER
VALVE

INLET

**N87°26'50"W
50.50' P&M**

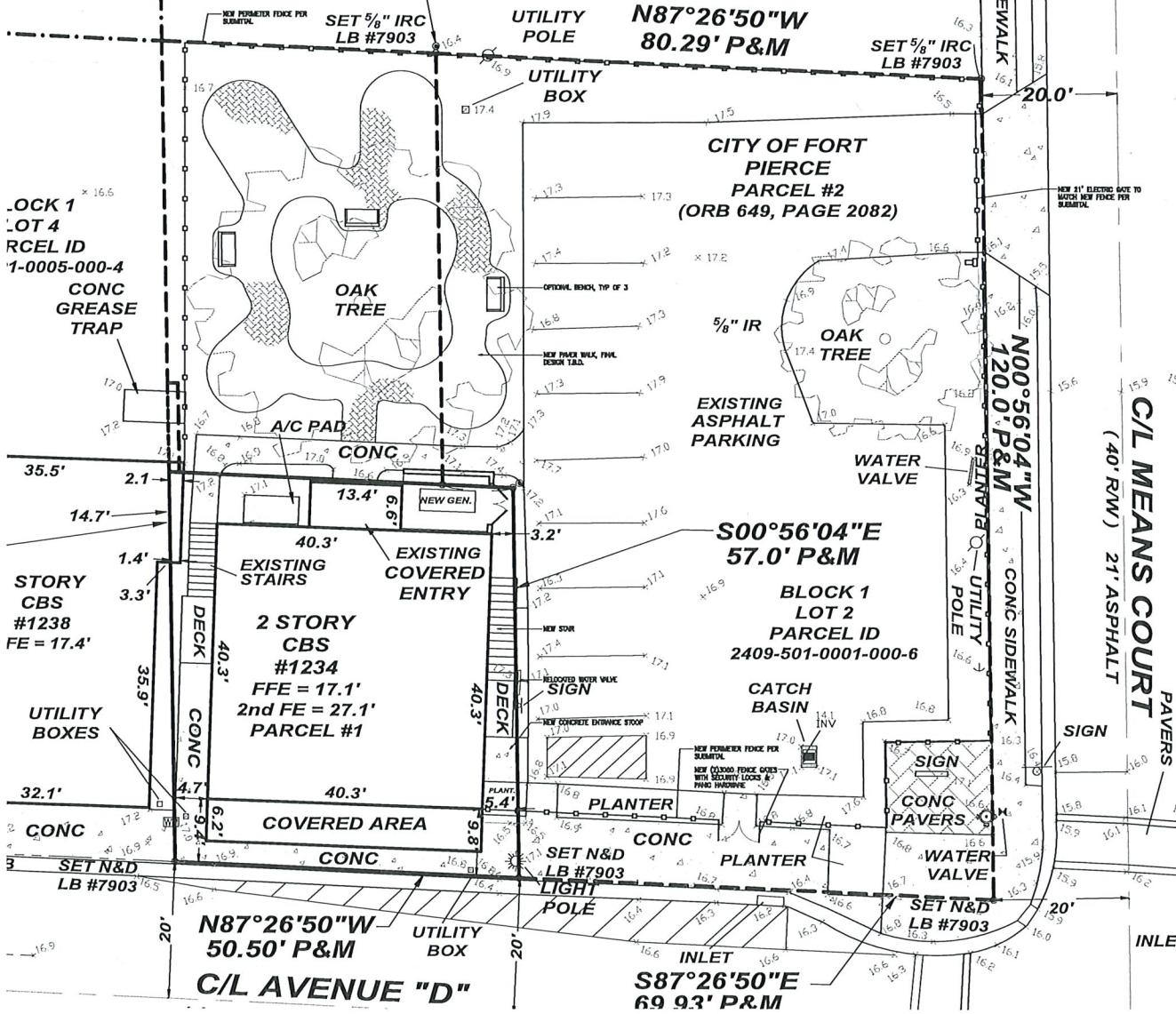
C/L AVENUE "D"

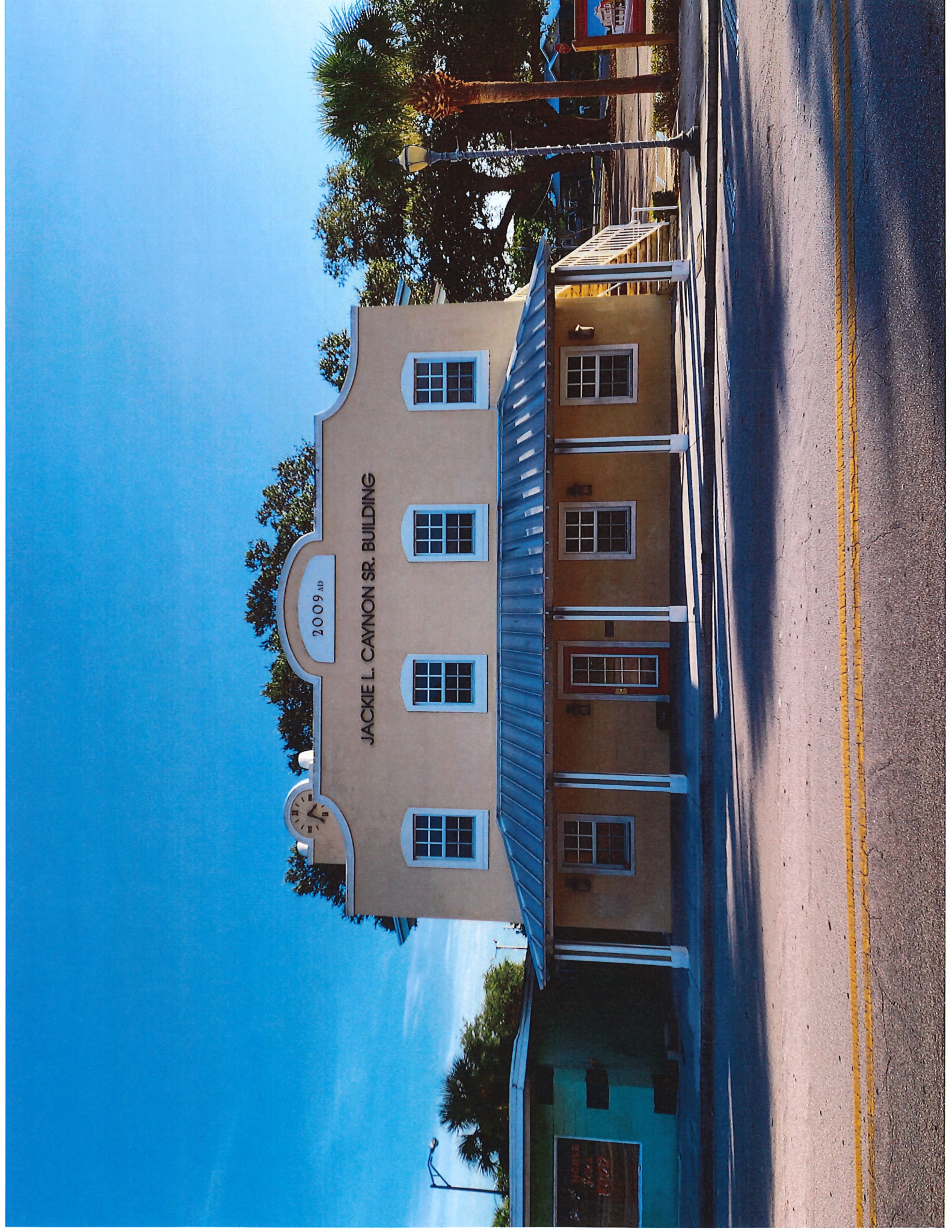
UTILITY
BOX

SET N&D
LB #7903
LIGHT
POLE

**S87°26'50"E
69.93' P&M**

INLET





2009 AD

JACKIE L. CAYNON SR. BUILDING





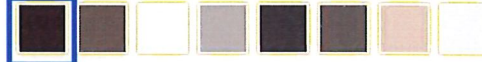




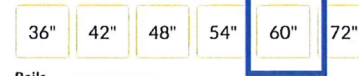
Ultra UAS-150 Staggered Spear | Picket Style Aluminum Fence

aluminum fence 6' Wide Panels - Standard (3-13/16" Picket Spacing)

Ultra Fence Colors



Ultra Fence Heights



Rails



Aluminum can handle the heat of summer or the bitter cold that comes with winter. Every fence section is powder coated in the color of your choice. This Powercoat™ finish meets AAMA 2604 standards and is only offered by Ultra. It's twice the thickness and hardness of a traditional powder coat, offering exceptional protection from the elements. Included additives enhance UV protection, preventing fading.

Panel Specifications

Picket & Rail Material: 6063-T5 Aluminum
Coating: AAMA 2604 Approved Polyester Powder Coat
Pickets: 5/8in Sq. x 0.050in Wall Rails: 1in Sq. x 0.055in Wall
Screws: 410 Hardened Stainless Steel With Cr6 Plating
Panels can rack 20in over the 6ft span for installations on hills.



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#24-04 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Apt 312

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing windows & sliding glass doors and install new windows and sliding glass doors. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

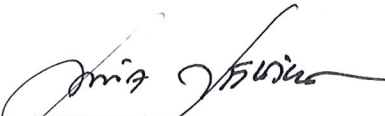
APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chairman
Historic Preservation Board

Date



Maria Lewicka, AICP
Historic Preservation Planner

1/16/2024

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	Joanne C Stein & Joanne C Willenacher 20 Orange Avenue, Apt 312 Fort Pierce, FL 32950	E-Mail
Applicant	Treasure Coast General Contractors Davin Wheaton 1720 Copenhaver Road Fort Pierce, FL 34945	E-Mail treasurecoastgc@gmail.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

JAN 10 2024

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

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 20 Orange Ave Apt 312

Parcel ID #: 2410-512-0027-000-2

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): Joanne C Stein Joanne C Willenacher

Mailing Address: 20 Orange Ave Apt 312

Phone Number(s): _____ Email: _____

Applicant
Name(s): Treasure Coast General Contractors/Devin Wheaton

Mailing Address: 1720 Copenhaver Road Ft. Pierce, FL 34945

Phone Number(s): 772-201-5426 Email: treasurecoastgc@gmail.com

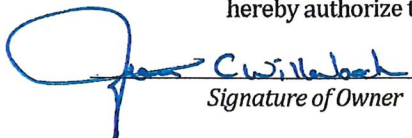
Representative
Name(s): Devin Wheaton

Mailing Address: 1720 Copenhaver Road Ft. Pierce, FL 34945

Phone Number(s): 772-201-5426 Email: treasurecoastgc@gmail.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, Joanne C. Willenacher as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

1/6/24
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

RECEIVED

Rehabilitation

New Construction

Demolition

Relocation

JAN 10 2024

CITY OF FORT PIERCE
PLANNING & ZONING

Site Improvements (describe) _____

Other (describe) _____

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

Remove existing windows & sliding glass doors and install new windows and sliding glass doors

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.

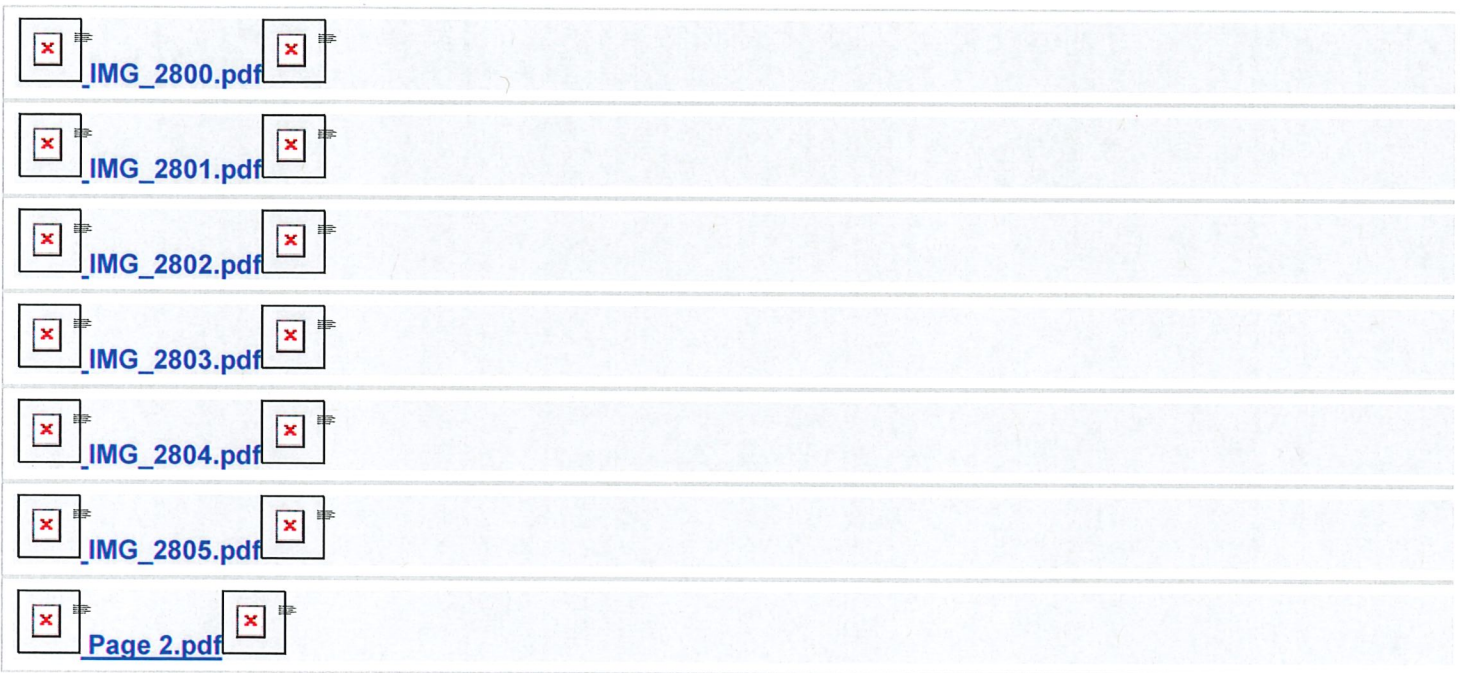
Maria Lewicka

From: Treasure Coast General Contractors <treasurecoastgc@gmail.com>
Sent: Tuesday, January 9, 2024 2:54 PM
To: Maria Lewicka
Subject: Re: 20 Orange Ave, 312 - DPCR #24-20000004

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Maria-

See attached for exterior pictures of doors and windows replaced. The ones boxed in blue are the ones being replaced. The windows and doors will match these exactly but impact.



On Mon, Jan 8, 2024 at 11:03 AM Maria Lewicka <mlewicka@cityoffortpierce.com> wrote:

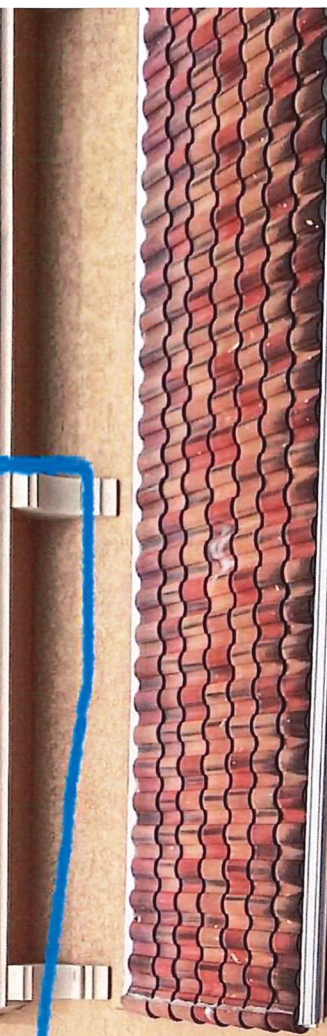
Good morning,

Please provide the second page of the application and required attachments: pictures of the façade showing the windows to be replaced and photos/pictures of the proposed windows.

Application fee is \$10.00. You may send us a check or pay by the credit card. To pay by the credit card we need the name on the card and email.

Thank you,

Maria



NO OPEN FLAMES OR SMOKING









CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#24-05 HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 432 N 11th Street

Contributing

Non-Contributing

Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Roof replacement. Remove existing shingles, repair roof deck and gable ends. Install GAF 30-year fiberglass shingles. 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

1/16/2024

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	Christopher Wilson, Sr. 432 N 11 th Street Fort Pierce, FL 32950	E-Mail
Applicant	Ray Villanova, Villanova Construction, Inc. 2908 Oleander Blvd Fort Pierce, FL 34982	E-Mail rayvillan@aol.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: 432 N. 11th St
Parcel ID #: 2409 501 0176 000 3
Type of Designation: Contributing Non-contributing Site within the Ft. Pierce Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

RECEIVED

JAN 16 2024

CITY OF FORT PIERCE
PLANNING & ZONING

Property Owner(s)
Name(s): Christopher Wilson, Sr.
Mailing Address: 432 N. 11th St., Ft. Pierce, FL 34950
Phone Number(s): _____ Email: _____

Applicant
Name(s): Ray Villanova , Villanova Construction Inc.
Mailing Address: 2908 Oleander Blvd, Ft. Pierce, FL 34950
Phone Number(s): 772 940 6654 Email: rayvillan@aol.com

Representative
Name(s): Ray Villanova
Mailing Address: 2908 Oleander Blvd, Ft. Pierce, FL 34982
Phone Number(s): 772 940 6654 Email: rayvillan@aol.com

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

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

Chris Wilson
Signature of Owner

1-10-24
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) REROOF

Other (describe) _____

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

Remove existing shingles, repair roof deck and gable ends. Install 30 year fiberglass shingles.

GAF

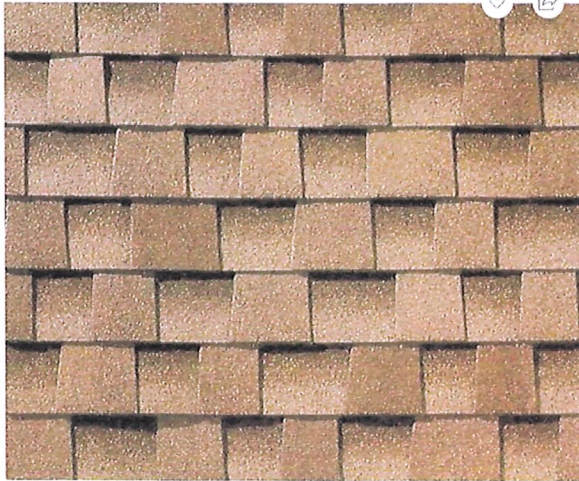
Have other alterations been made to the site within the last 12 months? No Yes, _____

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.

- GAF Timberline Roof Shingles Colors
- Timberline Roofing Color Gallery
- GAF Timberline HD Shingles
- Timberline Hdz Shingles
- GAF Hdz Shingles
- Timberline Ultra HD Shingles
- GAF Timberline Hdz Roof Shingles
- Asphalt



GAF Timberline Hdz Shakeswood Laminated Architectural Roof Shingles...

We took our signature #1-selling shingle, Timberline HDZ, and transformed it by strengthening the common bond and creating the largest nailing zone. Timberline HDZ Shingles have the same renowned Timberline quality and performance you know and love, with improved nailing accuracy and installation efficiency! Timberline...[See more below](#)

L Lowe's

\$39.06

Visit site

Description

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