



Bldg. Permit # _____

COA# 24-21

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 120 A.E. BACKUS AVENUE

Parcel ID #: 2410-503-0003-000-0

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): Patreece Frisbee

Mailing Address: 1440 Seaway Dr. Ft. Pierce, Florida 34949

Phone Number(s): 786-303-6862 Email: drfrisbee@sobewell.com

Applicant Name(s): Patreece Frisbee

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative Name(s): Mike Menard of Architectonic Inc.

Mailing Address: 806 Delaware Ave. Ft. Pierce, Florida 34950

Phone Number(s): 772 460 7751 Email: mmenard@architectonicinc.com

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

I / We, 1 Patreece Frisbee as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

2-27-24
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) construct addition to existing structure and build 3 new structures

Other (describe) _____

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

rehabilitate the existing structure and add an addition along with porch and pergla for business use

also construct 3 new two story cottages for vacation rentals

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): 125-197

reduction in setbacks and landscape buffers

increase in number of buildings (imposed by density constraints)

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.

PINEAPPLE COTTAGE

DR. PATRECE FRISBEE

03.24.24

Project Narrative:

We are pleased to share our plans to restore the historic Pineapple Cottage. Our vision is for this building to become a community space for joy, evolution, healing, and empowerment. Our intention with the project is to raise the consciousness of Fort Pierce and heal the divide by providing a space for belonging.

We plan to have two treatment rooms for various wellness services from local practitioners (for example: chiropractic, acupuncture, massage therapy). We will sell prepackaged food and drinks for these wellness clients. These will be health focused products and all non-alcoholic.

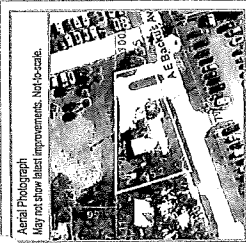
We will also create a 'connection room' for various types of community gathering such as: educational workshops, presentations, and art shows. The covered deck will serve as an outdoor extension to this space for these small gatherings.

On rare occasions we will host larger special events, which is why we have added a small 'kitchen' area. This kitchen will allow catering to happen for these special events. For these events, we can get a special events permit if needed. We want to note that the intention is not to run a cafe or bistro from the space.

We will improve the landscape and add plants that attract butterflies, hummingbirds, and other pollinators. We also hope to steward a small community garden for edible flowers and herbs.

We also propose to build three new carriage homes for short term rental. Where possible we aim to use sustainable and healthy building materials and processes.

We are excited for this space to reflect our values of inclusivity and care. Care for our community and care for our planet. Overall, we are delighted to turn this historic home into a space that the public can access in a positive and healthy way.

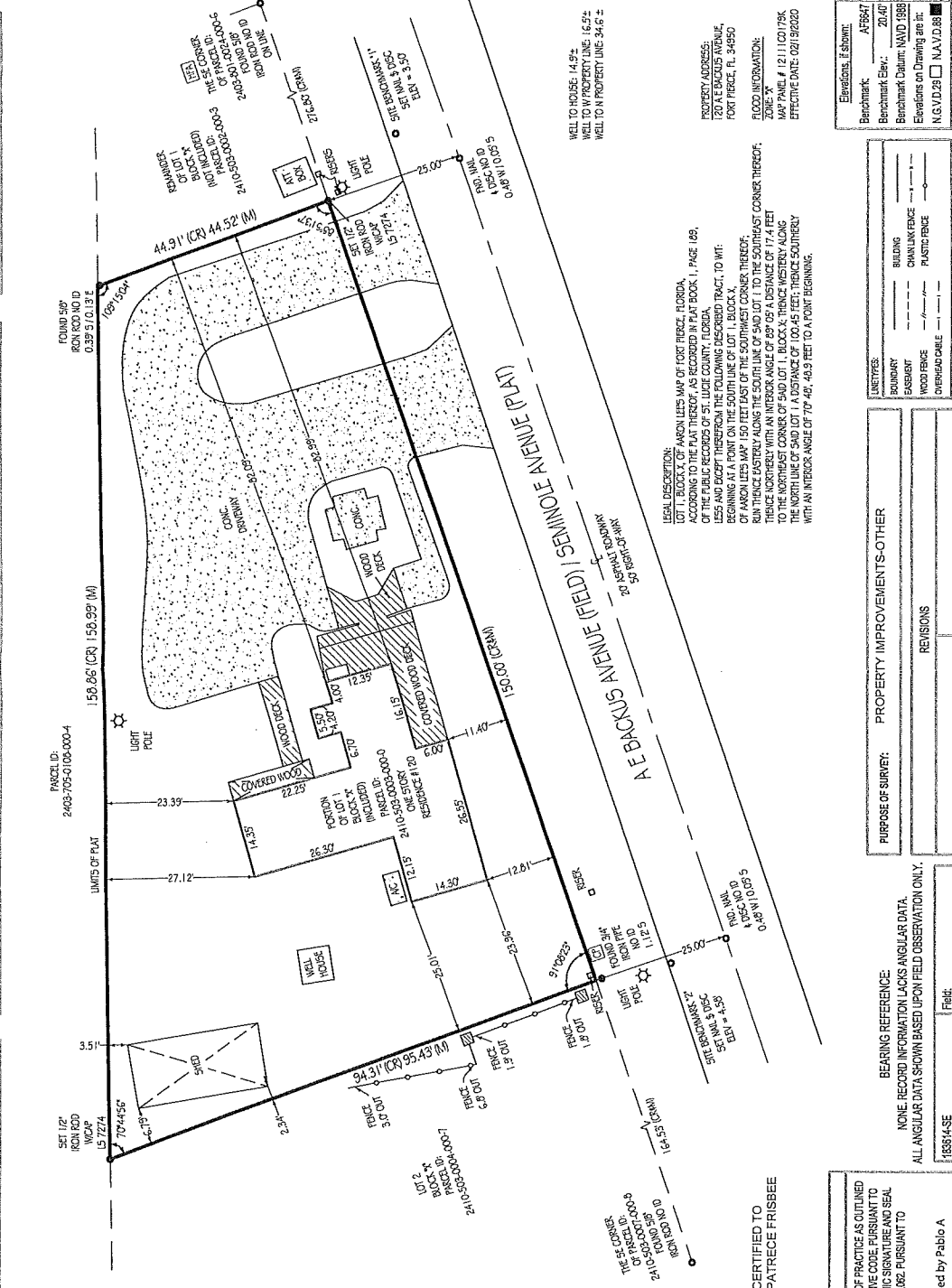


Aerial Photograph
May not show field improvements. Not-to-scale.

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERATE CORNER POINTS. FENCES ARE NOT TO BE REMOVED OR CHANGED UNLESS INDICATED BY THIS SURVEY.
- TO ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SWD FENCES FOR SUCH PURPOSES.
- DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1989 OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AS SHOWN ABOVE.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN SHOULD BE RECORDED IN ACCORDANCE UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS SET* HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED L.S. (LICENSED SURVEYOR) #4774.

LANDTEC
SURVEYING
and DESIGN
LICENSED BUSINESS No. 897



BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

LEGAL DESCRIPTION:
SECTION 12, TOWNSHIP 35S, RANGE 18E, SECTION 22, COUNTY OF ALACHUA, FLORIDA. PART OF THE PLAT HEREIN AS RECORDED IN PLAT BOOK 1, PAGE 168, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1, BLOCK X, OF MARION LEE MAP 50 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 89° 09' 09" A DISTANCE OF 17.4 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK X; THENCE WESTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK X WITH AN INTERIOR ANGLE OF 17° 48' 48.5" FEET TO A POINT BEGINNING.

PROPERTY ADDRESS:
20 A.E. BAGDAZ AVENUE,
FOOT PIERCE, FL. 34950

FLOOD INFORMATION:
ZONE "X"
FLOOD PANEL NO. 13011
EFFECTIVE DATE: 02/19/2020

BOUNDARY LINE TYPES:
BOUNDARY: ---
EASEMENT: - - -
WOOD FENCE: ---
OVERHEAD CABLE: ---

BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

PURPOSE OF SURVEY: PROPERTY IMPROVEMENTS-OTHER

REVISIONS:

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
-NO NOTABLE CONDITIONS FOUND.

TYPE OF SURVEY:

- BOUNDARY
- ALTIMETRY
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

PROVING INSTRUCTIONS:
WHEN PRINTING THIS FILE IN A MODEL, SELECT ACTUAL SIZE TO ENSURE CORRECT SIZING. DO NOT USE 50%.

ASSEMBLY LEGEND:
A = ARC LENGTH
C = CLEANOUT
CA = CENTRAL ANGLE
CIV = CABLE TV RISER
CH = CHORD DISTANCE
CONC = CONCRETE
CONC = CONCRETE
CIR = CIRCULAR FROM
DE = DRAINAGE EASEMENT
EL = ELEVATION
EM = ELECTRIC METER
FFE = FINISHED FLOOR ELEV.
FR = FOUND IRON ROD
R = RADIUS
RIS = RISE
TIP = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS - NOT TO SCALE:
WELL
LIGHT POLE
CATCH BASIN
FREE VORANT
HANDICAP PARKING SPACE
SEG. QTR. CORNER
SECTION CORNER

LEGAL DESCRIPTION:
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BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

PURPOSE OF SURVEY: PROPERTY IMPROVEMENTS-OTHER

REVISIONS:

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 45-17.051 & 45-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 45-17.066, PURSUANT TO SECTION 47.025, FLORIDA STATUTES.

Digitally signed by Pablo A. Alvarez
DN: c=US, o=Florida, st=FL, ou=Professional Surveyors and Mapper Registration, cn=Pablo A. Alvarez
Date: 2023.08.31 09:54:33 -0400

DATE: 8-31-2023

SIGNATURE:
PABLO ALVAREZ, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7101
I HAVE PRINTED OUT THE SIGNATURE AND ORIGINAL PAPER SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

ARCHITECT

Architectonic Inc
100 SW 15TH AVENUE
SUITE 100, FT. PIERCE, FLORIDA 34909
TEL: 888-467-7751
WWW.ARCHITECTONIC.COM

PROJECT

PINEAPPLE COTTAGE
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANT

REGISTRATION

REVISIONS

NO.	DATE	REVISION
1		
2		
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KEY PLAN

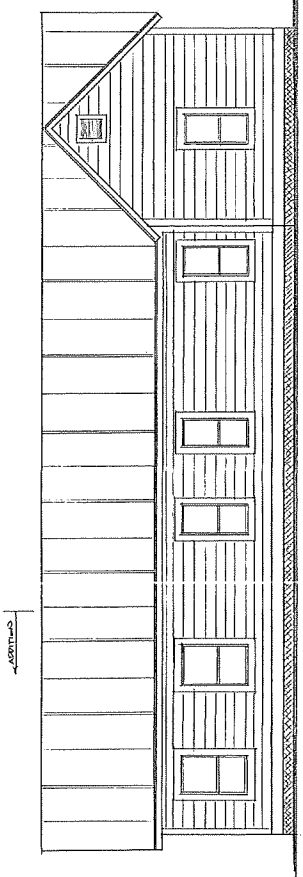
SHEET TITLE / SHEET NUMBER

A-4

PROPOSED ELEVATIONS

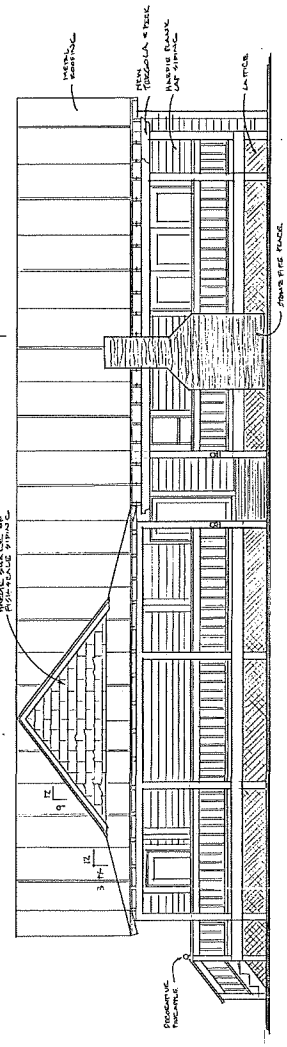
PROJECT NUMBER: 03-14-06-14
DATE

FOR OFFICE USE ONLY



WEST ELEVATION

1/4"



EAST ELEVATION

1/4"



ENERGYVUE® Double Hung Window

Swing positioned leader-by-side allow the window to close horizontally. An ideal choice for bathrooms, a nook, or other rooms of your home that require ventilation.

ENERGY EFFICIENT

Multi-chamber frame provides outstanding

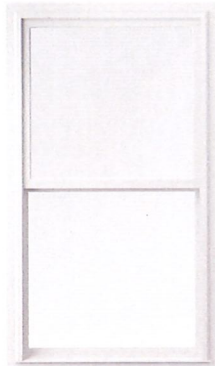
ADDED STRENGTH

Welded sash corners and

EASY CLEANING

1.5 inch sashes for easier cleaning of the

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Note: This tool only includes our most popular options. To get the full set and exact color matching, please ask your authorized PGT dealer.

Product Details

- Removable/telescopic top and bottom sashes allow for maximum ventilation and easy cleaning
- Welded sash corners create a strong seal for durability and longevity
- Stylish, low-profile, fit handles allow for easier lifting and window management
- Multi-chamber frame provides outstanding energy efficiency and helps lower energy bills

Grid Features

Product Options

Brochures

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ENERGY EFFICIENT



Preferred View Sliding Glass Door
SG234/2NS

ENERGY EFFICIENT



Casement Picture Window
PW5450

ENERGY EFFICIENT



Casement Window
CW5450

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Designed for exceptional durability, strength, and style

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ABOUT

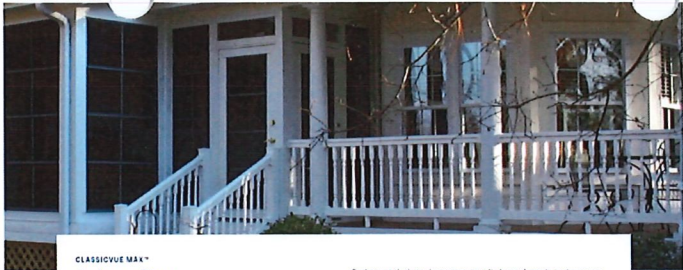
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CLASSICVUE MAX™ Cabana Door CDD83

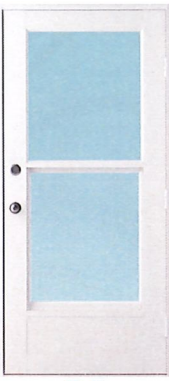
Featuring a sleek, modern appearance that complements contemporary homes, this door adds a beautiful touch to your porch, terrace or garage.

DURABLE CONSTRUCTION Engineered to resist rot and corrosion from salt.

DESIGN VERSATILITY Available with Single-Hung or Picture Window Inserts.

LOW MAINTENANCE Premium aluminum delivers performance.

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Note: This photo only includes our most popular options. To get the full list and exact color matching, please ask your authorized PGT dealer.

Product Details

- Available with Single-Hung or Picture Window Inserts. Single-Hung can be opened to allow air to enter, the non-opening Picture Window style maximizes light. Window inserts integrate smoothly into the door, creating a polished look. Canceled weather strip and installation cover covers deliver a clean appearance.

Grid Features Product Options Brochures

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WINGUARD™ ALUMINUM Casement Window CAA63



Premium Sliding Glass Door SDD639

PGT ClassicVue Max

Designed for exceptional durability, strength, and style

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Folding doors

Discover the benefits of folding doors for your home or business. They offer a seamless transition between indoor and outdoor spaces, maximizing natural light and ventilation.



See how others are using this product



- Bring the outside in and the inside out** - Maximize your living space with folding doors that can be opened or closed at will.
- What it's made of** - Choose from a variety of materials including aluminum, wood, and composite.
- Energy efficiency** - Many folding door systems feature energy-efficient glazing options to reduce heat loss.

Product options

Address hardware

Alloy | Anodized | Black | Bronze

1/2" x 1/2" | 1/2" x 3/4"

Buildings

L20 | L25 | 212 | 272

3027 | 3027

Ashley Norton

Alloy | Anodized | Black | Bronze

Charcoal | Espresso | Mahogany

F550

L25 | L25 | L25 | L25

Additional Hardware Options

Alloy | Anodized | Black | Bronze

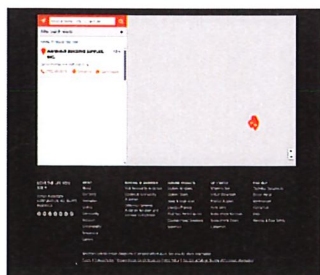
Charcoal | Espresso | Mahogany

See a project featuring this product

For professionals

Sliding

Photo gallery












PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
& FINE UP TO \$250.00







120







