



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

APR 24 2024

Building & Site Information

Address of the Site: 424 DOUGLAS CT
Parcel ID #: 2409-501-0199-000-0
Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District
 Individually Designated Site, City Commission Resolution No. _____

CITY OF FORT PIERCE
PLANNING & ZONING

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Eastern Capital Investments LLC/ John Morris, Jr.
Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820
Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.com

Applicant
Name(s): NJ Morris Holdings LLC dba Eastern Homes
Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820
Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.com

Representative
Name(s): John Morris, Jr.
Mailing Address: 16877 E Colonial Dr Ste 212, Orlando, FL 32820
Phone Number(s): 407-434-1384 Email: scheduling@eastern-homes.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.

Eastern Capital Investments LLC/John Morris, Jr.

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

Signature of Owner

03/21/2024

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) Construct new one story single family residence
- Other (describe) _____

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

Construct a new one-story single family residence

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.



131 W. BROADWAY ST
STE 1001
OVIEDO, FL 32765
OFFICE: (407) 542-4977
INFO@HNHSURVEY.COM
LB: 8291

LEGAL DESCRIPTION

LOT 07, BLOCK 07, PLAT BOOK 4 P. 07, LINCOLN PARK OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

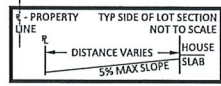
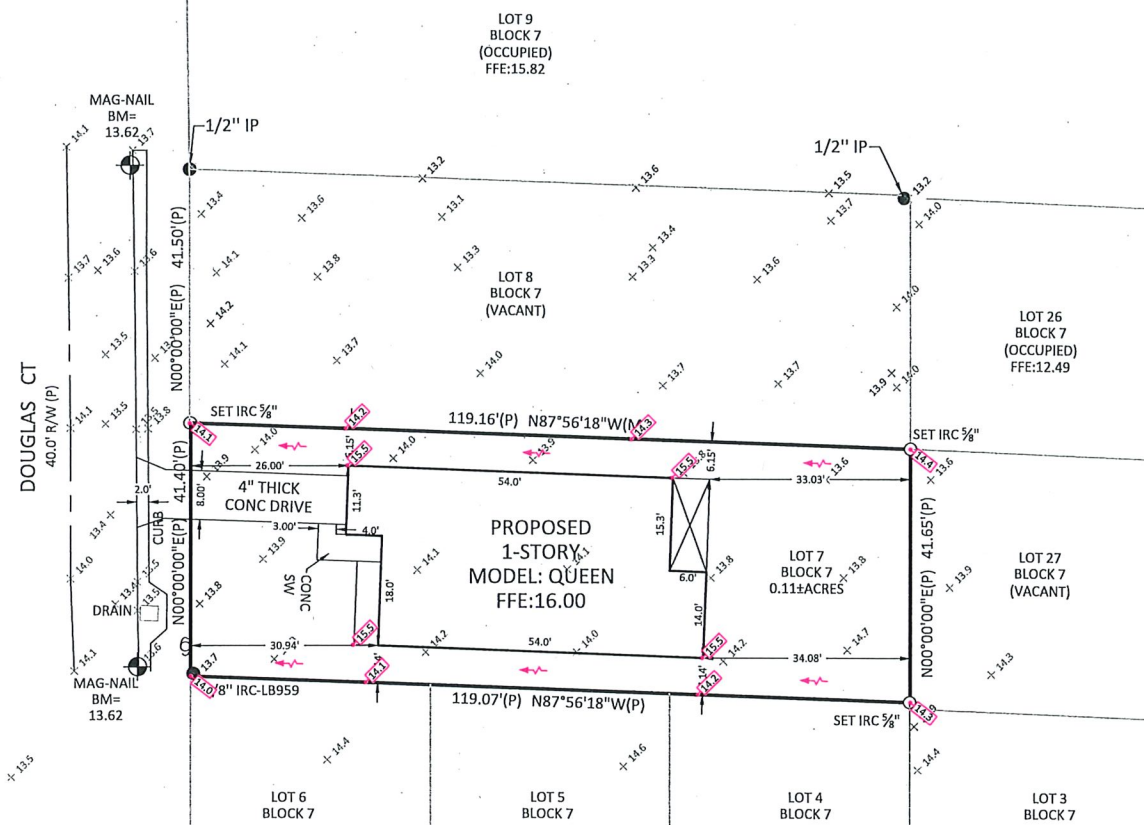
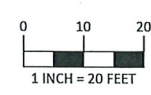
424 DOUGLAS CT, FORT PIERCE, FLORIDA 34950

JOB NUMBER

23-10-088-SP

SITE PLAN

DRAINAGE TYPE "A"



VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): STA1, STA2, & STA3.

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST PROPERTY LINE, BEING N00°00'00"E, PER PLAT.

LEGEND & SYMBOLS

- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- FND = FOUND
- SET = SET "LB 8291"
- IR(C) = IRON ROD [& CAP]
- N(L)D = NAIL [& DISK]
- CM = CONCRETE MONUMENT
- TYP = TYPICAL
- FFE = FINISHED FLOOR ELEVATION
- BFE = BASE FLOOD ELEVATION
- BSL = BUILDING SETBACK LINE
- BM = BENCHMARK
- PP = POWER POLE
- CONC = CONCRETE
- SW = SIDEWALK
- EP = EDGE OF PAVEMENT
- CMP = CORRUGATED METAL PIPE
- INV = INVERT
- R/W = RIGHT-OF-WAY
- A/C = AIR CONDITIONER
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- WBF = WOOD BOARD FENCE
- CLF = CHAIN LINKED FENCE
- WVF = WHITE VINYL FENCE
- HWF = HOG WIRE FENCE
- BWF = BARBED WIRE FENCE
- CLF = CHAIN LINKED FENCE
- SEPTIC / SEWER

FIELD DATE: 11/27/2023

FIELD CREW:

LOT SIZE:

CLIENT NAME: EASTERN HOMES

CLIENT FILE NUMBER:

SIGN DATE: 01/11/24

DRAFTER: P.O.

MODEL: QUEEN-LH

CERTIFICATIONS: Eastern Homes

FEMA FIRM INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FT. PIERCE, COMMUNITY NUMBER 120286, DATED 02/19/2020.

SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCES OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR, OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.

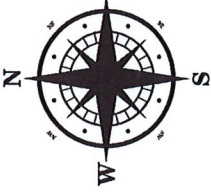


Digitally signed by Faun Hoffmeier
Date: 2024.01.15
15:21:13 -05'00'

FAUN HOFFMEIER
H&H SURVEY CONSULTANTS
AN EXACTA COMPANY

LS 6552
LB 8291





Eastern Homes

Let us guide you home

PARCEL I.D.#: 2409-501-0199-000-0

424 DOUGLAS COURT, FORT PIERCE, FL 34950



DESIGN STATEMENT:

THIS DRAWING MEETS THE STRUCTURAL REQUIREMENTS OF A.S.C.E. 7-16 AND THE FLORIDA BUILDING CODE 2020 (7TH EDITION)

THE MINIMUM DESIGN PRESSURES FOR M.F.R.S. ARE DETERMINED BY A.S.C.E. 7-16 CHAPTER 27, SECTION 27.5

PART 2: ENCLOSED SIMPLE DIAPHRAGM BUILDINGS

ROOF MEAN HEIGHT: 22 OR 16.52

DESIGN WIND SPEED: 160 MPH, RISK CATEGORY II

EXPOSURE CATEGORY C

WIND PRESSURE COEFFICIENT: +4, -18%

INTERIOR PRESSURE COEFFICIENT: +0.18%

WALLS: 4'-42.8 P.S.F.

ROOF: 4'-42.5 (based upon zone 3 pressures for all roof pitches)

THE MINIMUM DESIGN PRESSURES FOR COMPONENTS & CLADDING ARE DETERMINED BY A.S.C.E. 7-16 CHAPTER 30, SECTION 30.5

PART 2: LOW RISE BUILDINGS (SIMPLIFIED)

WALLS TABLE 30.5.1 P. 50 P.S.F. 30.5.2 S.F.

WALLS (ZONE 5) - 268.82 P.S.F. - 344.59 P.S.F.

ROOF PITCH 7-12 DEGREES

ROOF (ZONE 1) - 16.44 P.S.F. - 26.07 P.S.F.

ROOF (ZONE 3) - 16.44 P.S.F. - 50.50 P.S.F.

ROOF (ZONE 5) - 16.44 - 67.31 P.S.F.

LIVE LOADS:

- a. Attic, without storage: 10psf
- b. Attic with limited storage: 20psf
- c. Habitual attics (or winter storage): 30psf
- d. Balconies and decks (exterior): 40psf
- e. Garages and porches: 20psf
- f. Stairways and landings: 40psf
- g. Stairways and landings: 40psf
- h. Passenger vehicle garages: 30psf
- i. Rooms other than sleeping rooms: 40psf
- j. Sleeping rooms: 30psf
- k. Signs: 40psf

WINDOW AND DOOR DESIGN PRESSURES	DESIGN PRESSURE
WINDOW & DOOR AREA (SQ. FT.)	LESS THAN 20 SQUARE FEET
	-39.8 PSF
	GREATER THAN 20 & UP TO 50 SQ. FT.
	-37.0 PSF
	GREATER THAN 50 & UP TO 100 SQ. FT.
	-34.4 PSF
	GREATER THAN 100 & UP TO 500 SQ. FT.
	-31.8 PSF

BUILDING CODES:

JURISDICTION AUTHORITY:
CITY OF FORT PIERCE (BUILDING DIVISION)
300 ORANGE AVENUE
FORT PIERCE, FL 34954
(772) 467-3718

ADOPTED CODES:
BUILDING: FLORIDA BUILDING CODE - 2020 (W/ NO AMENDMENTS)
FIRE: FLORIDA FIRE PREVENTION CODE - 2020
PLUMBING: FLORIDA BUILDING CODE - PLUMBING - 2020
MECHANICAL: FLORIDA BUILDING CODE - MECHANICAL - 2020
ELECTRICAL: FLORIDA BUILDING CODE - BUILDING - 2017
ACCESSIBILITY: INTERNATIONAL BUILDING CODE (IBC) 2020
CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
ENERGY: FLORIDA BUILDING CODE - BUILDING - CODE CHAPTER 19 - (FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION)

SCOPE OF WORK:

NEW SINGLE FAMILY HOUSE

CONTACT INFORMATION:

BUILDING DESIGNER:
NICE PLANS
1517 INDIANA AVENUE
WINTER PARK, FL 32789
CELL: (407) 739-1933
CONTACT: JOE LEPORE

BUILDER:
NJ MORRIS HOLDINGS DBA EASTERN-HOMES
JOHN MORRIS
CELL: (772) 971-5669
EMAIL: INFO@EASTERN-HOMES.COM

ENGINEER:
JOE SIMMONS III, P.E. # 52101
7619 GRAMERCY DRIVE
ORLANDO, FL 32818
PHONE: (407) 454-1890
EMAIL: JOESIMMONS@GMAIL.COM
CONTACT: JOE SIMMONS



FOOTAGE:
A/C LIVING 1,335 sq. feet
GARAGE 226 sq. feet
COV. ENTRY 72 sq. feet
LANAI 92 sq. feet
TOTAL 1,725 sq. feet

DRAWING INDEX:

A1	COVER
A2	FOUNDATION
A3	MASONRY
A4	FLOOR
A5	ELEVATIONS
A6	DETAILS
E1	ELECTRICAL

QUEEN
COVER

424 DOUGLAS COURT
FT. PIERCE, FL 34950

THIS DRAWING HAS BEEN ELECTRONICALLY
SIGNATURED BY JOE SIMMONS III, P.E.
A PROFESSIONAL ENGINEER IN THE STATE OF
FLORIDA. LICENSE NO. 12271. DATE OF
SIGNATURE: 08/14/2024. THE USER HAS
BEEN IDENTIFIED ON ANY ELECTRONIC COPIES.

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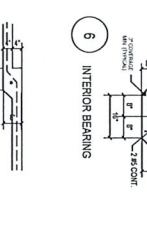
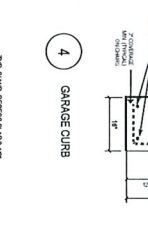
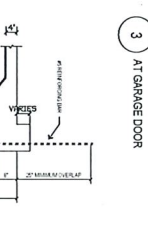
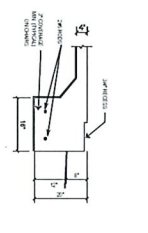
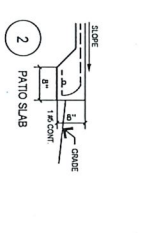
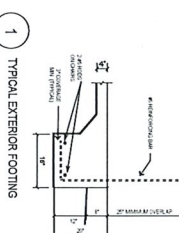
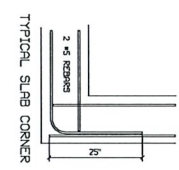
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FOUNDATION NOTES

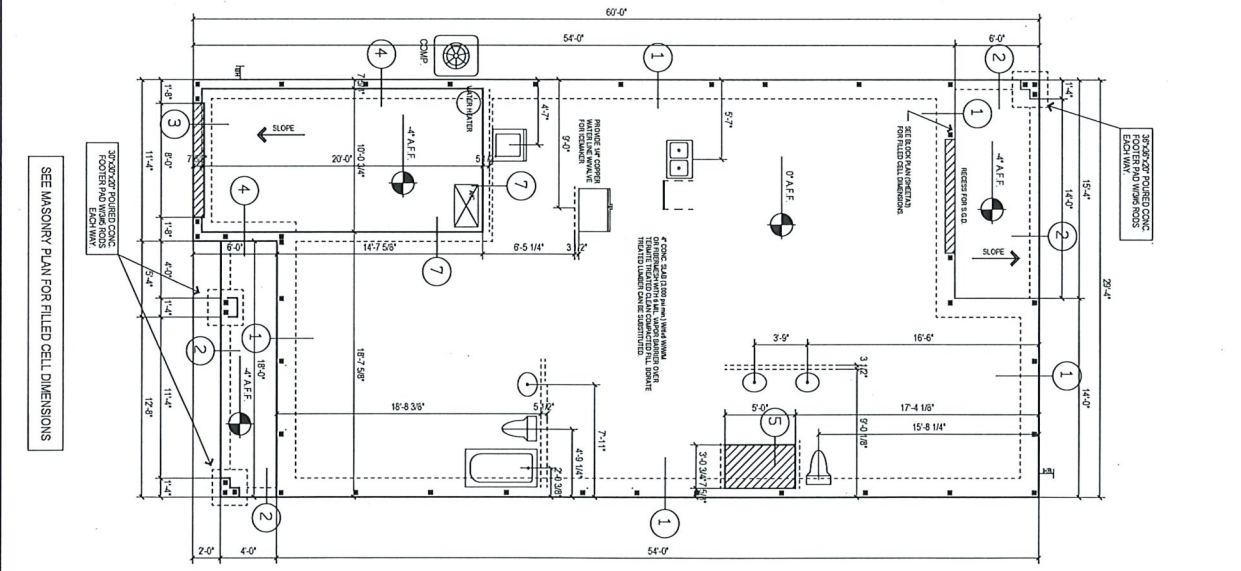
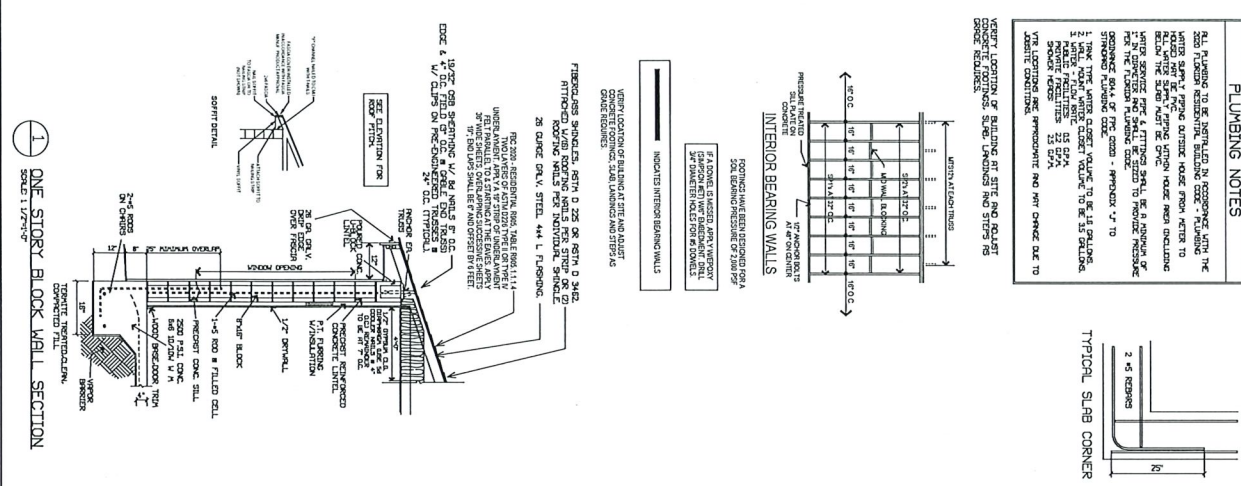
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 24 HOURS OF POURING.
2. REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DOMESTIC BILLET STEEL CONFORMING TO ASTM A603.
4. UNLESS SPECIFIC NOTED, ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
5. SLAB SHALL HAVE A 3" MIN. FILLER BENEATH THE REINFORCING STEEL TO PREVENT CONTACT WITH THE FORMWORK.
6. ALL REINFORCING STEEL SHALL BE TYPED "A" OR "B" CONFORMING TO ASTM A603.
7. VERTICAL REINFORCING STEEL SHALL BE #3 UNLESS OTHERWISE NOTED.
8. ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
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PLUMBING NOTES

1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODES AND REGULATIONS.
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1. ONE STORY BLOCK WALL SECTION
SCALE: 1/2"=1'-0"



Queen Foundation

424 DOUGLAS COURT
FT. PIERCE, FL 34950

Queen Foundation

Eastern Homes
Let us make you home

1111 BONA FIDE
WATER PARK, FL 33188
407-756-1932

A2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GUYEN ENHONG ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE PROVIDED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED UNLESS THE SIGNATURE CAN BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE	BY	REVISION
1	1/24/23

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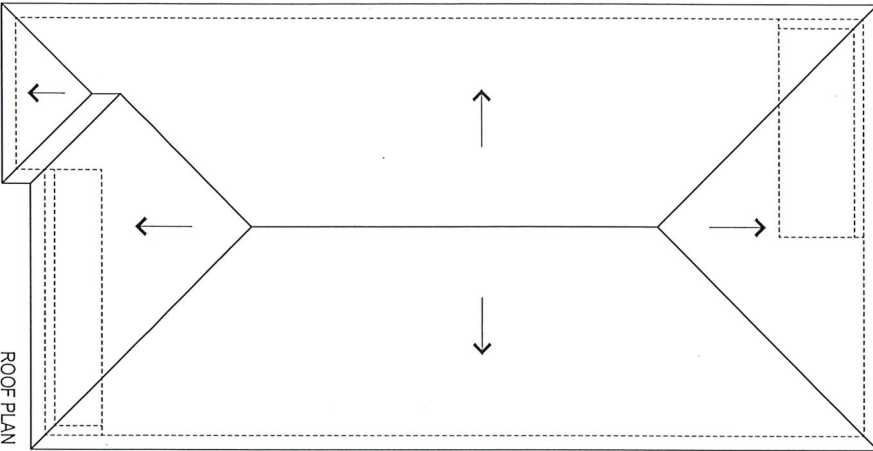
MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGNERS

UNLESS OTHERWISE NOTED:

1. USE HET/16 (1810#) CNU TO TRUSSES, JOISTS & BEAMS.
2. USE LST/30 (1810#) OR HTS20 (1450#) FRAME TO TRUSSES.
3. USE MTS/12 (100#) FRAME TO TRUSSES.
4. USE HUS/26 (1926#) AS PLY HANGER & HUS/26-2 (2155#) AS 2 PLY HANGER.
5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PILES IN GRODOR OR BEAM.
6. ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS.
7. LINTEL STRAP MISSING, APPLY (1) HTSM16 W/41/472 1/4 TAPCONS FOR 1.75 LBS & (2) HTSM16 (875#) FOR 2.50 LBS UPLIFT.
8. MSTA36 (205#) & HTS20 (1450#) MAY BE INTERCHANGED.
9. ALL GANGED (MULTIPLE) STUDS TO HAVE SP4. ALSO SP4 MAY BE USED IN LIEU OF SP1 & SP2.
10. PROVIDE HIP ROOF DECK SUPPORT PER APA GUIDELINES.

*HT4, HT5, MGT WIRE DIAM ANCHOR BOLTS W/ EMBEDMENT. ALL STRAPPING HARDWARE TO P.T. LUMBER TO BE GALVANIZED.

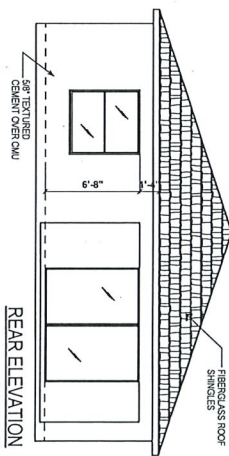
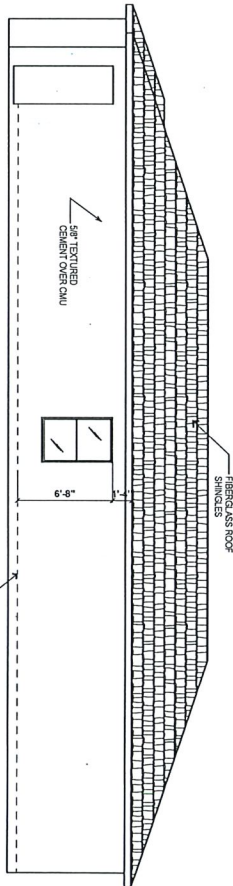
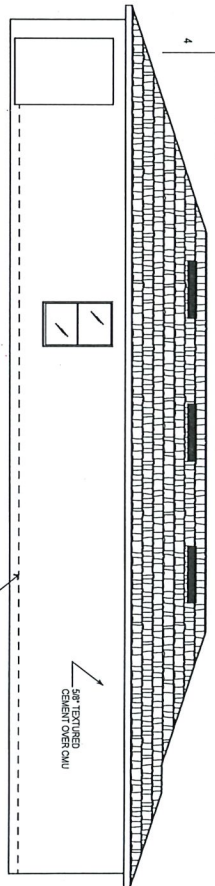
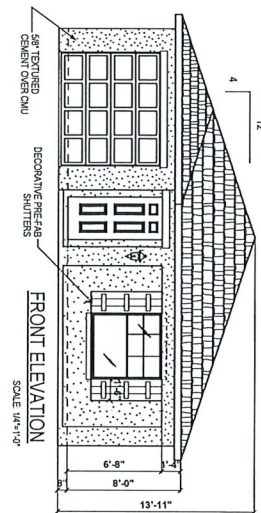
OWNER OF RECORD WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD.



EXTERIOR FINISHES

ALL EXTERIOR FINISHES SHALL BE APPLIED ACCORDING WITH RESPECTIVE MANUFACTURER'S GUIDELINES, SPECIFICATIONS, OR INSTALLATION INSTRUCTIONS.

VENT CALC. 1726 SQUARE FEET OF ROOF PROVIDE MIN 172 SQUARE FEET OF ROOF VENTS.



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A5

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424 DOUGLAS COURT
FT. PIERCE, FL 34950

QUEEN ELEVATIONS

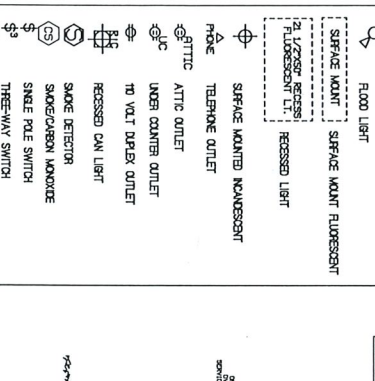
Professional Engineer #21101
Engineer: JOSHUA SPANGLER
Date: 08/11/2023
Project: Queen Elevation
Scale: 1/4\"/>



- DISCONNECT
- SPRINKLER
- 200 VOLT OUTLET
- DOOR BELL CHIME
- GROUND FAULT OUTLET
- EXHAUST FAN THROUGH ROOF
- CEILING OUTLET
- 24" FLOURESCENT LIGHT
- FAN / LIGHT CASING
- FLOOD LIGHT
- SURFACE MOUNT FLOURESCENT
- 24" FLOURESCENT LIGHT
- RECESSED LIGHT
- SURFACE MOUNT MANAGEMENT
- PHONE TELEPHONE OUTLET
- ATTIC ATTIC OUTLET
- UNDER COUNTER OUTLET
- TO VOLT DRAPEX OUTLET
- RECESSED DOWN LIGHT
- SMOKE DETECTOR
- SMOKE/CO/HEAT MONITOR
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DOUBLE TV OUTLET
- WEATHER PROOF OUTLET
- CEILING FAN / LIGHT CASING
- INTERCOM BASE

ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

1) THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE LOCAL POWER PROVIDER THE LOCATION OF SERVICE AND SHALL LOCATE METER AND PANELS AS REQUIRED FOR SERVICE AND EQUIPMENT WITH EQUIPMENT. 2) VERIFY ALL CONDUITS AND BRANCHES WITH EQUIPMENT. 3) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 4) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 5) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 6) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 7) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 8) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 9) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT. 10) VERIFY ALL BRANCH CIRCUITS WITH EQUIPMENT.

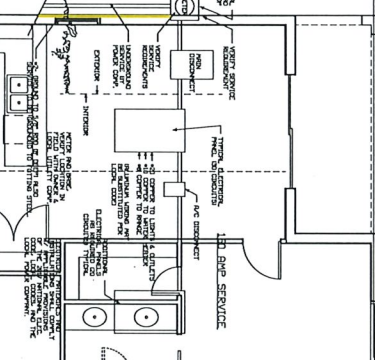


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E1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY ASHLEY SIMMONS ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT	34950
DATE	11/23/23
DESIGNER	ASHLEY SIMMONS
CHECKED	ASHLEY SIMMONS
DATE	11/23/23
SCALE	1/4" = 1'-0"

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FT. PIERCE, FL 34950

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ELECTRICAL**

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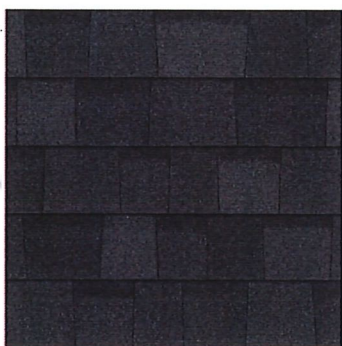
MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGNERS



House Base

SW 7005
Pure White
Expert Pick

Roof



Soffit/Trim/Exterior Doors

SW 6258
Tricorn Black

