

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Tuesday, May 28, 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 April 22, 2024 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #24-29 - Fence, Deck and Handicap Access Ramp - 109 Fishermans Wharf
 - b. Certificate of Appropriateness #24-28 - Fence - 655 N. 2nd Street
 - c. Certificate of Appropriateness #24-23 - Single Family Residence - 426 Douglas Court
 - d. Certificate of Appropriateness #24-24 - Single Family Residence - 424 Douglas Court
 - e. Certificate of Appropriateness #24-27 - Rehabilitation - 515 N. 14th Street
 - f. Certificate of Appropriateness #24-25 - Residential Duplex - 426 N. 14th Street

6. **NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - April 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: 05/28/2024

Information

REQUESTED ACTION

Minutes from the April 22, 2024 meeting

SUMMARY

N/A

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

To approve or approve with changes.

Attachments

Historic Preservation Board Minutes 4/22/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/26/2024 01:27 PM

Final Approval Date: 04/26/2024

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 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

Present: Andrea Anicito; KeAndrea Davis; Betty Jo Starke; Patrece Frisbee; Anthony Westbury; Minnie Spivey; Charlie Hayek, Chairman

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

4. APPROVAL OF MINUTES

- a. Minutes from the March 25, 2024 meeting

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the minutes from the March 25, 2024, meeting.

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

Passed

5. PUBLIC HEARINGS

a. **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.

The City Attorney explained the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's 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. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

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. Starke - no
Dr. Frisbee - no
Mr. Westbury - no
Ms. Spivey - no
Ms. Anicito - no
Ms. Davis - no
Chairman Hayek - no

Chairman Hayek opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided the history and architectural significance of the church. She explained the request was presented to the Board at the January 22, 2024, meeting and the Board requested the sign look more like the architecture of the church. Ms. Lewicka said the new design of the sign has the same colors as the church, along with an architectural foam topper that looks like a stucco finish. Ms. Lewicka provided the Secretary of Interior Standards for consideration along with the Design Review standards. She stated it is important that the design scheme is consistent and compatible with the distinctive architecture of the church.

Board questions for staff: Ms. Davis asked if the sign blocked the view of the street. Dr. Frisbee asked if the sign would be an obstacle to pedestrian traffic. Chairman Hayek asked if anything else on the sign changed beside the top facade.

Applicant Presentation: Gregg Rosslow, Chairman of Trustees for the First United Methodist Church, sworn, stated the church sidewalk area used to be grass and the city put pavers all the way up to the building. He said in addition to the top portion of the sign, the trim around the street address was added, and the sign trim matches the wall and trim color of the

church. Mr. Rosslow noted the street view picture of the sign is not correct. The sign is actually smaller than what is shown. He said the sign would announce events the church is doing in the community and also be a message board. Mr. Rosslow said the topper on the sign is made of tough architectural foam.

Board questions for Applicant: Chairman Hayek asked if the trim around the address was made of architectural foam.

Public comment: none

Staff final comments: none

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

Comments by the Board: Ms. Anicito said the electrical box doesn't impact the sidewalk any more than the sign would.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve Certificate of Appropriateness 24-03 for a monument sign located at 616 Orange Avenue.

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

Passed

b. **Certificate of Appropriateness 24- 20 - Demolition of Accessory Structure and New Kitchen Facility - 239 S. Indian River Drive**

The clerk introduced Certificate of Appropriateness 24-20 for the demolition of an accessory structure and a new kitchen facility located at 239 S. Indian River Drive.

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:

Dr. Frisbee - no
Mr. Westbury - no
Ms. Spivey - no
Ms. Anicito - no
Ms. Davis - no
Ms. Starke - no
Chairman Hayek - no

Chairman Hayek opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated the Boston House has been in front of

the Board multiple times. She said the last application was for the addition of the open bar building. Ms. Lewicka stated the applicant is requesting approval for the demolition of the non-contributing accessory building and construction of a new structure, for a small kitchen facility, in lieu of using the existing accessory building. She provided the history of the Boston House and showed pictures of the new site plan with the proposed kitchen facility. Ms. Lewicka noted that although the modern simplicity of the proposed building does not incorporate design characteristics of the Boston House, the building will be located behind the main buildings and practically invisible from the street view.

Board questions for staff: Chairman Hayek asked if there was a common wall between the new kitchen addition and the bar building.

Applicant Presentation: Michael Jacquin, Applicant Representative from Jacquin & Sons, sworn, said there were many things done in the Boston House prior to him getting involved. He stated an investigation was done to check and see if the structure as a whole was structurally sound. The pictures taken showed there was no foundation and there were other compounding issues. Therefore, the kitchen will be its own freestanding building with possible roof connectivity to the bar building. Mr. Jacquin highlighted no neighbors will be impacted from where the new building is located.

Board questions for Applicant: Mr. Westbury asked if the glass elevator would remain on the side of the building to access the ADA bathrooms on the 2nd floor. Ms. Starke asked how the food would get from the kitchen to the existing building.

Public comment: Mike Menard, Architectonic, sworn, stated several years ago they were the architect for the renovation of the Boston House, which included exterior stairs, interior renovations, kitchen renovation for the first floor, vertical accessibility wheelchair lift, ADA bathrooms on the first and second level and a 2nd story glass elevator.

Staff final comments: none

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

Comments by the Board: none

Motion was made by KeAndrea Davis, and seconded by Minnie Spivey to approve Certificate of Appropriateness 24- 20 for the demolition of an accessory structure and new kitchen facility located at 239 S. Indian River Drive.

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

Passed

c. **Certificate of Appropriateness 24-19 - Carport with Variance - 712 Beach Court**

The clerk introduced Certificate of Appropriateness 24-19 for a carport with a Variance located at 712 Beach Court.

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:

Mr. Westbury - yes
Ms. Spivey - no
Ms. Anicito - no
Ms. Davis - no
Ms. Starke - no
Dr. Frisbee - no
Chairman Hayek - no

Chairman Hayek opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided the history and architectural significance of the structure. She stated the applicant is requesting approval for the addition of a carport at the front of the house. The proposed carport will have a wood framed structure with a metal roof corresponding with the current style and architecture of the house and the color will match the front porch. Ms. Lewicka said the requested carport location requires a variance to deviate from the front yard setback of 25 feet whereas the proposed depth of the front yard setback is 13 feet. Ms. Lewicka concluded that the proposed structure, although encroaching in to the required setback, is light and open and does not create a visual barrier.

Board questions for staff: Dr. Frisbee asked about the setback distance to similar structures near the subject's property.

Applicant Presentation: James K. Jones, owner, sworn, said the pictures of the similar structures are less than the 25-foot setback. He stated the proposed carport would add value to the house and the neighborhood. He said the building code allows the freestanding carport, and he spoke to his neighbors, and they all liked it.

Board questions for Applicant: Chairman Hayek asked if a metal roof would be used on the carport.

Public comment: Mike Menard, Architectonic, sworn, stated he worked on the picture shown for the project on Delaware Avenue, and he provided the setbacks.

Staff final comments: none

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

Comments by the Board: none

Motion was made by Anthony Westbury, and seconded by KeAndrea Davis to approve Certificate of Appropriateness 24-19 for a carport with a Variance located at 712 Beach Court.

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

Passed

d. **Certificate of Appropriateness 24-21 - Addition and Three (3) New Residential Structures with Variances - 120 A.E. Backus Avenue (Avenue C)**

The clerk introduced Certificate of Appropriateness 24-21 for an addition and three (3) new residential structures with Variances located at 120 A.E. Backus Avenue (Avenue C)

Dr. Frisbee recused herself.

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. Spivey - no
Ms. Anicito - no
Ms. Davis - no
Ms. Starke - no
Mr. Westbury - no
Chairman Hayek - no

Chairman Hayek opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on the item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided the background and architectural significance of the site. She said the applicant is requesting approval for the rehabilitation of the existing structure and addition of a new porch and a pergola for business use and construction of three (3) two-story cottages for vacation rental. Ms. Lewicka stated the applicant is also requesting variances to reduce the side setback from five (5) feet to two (2) feet and the front setback from six (6) feet to five (5) feet. She also said the applicant is requesting variances to reduce the landscaping buffers from 10 feet to 1 foot, 1 foot 6 inches, 2 feet and 4 feet. Ms. Lewicka gave an overview of the project narrative and landscape plan, and she showed the cottage colors, elevations and floor plans. Ms. Lewicka concluded the requested project, although interesting and architecturally well-designed, stretches the site's ability to accommodate all the desired elements of the proposal and requires multiple variances from the land development and landscaping code.

Ms. Lewicka explained that with a variance, letters are sent to the neighboring properties. She said she received a letter back from Fort Pierce Main Street and the major concern was that the live oak on the property was not shown on the survey. Ms. Lewicka stated it is hard to tell which property the live oak is on and with the new construction of the three cottages only being two feet away, the live oak will not survive.

Board questions for staff: Chairman Hayek asked if each cottage home could be the same setback from the property line. Chairman Hayek asked what kind of fence was being proposed on the west side. Ms. Anicito asked if there is a precedent for cottage #1 being on the front of the property, and she asked if the main building was a single story. Chairman Hayek asked if the site is large enough to have four dwelling units.

Applicant Presentation: Mike Menard, Architectonic, Applicant Representative, sworn, asked what the letter from Fort Pierce Mainstreet stated. Mr. Menard said the existing structure and the porch and the relocation of the stairs encroaches on the landscape buffer. He said they would be providing a sidewalk down A.E. Backus Avenue. Mr. Menard noted the existing driveway configuration does not meet the city code and there are only two parking spaces, and it is being reconfigured using permeable pavers for drainage. The existing ficus landscaping will be removed. He said it is close to the structure and will ruin the foundation and the structure in a heart beat. On the west side of the property, the fence currently jogs between Cottage #1 and Cottage #2 and on the property line is a giant oak tree that will not be removed, but will be trimmed and maintained. Mr. Menard said he would shift cottages #2 and #3 to the front to maintain the five-foot setback. He said the function of the site is to make it more of a botanical type garden healing facility with acupuncture and massages and natural activities. The pergola will have a vine-type roof. Trees can be added by the fountain for more landscaping and in front of cottages #2 and #3. At full capacity there will be two parking spaces for the cottages.

Board questions for Applicant: Chairman Hayek asked if he could shift the cottages to make them work and the minimum setback he could work with. He also asked if the client would be willing to put up a 6-foot wood fence instead of a 4-foot fence. Ms. Starke asked about the species of ficus tree. Ms. Davis asked if he was willing to change what was submitted. Chairman Hayek asked if the cottages are being built on continuous footers or piers. Ms. Anicito asked if Cottage #1 could be moved to where the fountain is located in order to meet the setback requirement. Ms. Starke asked if the project could happen with only two cottages. Ms. Davis asked why the original request was for a 2-foot setback on all three cottages. Ms. Anicito asked how close together the cottages are and if there is any fire code that prevents how close together they are.

Public comment: Kim Freetly, owner of Palm Sport and Wellness, sworn, spoke in favor of the application. Douglas Granfield, sworn, spoke in favor of the application. Michelle Joseph, sworn, spoke in favor of the application. Dr. Ginetta Bernard, sworn, spoke in favor of the application.

Applicant final comments: none

Staff final comments: Mr. Freeman said, based on the Secretary of Interior Standards, the Board can incorporate conditions that set out what variances from the setback are being approved and provide a quantitative number of trees needed and what type of trees are going to be planted.

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

Comments by the Board: Chairman Hayek clarified with Mr. Menard on what is needed for the side setback on cottage #1. He asked staff if the applicant would have to come back for the architecture of the cottages. Ms. Starke said she wants the property to meet the Edgartown code for setbacks and landscaping and use native vegetation. She noted the space would be cramped and not a lush lure. Ms. Anicito said there is not enough space for all the landscape. Chairman Hayek said there will not be much room for trees on the west side because of the 6-foot fence and the massing of the buildings.

Motion was made by KeAndrea Davis, and seconded by Andrea Anicito to approve Certificate of Appropriateness 24-21 for an addition and three (3) new residential structures located at 120 A.E. Backus Avenue (Avenue C) with the following Variances and conditions:

1. Variance to deviate from City Code Section 125-197 to reduce side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan for cottage #1.
2. Variance to deviate from City Code Section 123-37 to reduce the landscaping buffers from 10'-0" to 1'-0", 1'-6", 2'-0" and 4'-0" as indicated on the plot plan with variance from landscape standards for these areas.
3. Install a 6-foot-high fence on the west side of the property.

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

Other: Patrece Frisbee (ABSTAIN)

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - March 2024

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Andrea Anicito, and seconded by Betty Jo Starke to elect Ms. Davis as Chair.

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

Passed

Motion was made by KeAndrea Davis, and seconded by Betty Jo Starke to elect Ms. Anicito as Vice-Chair.

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

Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. CONSIDERATION OF ABSENCES

All members were in attendance.

10. ADJOURNMENT



APRIL 22, 2024

COA 24-21

Owner

Patrece Frisbee

Representative

Mike Menard of Architectonic, Inc

Location

120 AE Backus Avenue/
 Avenue C

Parcel ID

2410-503-0003-000-0

Historic Status

This is a contributing structure located in the Edgartown Historic District, recently used as an office .

Recommendation

Approval/Approval with conditions /Denial

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT PROPERTY

B A C K G R O U N D

The subject site is a contributing property located within the Edgartown Historic District and Edgartown Settlement (ES) Zoning District. The St. Lucie County Property Appraiser’s Record Card indicates the subject structure was built as a private residence in 1901 while the Florida Master Site File shows the structure being built in 1920.

A R C H I T E C T U R A L S I G N I F I C A N C E

This one-story wood frame building embodies the characteristics of a Frame Vernacular styling expressed by a cross gable roof, offset entrance and veranda. The porch has a hip roof supported by posts. Alternations consist of the metal windows which have been installed in place of the original wooden sash.

R E Q U E S T

The applicant is requesting approval of a COA to allow for the following additions:

- Rehabilitation of the existing structure and addition of a new porch and pergola for business use.
- Construction of 3 two-story cottages for vacation rental.

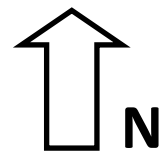
VARIANCE REQUEST

The applicant also requested the following variances:

- Variance to deviate from City Code Section 125-197 to reduce side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan.
- Variance to deviate from City Code Section 123-37 to reduce the landscaping buffers from 10'-0" to 1'-0", 1'-6", 2'-0" and 4'-0" as indicated on the plot plan with variance from Landscape standards for these areas.



SUBJECT PROPERTY- AERIAL VIEW



P R O J E C T N A R R A T I V E :

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.

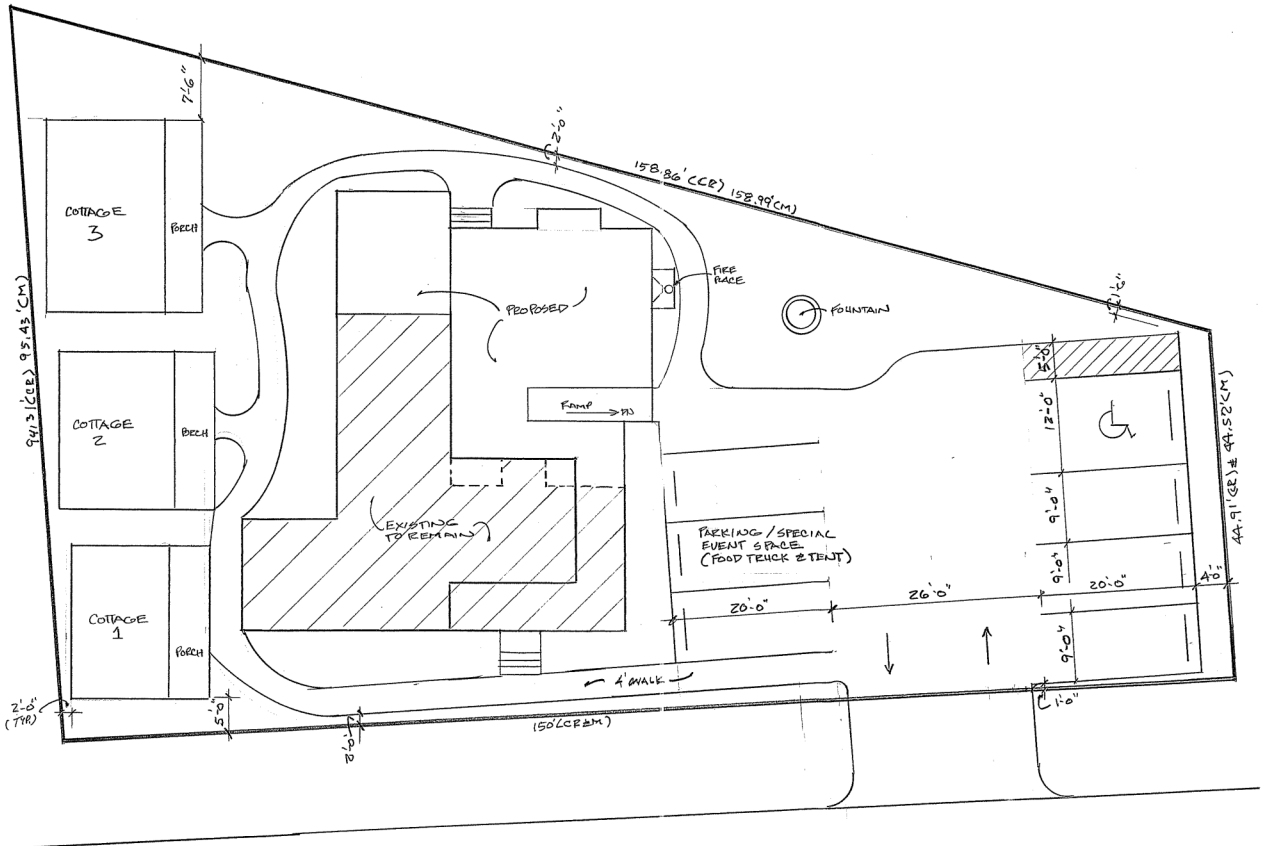
We will also create a 'connection room' for various types of community gathering such as: educational workshops, presentations, and art shows. The covered deck will serve as an outdoor extension to this space for these small gatherings.

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.

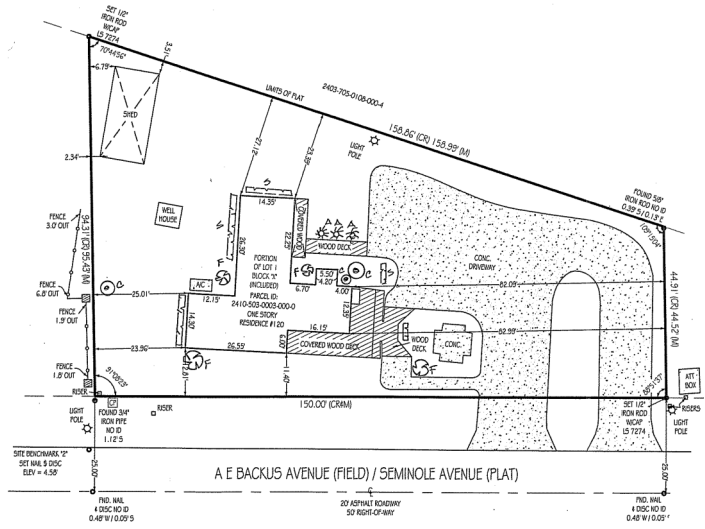
We will improve the landscape and add plants that attract butterflies, hummingbirds, and other pollinators. We also hope to steward a small community garden for edible flowers and herbs.

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.

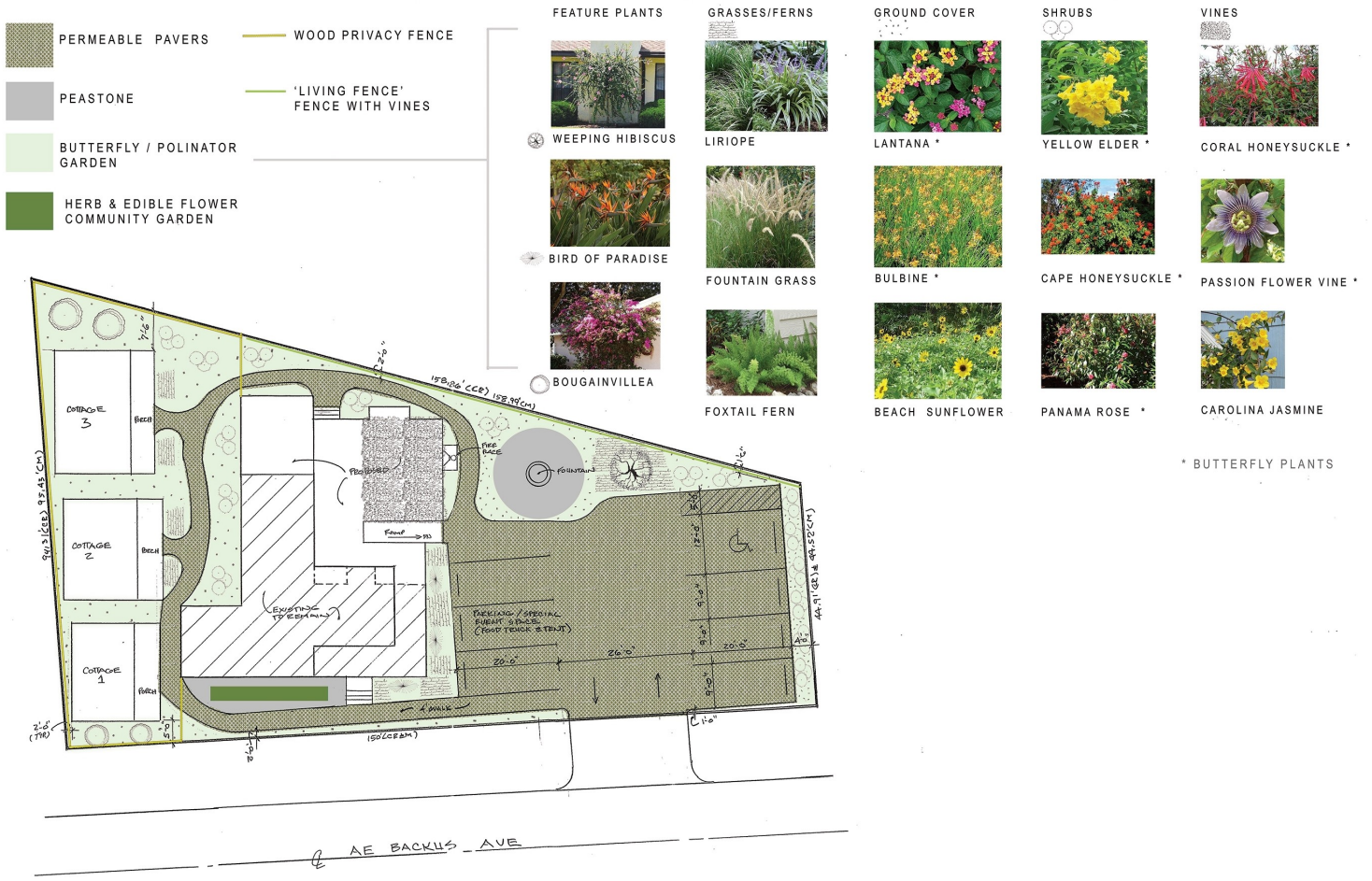
We are excited for this space to reflect our values of inclusivity and care. Care for our community and care for our planet. Overall, we are delighted to turn this historic home into a space that the public can access in a positive and healthy way.



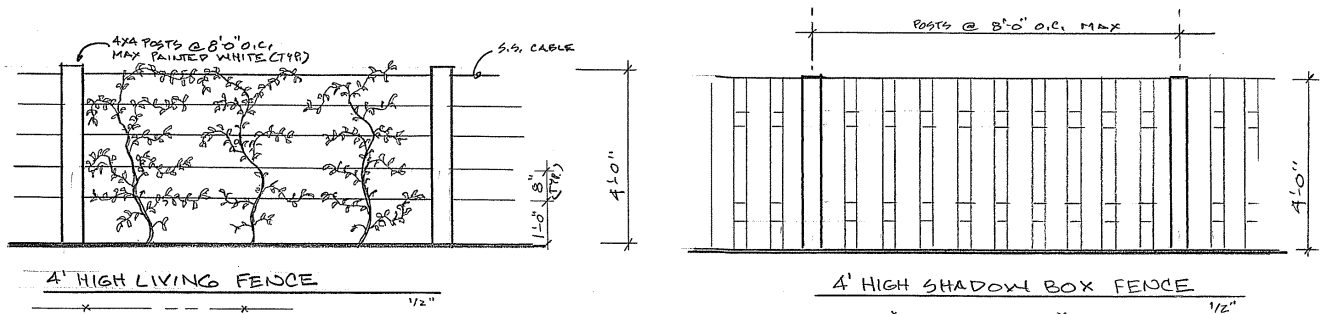
PLOT PLAN
 INFORMATION TAKEN FROM SURVEY PROVIDED BY THE OWNER
 1" = 10'



PROPOSED AND EXISTING SITE PLAN



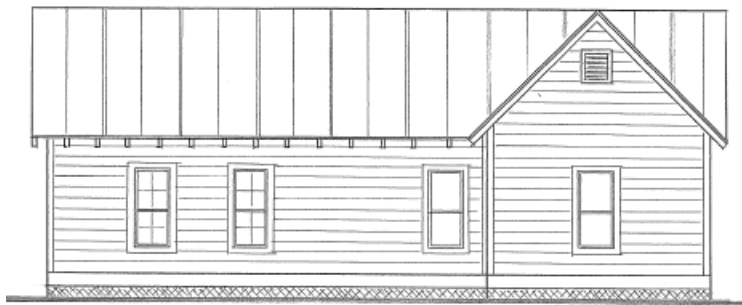
PROPOSED LANDSCAPE PLAN



PROPOSED FENCES



SOUTH ELEVATION



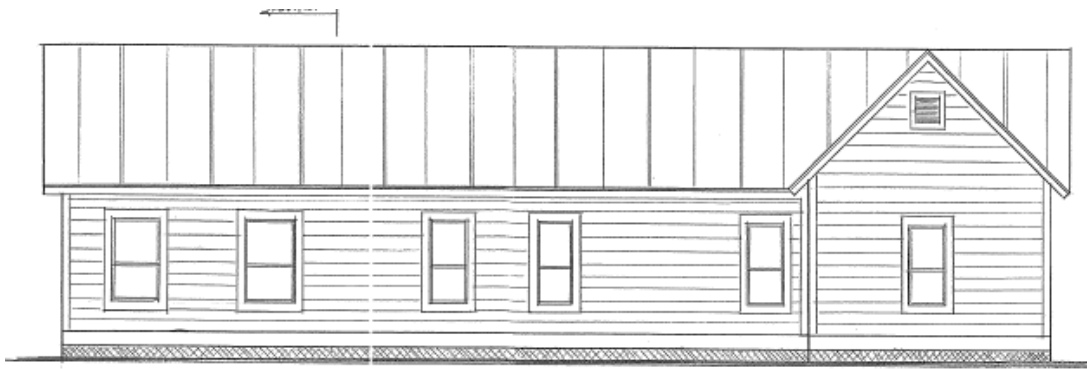
WEST ELEVATION



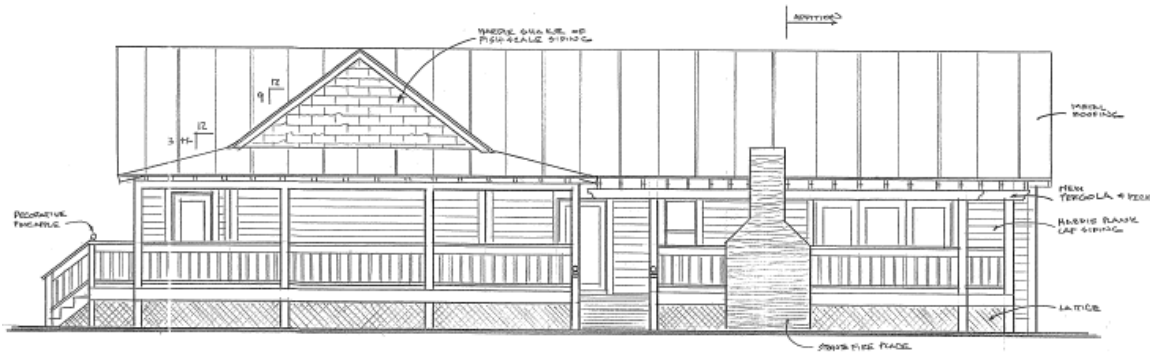
NORTH ELEVATION



EAST ELEVATION



PROPOSED WEST ELEVATION



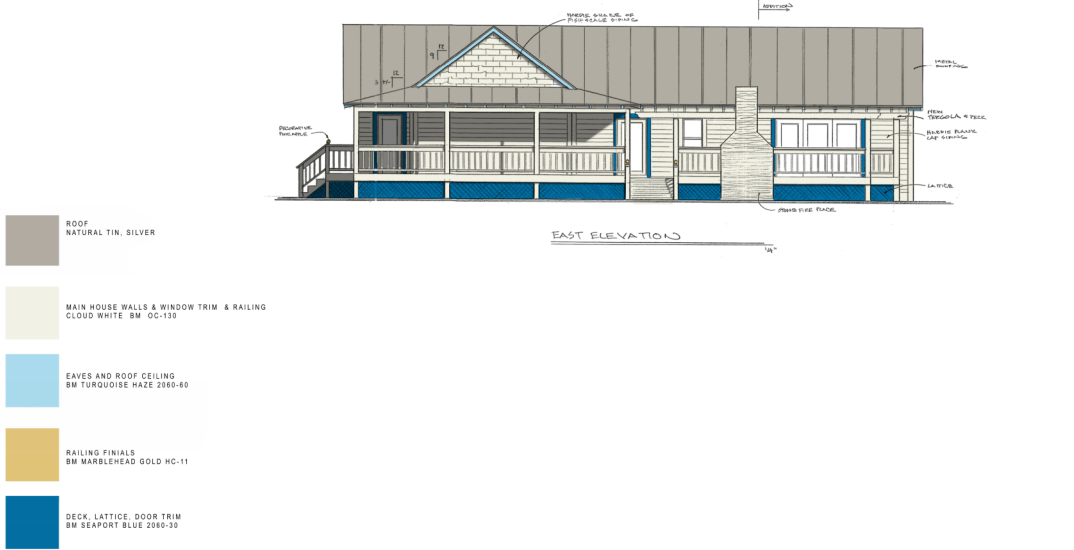
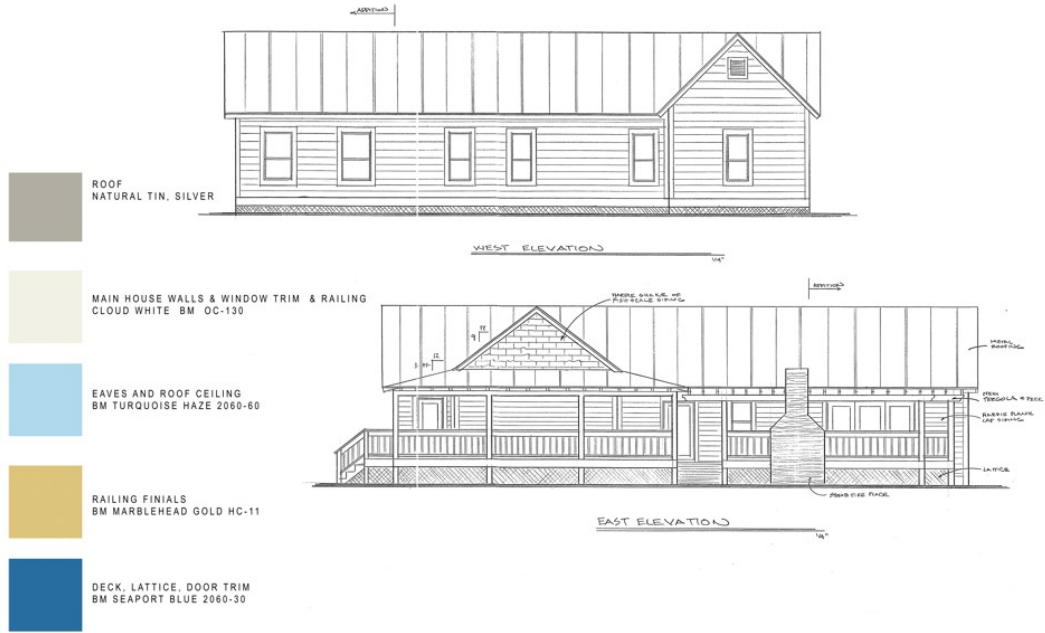
PROPOSED EAST ELEVATION



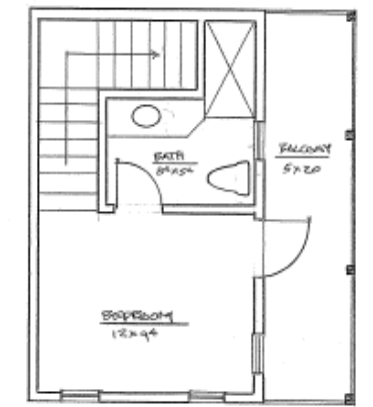
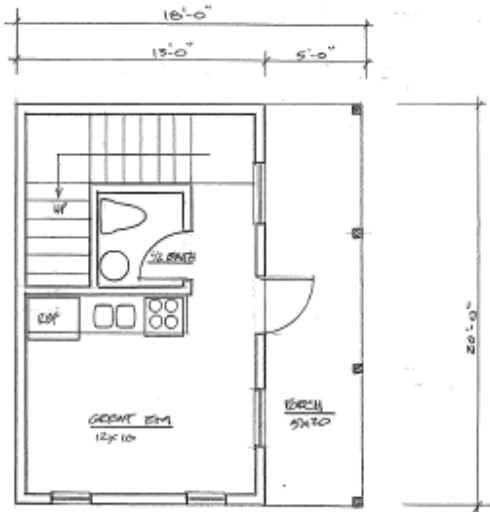
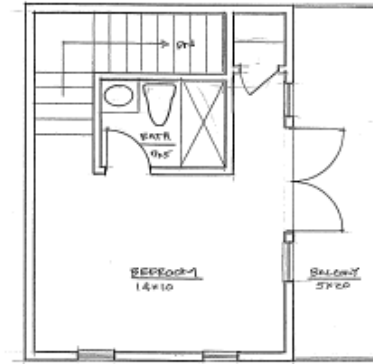
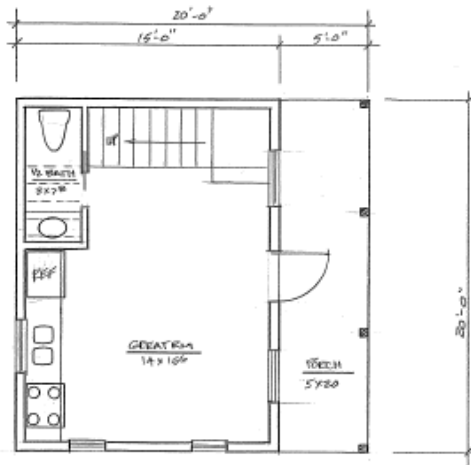
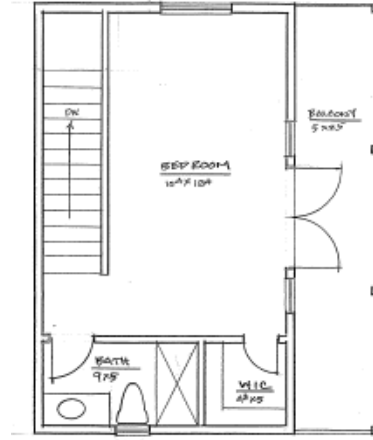
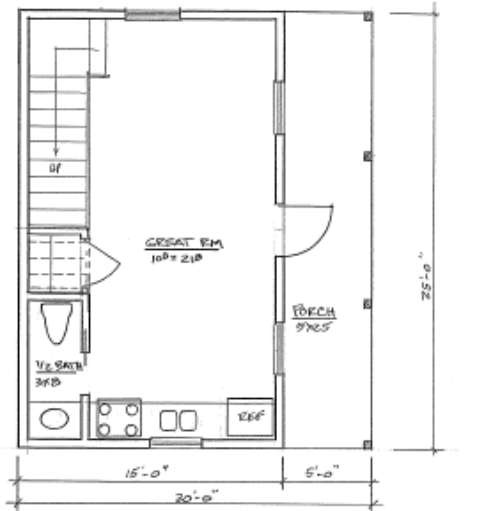
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED COLORS



FIRST FLOOR

SECOND FLOOR

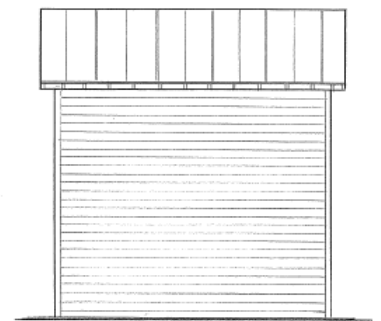
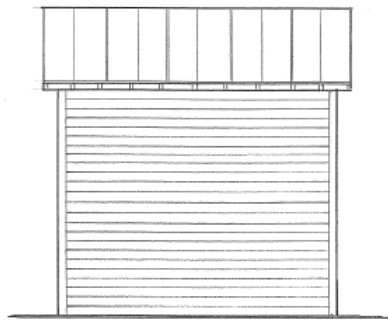
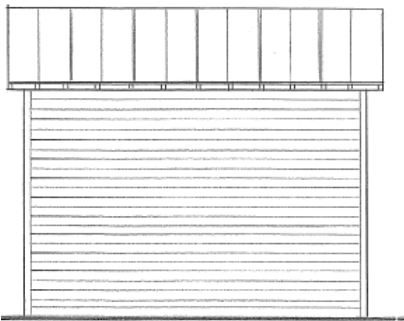
PROPOSED COTTAGES - FLOOR PLANS



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COTTAGE 3

COTTAGE 2

COTTAGE 1

SETBACK VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

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

The odd shape of the lot, the location of the existing Historical Structure which makes utilizing the site to have parking and dwelling units not possible without keeping the parking in the front which forces the cottages to the rear.

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

Yes, the configuration of the site and the conversion to a business type use with a circular drive and parking doesn't meet the parking ordinance so in order to meet the parking requirements the additional dwelling units need to be located at rear of the property which requires a reduction in the setbacks.

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

Without the reduction in setbacks the site will not be able to have additional dwelling units due to the lot shape, existing Historic Structure location and parking even though the lot is larger than the Edgartown Settlement District requirements.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

Reduction of front yard setback for additional dwelling unit from 6'-0" to 5'-0" and a side yard setback reduction from 5'-0" to 2'-0" due to the location of the existing Historic Structure.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The variance request would not impair the intent of the zoning ordinance of Edgartown Settlement District based on overall lot size number of units and uses but due to configuration of the property and Historic Structure's location. These variances are needed to make the site functional.

LANDSCAPE VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

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

The odd shape of the lot, the location of the existing Historical Structure makes utilizing the site to have parking and dwelling units very difficult without reducing the landscaping buffers.

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

Yes, the way the site has been converted and utilized in the past with circular driveway and parking which does not provide adequate parking for any business and doesn't meet the parking ordinance so in order to meet the parking criteria a reduction in landscaping is required.

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

Without the reduction in landscape buffers the site will not meet the parking requirements of the City's ordinance or have the ability to add additional dwelling units.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

I Reduction of landscape buffers to 1'-6", 2"-0" and 4'-0" as indicated on the plot plan.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

A The variance request would not impair the intent of the ordinance of Edgartown Settlement District based on overall lot size number of units and uses but do to configuration of the property and Historic Structure's location. These variances are needed to make e site functional.



PICTURES OF THE EXISTING STRUCTUE

STAFF ANALYSIS

SECRETARY OF INTERIOR'S STANDARDS

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



PICTURES OF THE EXISTING STRUCTURE

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

The requested project although interesting and architecturally well designed, it is stretching the site ability to accommodate all desired elements of the proposal and requires multiple variances from the Land Development and Landscaping Code.

Based upon Secretary of Interior's Standard #9, the Historic Preservation Board may:

- Approve the request as proposed.
- Approve the request with conditions like for example:
 - ◇ Construct only two guest cottages to provide the required setbacks.
 - ◇ Provide fewer parking spaces to accommodate the required landscaping.
 - ◇ Planting more trees on the property.
- Deny the request.

Additionally, HPB may approve or deny the requested variances to deviate from City Code Section 125-197 and 123-37 .



122 A. E. Backus Avenue, Fort Pierce, FL 34950

City of Fort Pierce
Planning Department
100 North US Highway 1
Fort Pierce, FL 34954

April 18, 2024

Dear Maria,

In response to the letter from you about Parcel 2410-503-0003-000-0 the Board of Main Street Fort Pierce discussed at our April 17, 2024, meeting that we are agreeable to the project. We would like an attractive fence with a landscaping hedge at the property line, and that all the existing oak trees should remain as a buffer and for all to enjoy. Existing, mature native trees provide a variety of experiences for humans and animal habitats alike and play a critical role in attractive downtowns. Main Streets across America promote and encourage the balancing of economic growth while also preserving historic neighborhoods by maintaining native foliage.

The City of Fort Pierce has balancing economic growth while also preserving historic neighborhoods by maintaining native foliage. The City of Fort Pierce has been named a "Tree City USA" town for many years and this project should take extreme care in protecting its existing resources.

Further, any two-story façade on proposed structures at a property line should include architectural embellishments that are consistent with Edgartown but should not include porches or accessible door or windows as shown.

The Board Members that participated in the discussion are the following:
Donna Sizemore, President, Steve Holland, Vice President, Brooke Harris Secretary, Wendy Lounds, Joanne Blandford, Daniela Mendoza, Kathy Perona, James Taylor, Richard Ziarkowski

Sincerely,

Doris Tillman, Manager

Main Street Fort Pierce, Inc. • Main Street Focus, Inc.
122 A. E. Backus Avenue • Fort Pierce, FL 34950 • Phone: (772) 466-3880 • Fax: (772) 466-3917

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-29 - Fence, Deck and Handicap Access Ramp - 109 Fishermans Wharf

SUMMARY

The applicant is requesting approval of a COA for the following improvements/addition:

- Installation of a new wood fence with 2x4 railing and 3/8 fence pickets. Fence to be painted as shown on the attached photos.
- Installation of a new wood deck built from pressure treated lumber that will remain natural wood color.
- Installation of a ramp to allow handicap access to the raised platform area.

LOCATION

109 Fishermans Wharf. Parcel ID #2403-341-0004-000-9

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

The Historic Preservation Board may:

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

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 03:01 PM

Final Approval Date: 05/22/2024



MAY 28, 2024

COA 24-29

Owner

Joseph G Miller

Location

109 Fishermans Wharf

Parcel ID

2403-341-0004-000-9

Historic Status

This Building is a non-contributing structure located in the Edgartown Historic District.

Recommendation

Approval/Approval with recommendations/
Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT STRUCTURE - FRONT FACADE

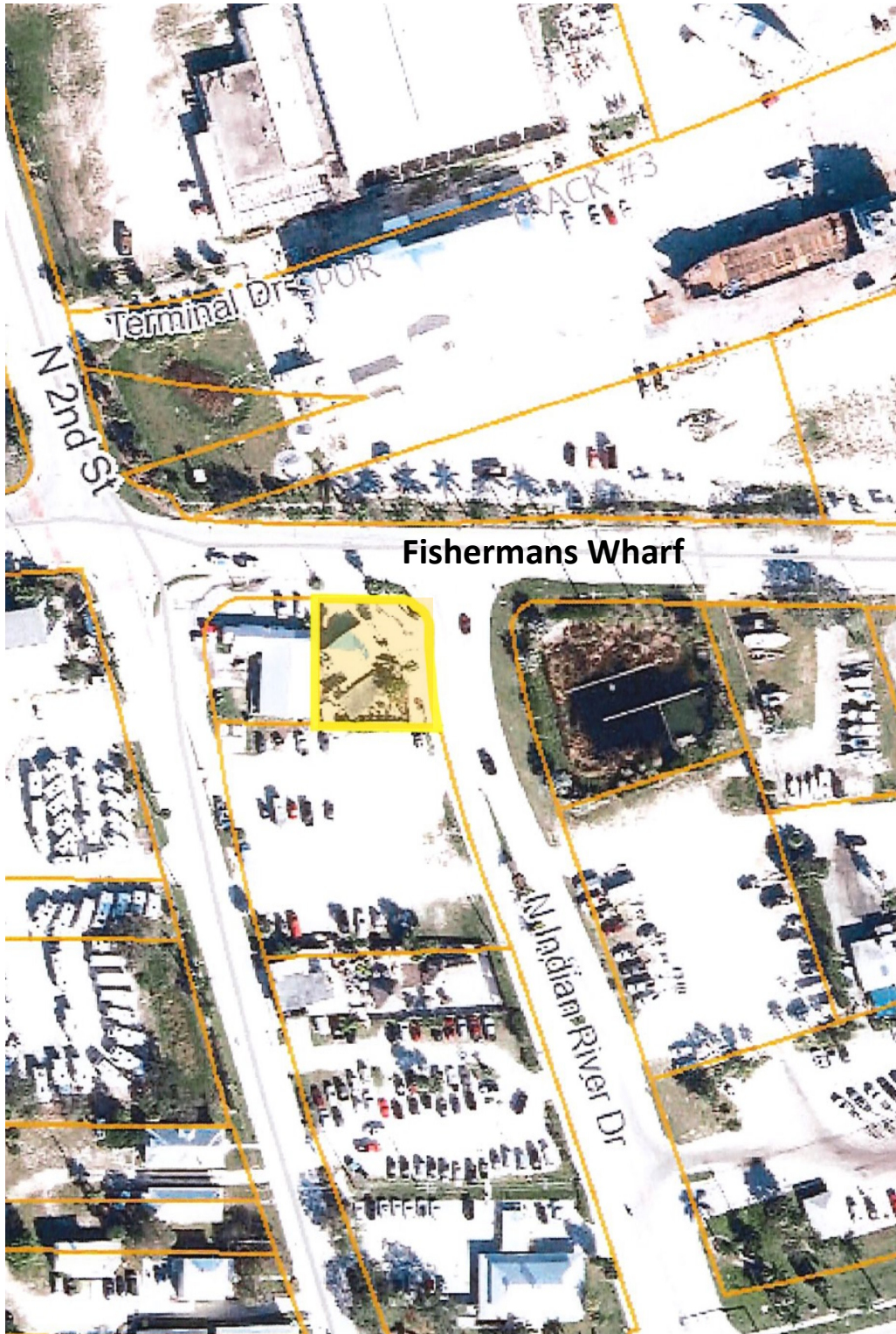
B A C K G R O U N D

The subject structure is a non-contributing structure located in Edgartown Historic District within Marine Commercial, C-6, zoning district. St. Lucie County Property Appraiser's Property Record Card indicates the structure was build in 1965.

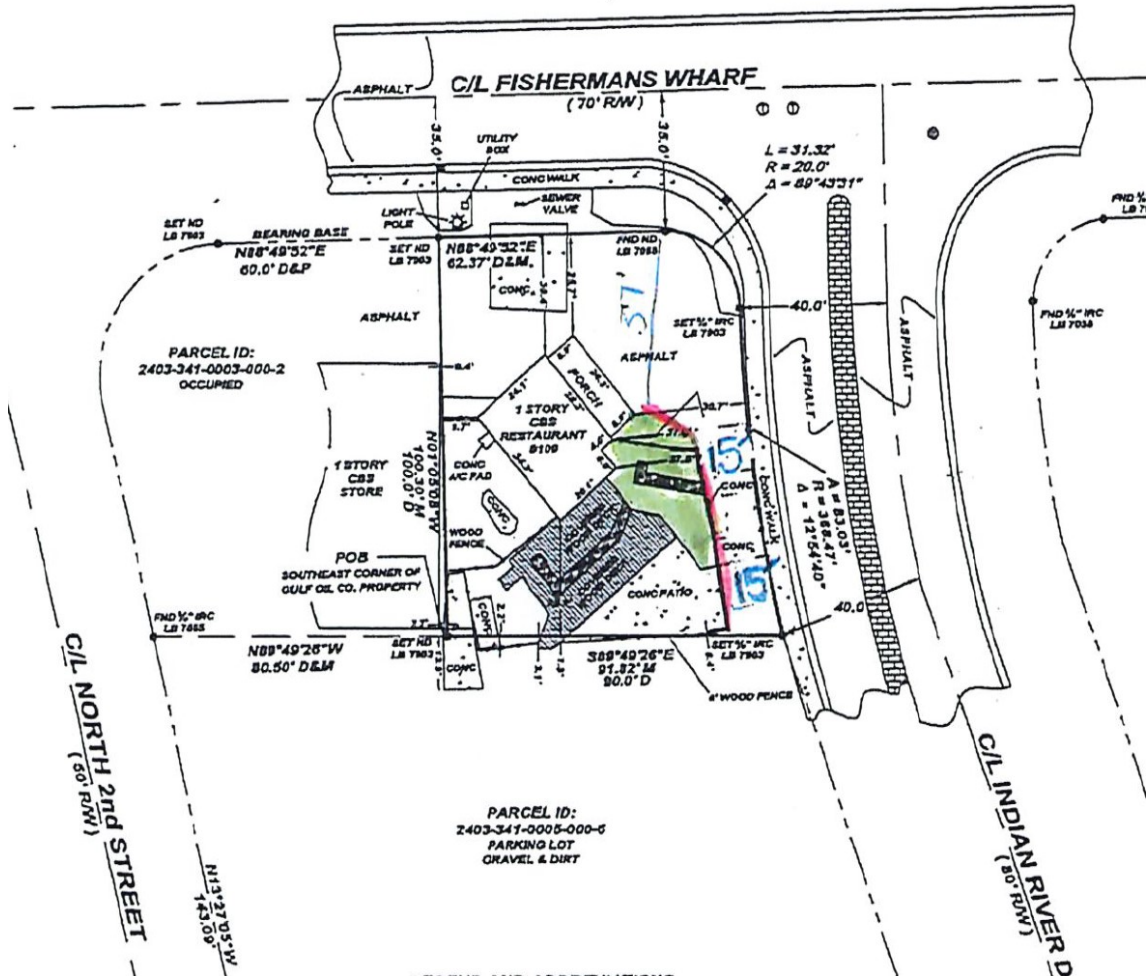
R E Q U E S T

The applicant is requesting approval of a COA approval for the following improvements/addition:

- Installation of a new wood fence with 2x4 railing and 3/8 fence pickets. Fence to be painted as shown on the attached photos.
- Installation of a new wood deck built from pressure treated lumber that will remain natural wood color.
- Installation of a ramp to allow handicap access to the raised platform area.



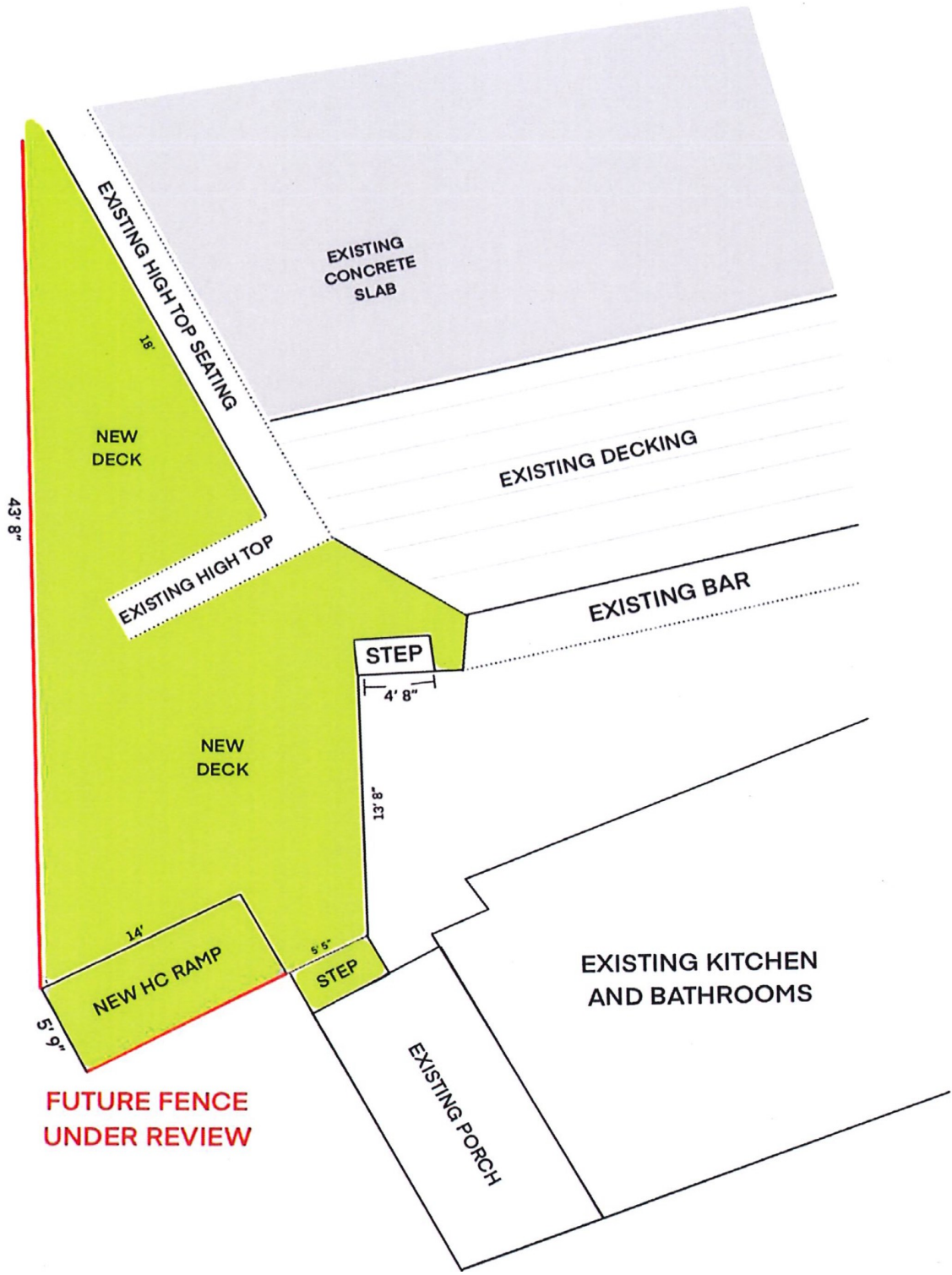
LOCATION OF THE SUBJECT PROPERTY



PROPOSED ADDITIONS, SITE PLAN



EXISTING FENCE



FUTURE FENCE UNDER REVIEW

**Fencing to be 2x6 exterior PT
Decking to be 2x6 exterior decking**

PROPOSED DECK, HC RAMP AND FENCE



PROPOSED FENCE

SECRETARY OF INTERIOR'S STANDARDS

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

STAFF RECOMMENDATION

The proposed fence is an extension of the fence already existing on the south side of the property. Although, it is not fence typically associated with the historic neighborhood, the design scheme is an interesting, and entertaining approach to a fence design. In addition the property is located in the Tourist Oriented Commercial zoning and is used as a casual restaurant. Also, there is a mixture of different types of fences in the surrounding area with no consistent appearance.

The Historic Preservation Board may:

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



EXISTING FAÇADE, NORTH OF THE PROPERTY



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: 109 Fishermans Wharf

Parcel ID #: 240334100040009

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

Individually Designated Site, City Commission Resolution No. _____

RECEIVED

MAY 13 2024

CITY OF FORT PIERCE
PLANNING & ZONING

Property Owner / Applicant Information

Property Owner(s)
Name(s): Joseph Miller

Mailing Address: 5500 Orange Ave Fort Pierce, FL 34947

Phone Number(s): _____ Email: _____

Applicant
Name(s): Jon Nolli for Funky Cuda

Mailing Address: 109 Fishermans Wharf

Phone Number(s): 561-758-6457 Email: jonnolli@aol.com

Representative
Name(s): Jon Nolli for Funky Cuda

Mailing Address: 109 Fishermans Wharf

Phone Number(s): 561-758-6457 Email: jonnolli@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, Joseph Miller as Owner(s) of the subject property do

hereby authorize the filing of this application on my/our behalf.

Joseph S Miller
Signature of Owner

5/19/24
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Site Improvements (describe) Install new wood fence in place of concrete wall. Install new wood deck.
- Other (describe) _____

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

Install new wood fence with 2x4 railing and 3/8 fence pickets. Fence to be painted as attached photos. Install new wood deck build from pressure treated lumber that will remain natural wood color.
The deck and ramp are to allow handicap access to the raised platform area.

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

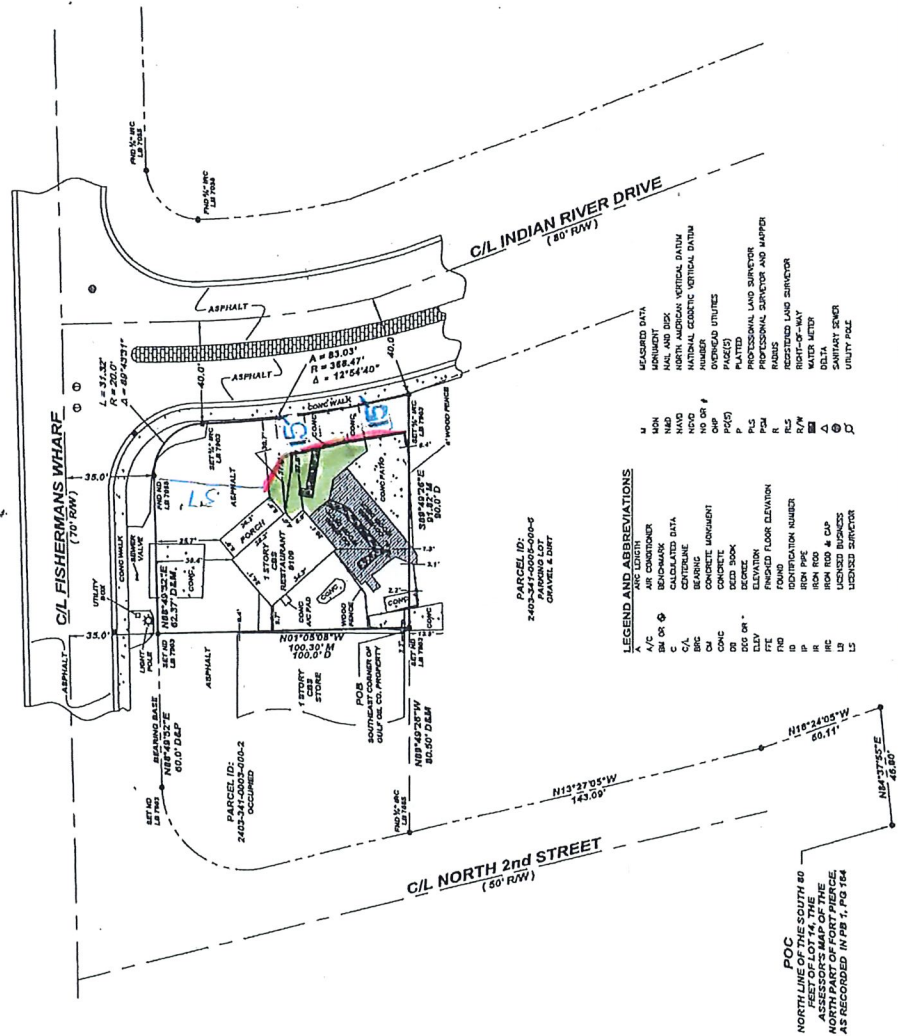
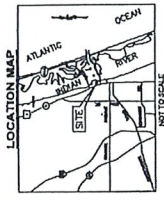
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.

BOUNDARY SURVEY

LYING IN ST. LUCIE COUNTY, FLORIDA



GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. THE SURVEY WAS CONDUCTED USING A TRIMBLE R10 GNSS RECEIVER WITH A CAESAR BROS. 372 CHANNEL GNSS ANTENNA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CAROLAN SURVEY 2011.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY IS 1 CM + 1 PPM (PARTS PER MILLION) FOR HORIZONTAL AND 3 CM + 1 PPM FOR VERTICAL. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY IS 1 CM + 1 PPM (PARTS PER MILLION) FOR HORIZONTAL AND 3 CM + 1 PPM FOR VERTICAL.
5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

SURVEYOR'S NOTES

THE SURVEYOR HAS REPRODUCED THIS SURVEY AND/OR MAP TO BE VALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF FISHERMANS WHARF, HAVING A BEARING OF S89°54'40"W, ACCORDING TO RECORD IN ST. LUCIE COUNTY, FLORIDA.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF FISHERMANS WHARF, HAVING A BEARING OF S89°54'40"W, ACCORDING TO RECORD IN ST. LUCIE COUNTY, FLORIDA.
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF FISHERMANS WHARF, HAVING A BEARING OF S89°54'40"W, ACCORDING TO RECORD IN ST. LUCIE COUNTY, FLORIDA.
4. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK CORNER TAUNGAN ELEVATION OF 194.4.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. LANDS SHOWN HEREON WERE NOT ACQUIRED BY THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURRAY ACT DEEDS.
11. THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS MARCH 13, 2024. ANY CHANGES TO THE PROPERTY AFTER THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

SURVEYOR'S CERTIFICATION

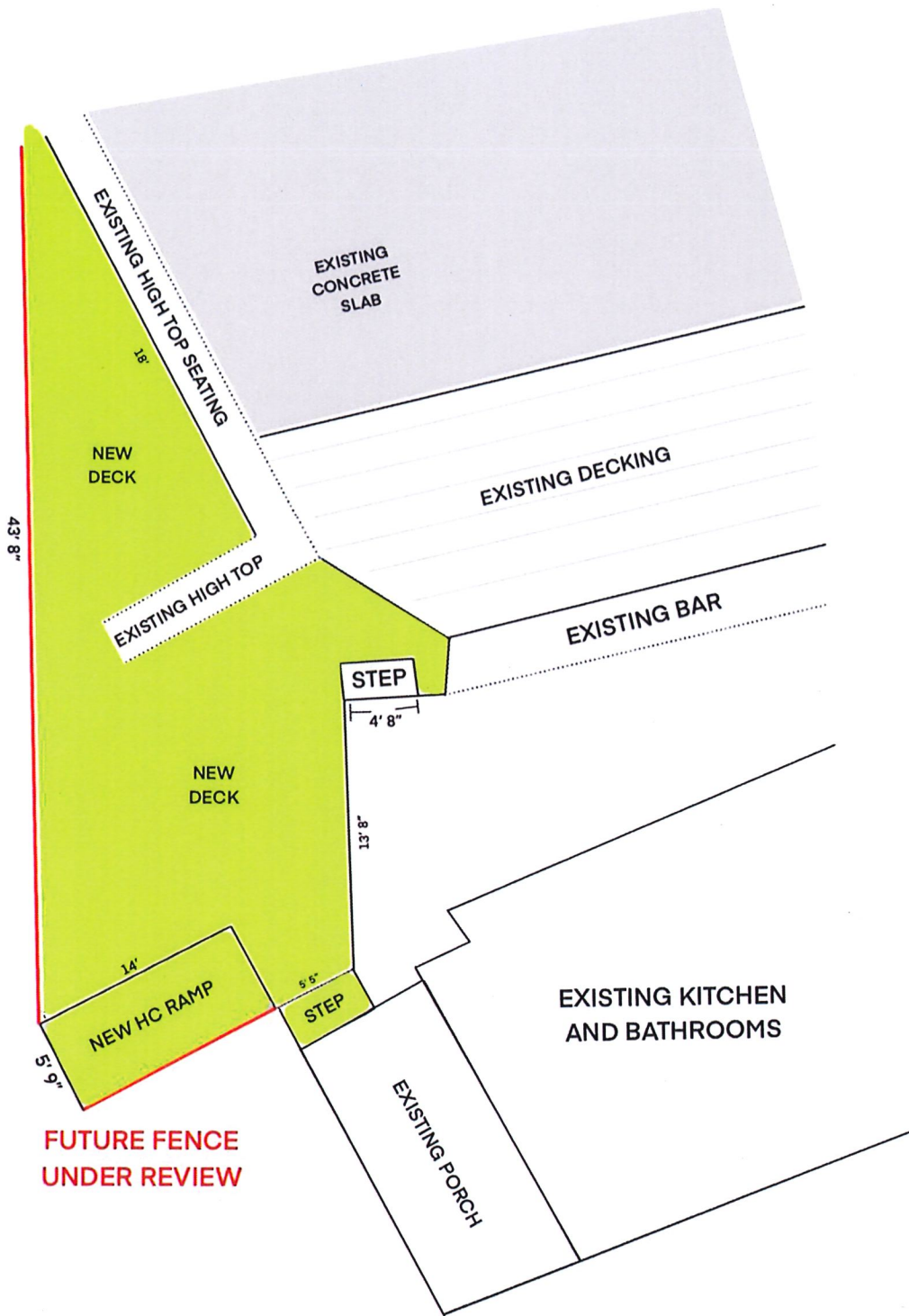
I HEREBY CERTIFY THAT THE SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, P.A. 43-131, PURSUANT TO SECTION 472.07 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS.

I HEREBY CERTIFY THAT THE SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, P.A. 43-131, PURSUANT TO SECTION 472.07 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS.

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LEGAL DESCRIPTION

FROM A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTH 80 FEET OF LOT 14, PARCELS 2403-5-1311-1, 2403-5-1311-2, 2403-5-1311-3, 2403-5-1311-4, 2403-5-1311-5, 2403-5-1311-6, 2403-5-1311-7, 2403-5-1311-8, 2403-5-1311-9, 2403-5-1311-10, 2403-5-1311-11, 2403-5-1311-12, 2403-5-1311-13, 2403-5-1311-14, 2403-5-1311-15, 2403-5-1311-16, 2403-5-1311-17, 2403-5-1311-18, 2403-5-1311-19, 2403-5-1311-20, 2403-5-1311-21, 2403-5-1311-22, 2403-5-1311-23, 2403-5-1311-24, 2403-5-1311-25, 2403-5-1311-26, 2403-5-1311-27, 2403-5-1311-28, 2403-5-1311-29, 2403-5-1311-30, 2403-5-1311-31, 2403-5-1311-32, 2403-5-1311-33, 2403-5-1311-34, 2403-5-1311-35, 2403-5-1311-36, 2403-5-1311-37, 2403-5-1311-38, 2403-5-1311-39, 2403-5-1311-40, 2403-5-1311-41, 2403-5-1311-42, 2403-5-1311-43, 2403-5-1311-44, 2403-5-1311-45, 2403-5-1311-46, 2403-5-1311-47, 2403-5-1311-48, 2403-5-1311-49, 2403-5-1311-50, 2403-5-1311-51, 2403-5-1311-52, 2403-5-1311-53, 2403-5-1311-54, 2403-5-1311-55, 2403-5-1311-56, 2403-5-1311-57, 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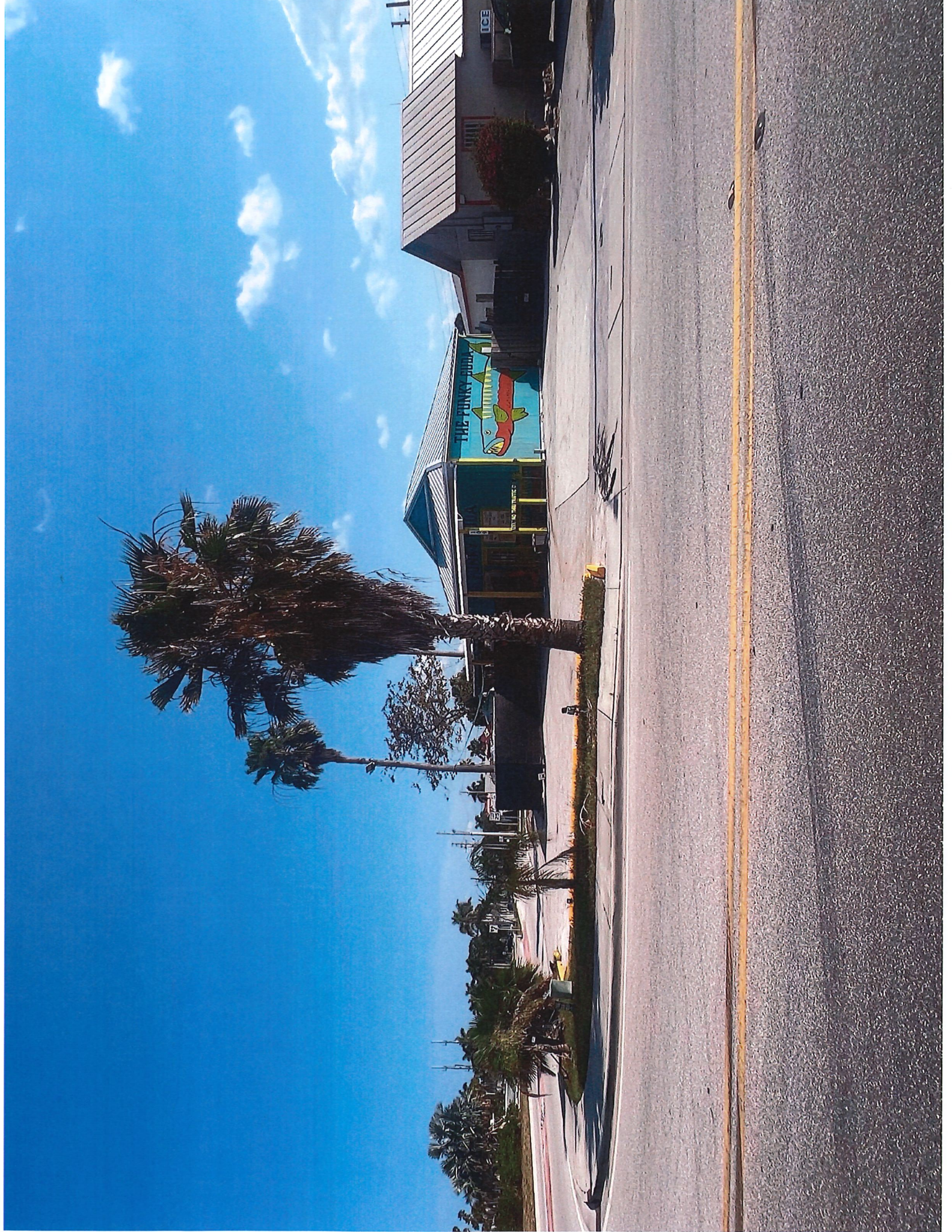


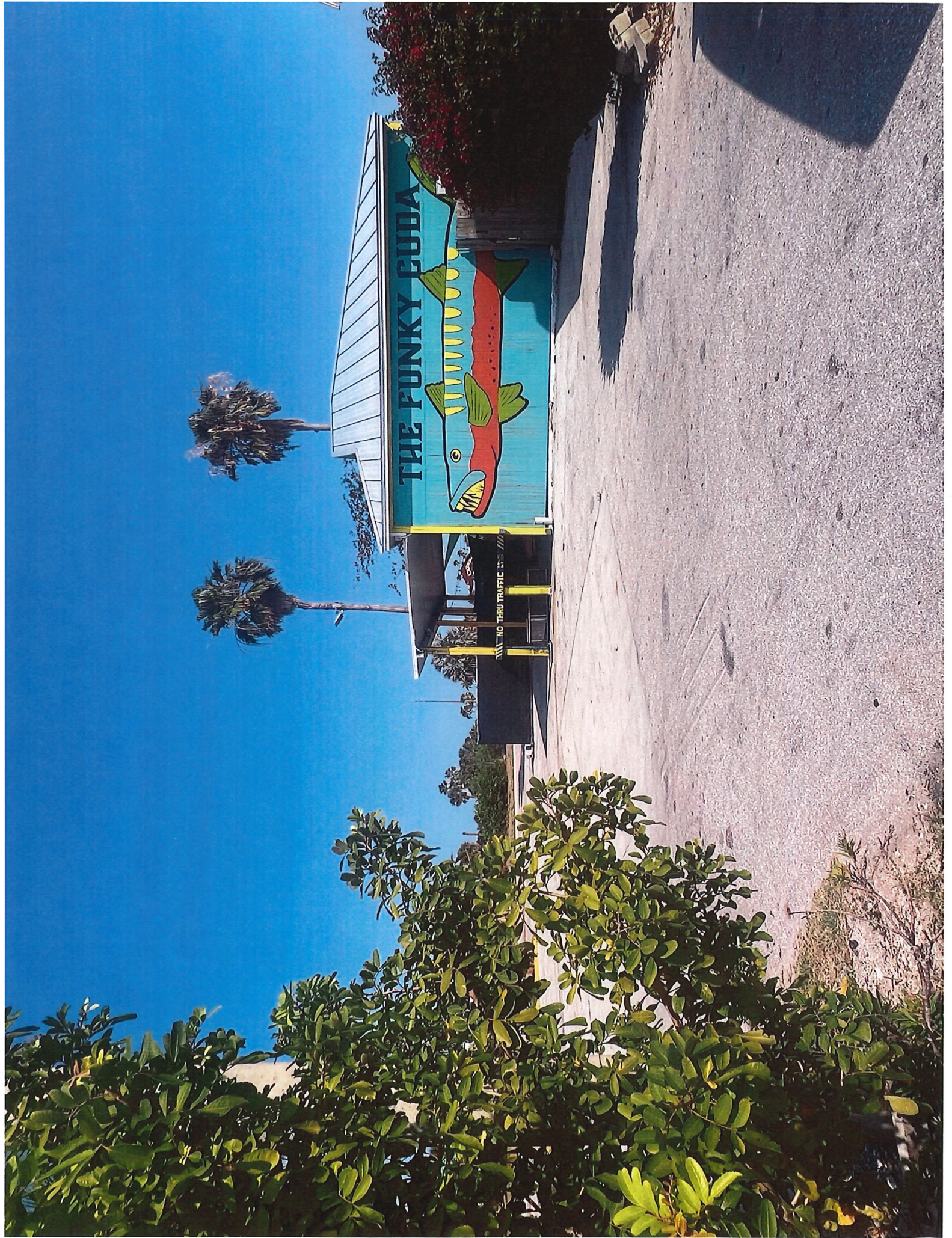
Fencing to be 2x6 exterior PT
 Decking to be 2x6 exterior decking











THE PUNKY GUBBA



NO THRU TRAFFIC









LIVE MUSIC

SWASH

NO PARKING

Property Identification

Site Address: 109 FISHERMANS WHARF
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-341-0004-000-9
 Jurisdiction: Fort Pierce

Use Type: 3300
 Account #: 15856
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

Joseph G Miller (TR)
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

3 35 40 FROM CONCRETE MONU AT SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN ELY ALG FISHERMAN'S WHARF R/W 100 FT FOR POB, TH S 1 DEG 14 MIN 30 SEC W 100 FT, TH S 87 DEG 26 MIN 30 SEC E 90 FT TO W R/W IND RIV DR, TH ON CIRC CURVE CONC TO E R OF 368.47 FT RUN 80 FT, TH ON CIRC CURVE R 20 FT CONC TO W RUN 31.42 FT TO S R/W FISHERMAN'S WHARF, TH N 88 DEG 45.5 MIN W ALG R/W 62.37 FT TO POB (PART TRACT E) (OR 3251-2111: 3676-2704)



Current Values

Just/Market Value: \$112,100
 Assessed Value: \$98,120
 Exemptions: \$0
 Taxable Value: \$98,120

Total Areas

Finished/Under Air (SF): 792
 Gross Sketched Area (SF): 1,936
 Land Size (acres): 0.22
 Land Size (SF): 9,540

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
Aug 25, 2014	3676 / 2704	0311	QC	Miller Joseph G	\$286,200
Dec 2, 2010	3251 / 2111	0130	SPWD	Miller (TR) Joseph G	\$5,600
Sep 8, 2005	2363 / 1928	XX01	WD	Collura Jr Dominick	\$125,000
Oct 13, 1998	1179 / 1478	XX00	WD	Pomasan Richard	\$88,000
May 1, 1996	1013 / 0713	XX01	WD	W Robert Price	\$84,000
Nov 22, 1989	0667 / 0947	XX01	QC	W Robert Price	\$0
Nov 22, 1989	0667 / 0945	XX01	QC	William R Price	\$100
Dec 1, 1981	0371 / 1068	XX01	CV		\$110,000

Building Information (1 of 1)

Finished Area: 792 SF

Gross Sketched Area: 1,936 SF

Exterior Data

View:
 Building Type: REST

Roof Cover: Metal
 Year Built: 1965

Roof Structure: Hip
 Frame:

Grade: Y_D
 Story Height: 1 Story

Effective Year: 1965
 No. Units: N/A1

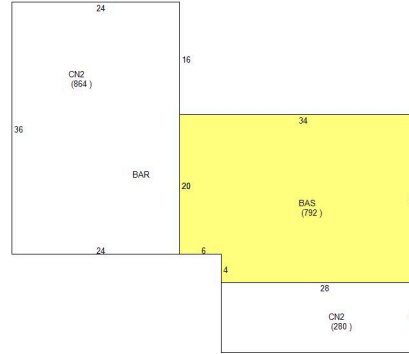
Primary Wall: CB Stucco
 Secondary Wall: Wood/Sheath

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	792	792	116
CN2	CANOPY	1144	0	196

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	2000	1970
ASP2 LOW	1	8000	1970
Fen WoodSB 6'	1	145	2006

Current Year Values


Current Values Breakdown

Building:	\$11,900
Land:	\$100,200
Just/Market:	\$112,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$13,980
Assessed:	\$98,120
Exemption(s):	\$0
Taxable:	\$98,120

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.1	Fort Pierce Stormwater Charge	\$75.90

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	\$112,100	\$98,120	\$0	\$98,120
2022	\$89,200	\$89,200	\$0	\$89,200
2021	\$89,200	\$89,200	\$0	\$89,200
2020	\$102,300	\$102,300	\$0	\$102,300

Permits

Number	Issue Date	Description	Amount	Fee
0700000721	Jul 9, 2007	Fence	\$1,000	\$50
0700000855	Sep 13, 2007	Alterations/Remodeling	\$5,700	\$132
0700001174	Sep 20, 2007	Sprinkler System	\$0	\$50
0700001178	Nov 2, 2007	Alterations/Remodeling	\$1,000	\$108
BP11-0672	May 25, 2011	Gazebo/Greenhouse	\$1,500	\$80
BP13-0056	Jan 28, 2013	Alterations/Remodeling	\$4,000	\$75
BP13-1038	Mar 6, 2013	Electric	\$900	\$155
BP15-0484	Mar 30, 2015	Alterations/Remodeling	\$8,500	\$90
BP15-0035	Jan 29, 2015	Plumbing	\$2,100	\$90
bp19-1761	May 20, 2019	Plumbing	\$1,500	\$0
BP20-1253	Jul 9, 2020	Roof	\$30,000	\$0
23-4002	Oct 24, 2023	Electric	\$1,700	\$0
24-984	Apr 3, 2024	Demolition	\$2,000	\$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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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 24-31 – New Fence – 109 Fishermans Wharf

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

5. b.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-28 - Fence - 655 N. 2nd Street

SUMMARY

The applicant is requesting approval of a COA for installation of 229 feet of 4 feet high Sebring PVC fence with two 5 feet wide gates.

LOCATION

655 N 2nd Street. Parcel ID #2403-705-0022-000-7

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

Based upon Secretary of Interior's Standard #9, staff recommends that the Board approve the request for the installation of a new 4 foot high Sebring PVC fence with two 5 foot wide gates.

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 02:50 PM

Final Approval Date: 05/22/2024



MAY 28, 2024

COA 24-28

Owner

Fur The People Real Estate LLC

Location

655 N 2nd Street

Parcel ID

2403-705-0022-000-7

Historic Status

This Building is a contributing structure located in the Edgartown Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



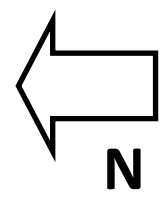
SUBJECT RESIDENCE - FRONT FACADE

BACKGROUND

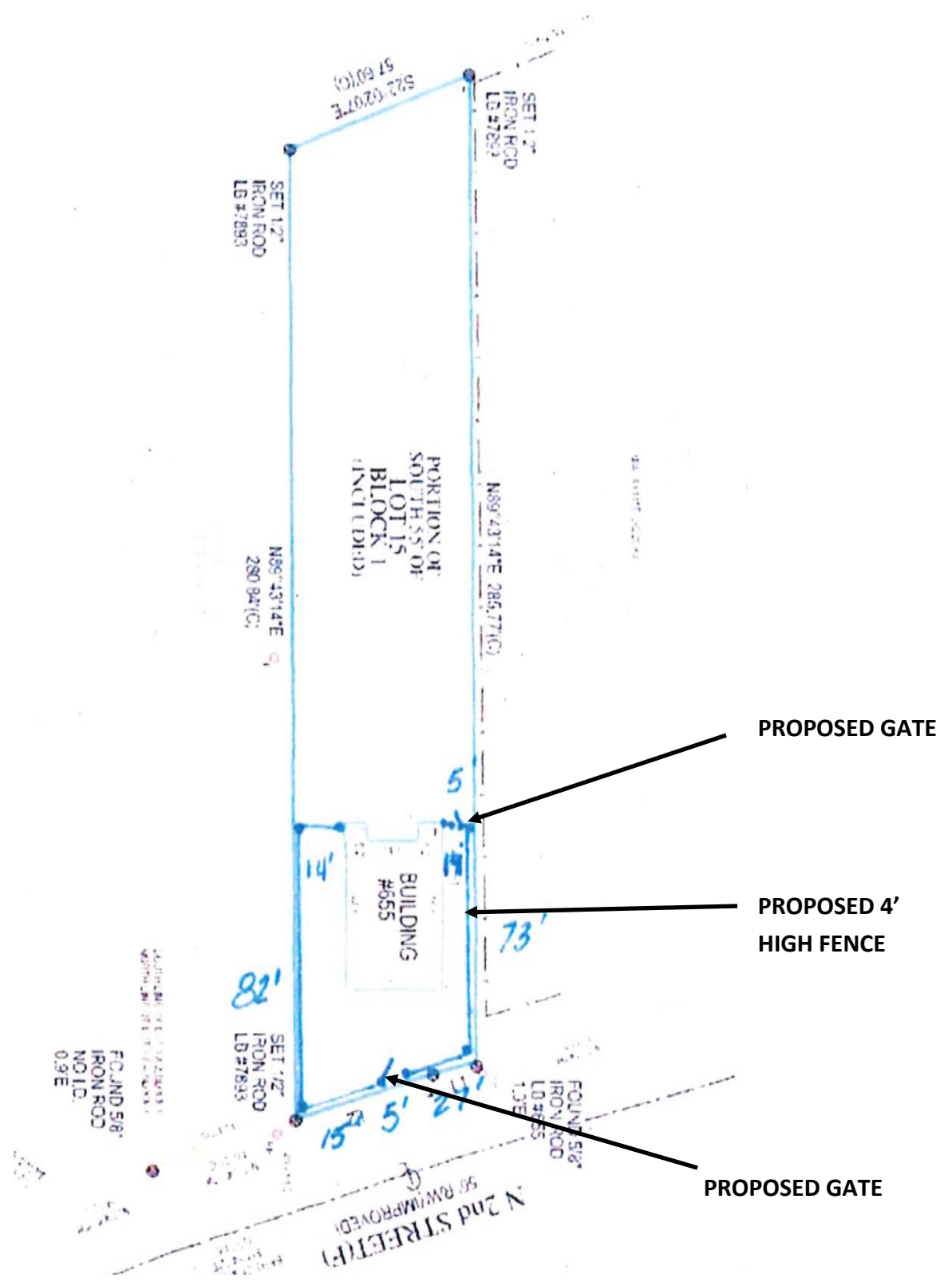
The subject structure is a one-story Bungalow residential building. Its Bungalow styling is expressed by a hip roof, flared eaves, three hip dormers, exposed rafter ends, and porch. The porch is contained under the main roof and supported by wooden posts. The exterior wall fabric is drop siding. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1920 and the Florida Master Site File indicates 1924 as a construction date.

REQUEST

The applicant is requesting approval of a COA for installation of 229 feet of 4 feet high Sebring PVC fence with two 5 feet wide gates.

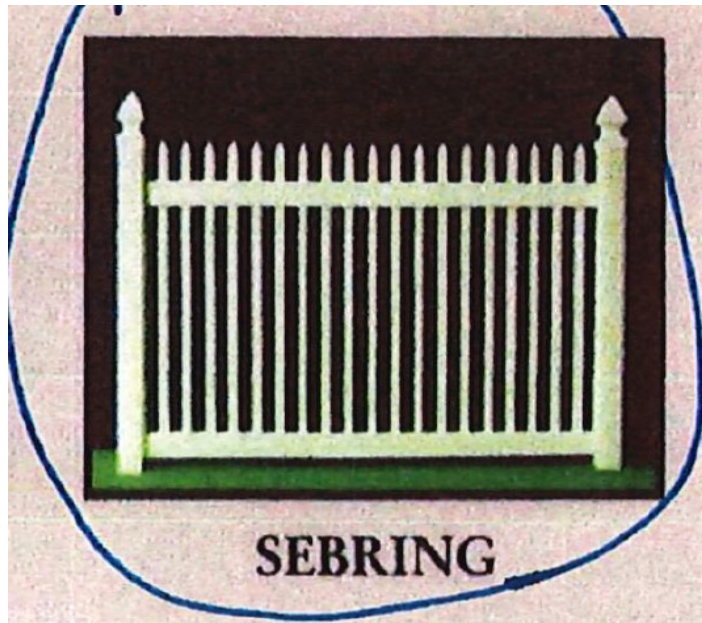
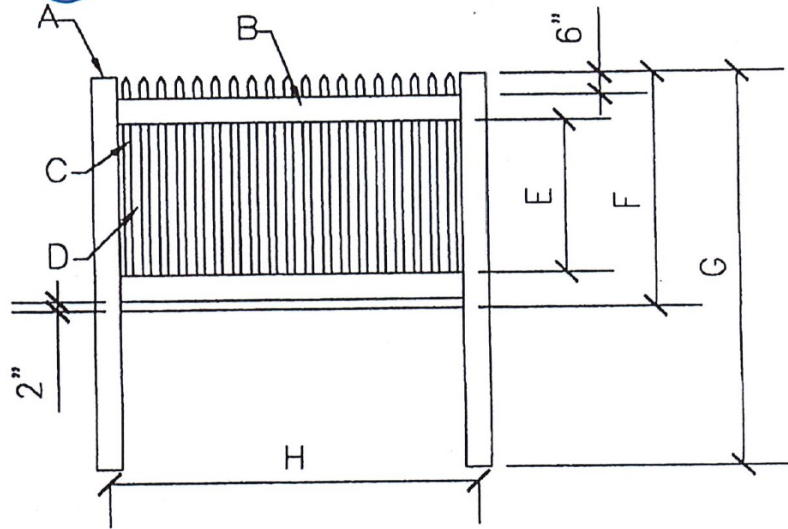


LOCATION OF THE SUBJECT RESIDENCE



SITE PLAN

3', 4', 5' TRADITIONAL PICKET X 72"



PROPOSED FENCE

SECRETARY OF INTERIOR'S STANDARDS

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

STAFF RECOMMENDATION

The new architectural elements, fence and trellis compose well with the existing building and neighborhood area. The new alterations enhance the property's overall appearance and its contribution to the historic character of the Edgartown district.

Based upon Secretary of Interior's Standard #9, staff recommends that the Board approve the request for the installation of a new 4 foot high Sebring PVC fence with two 5 foot wide gates.



EXISTING FENCE SOUTH OF THE PROPERTY



EXISTING FENCE NORTH OF THE PROPERTY

Bldg. Permit # _____

COAB _____



CITY OF FORT PIERCE

PLANNING DEPARTMENT

100 North U.S. Highway 1 • Fort Pierce, FL 34954-1430 • 772-467-3730 • Fax 772-466-5086
www.ci.fortpierce.fl.us

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 655 N 2ND ST Ft. Pierce Fl. 34950
Parcel ID #: 2403-705-0022-000-7
Type of Designation: Contributing Non-contributing Site within the Edgartown Historic District
Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): Fur The People Real Estate LLC
Mailing Address: 153 NE Sagamore TER Port St Lucie, FL 34983
Phone Number(s): 214-769-6008 Email: lias@gunnertech.com

Applicant Name(s): Adron Fence Co.
Mailing Address: 1132 NE 12th St. Okeechobee, FL 34972
Phone Number(s): 800-282-5172 Email: permits@adronfence.com

Representative Name(s): N/A.
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 acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (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 photography 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 Cody Swann as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



Signature of Applicant

May 9, 2024

Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Window(s)
- Rehabilitation
- Shed
- Signage
- New Construction
- Door(s)
- Shutter(s)
- Demolition
- Roof
- Porch
- Relocation

Site Improvements (describe) Installation of fence to the property

Other (describe) _____

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

Installation of 229' of 4' high Sebring PVC with (2) 5' wide gate

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.

Treasure Coast Office
601 21st St. Suite 300
Vero Beach, FL 32960
(772) 562 0022



"FENCING YOU IN SINCE 1962"
1 800 282 5172
Email: info@adronfence.com
Fax: 863 763 8404



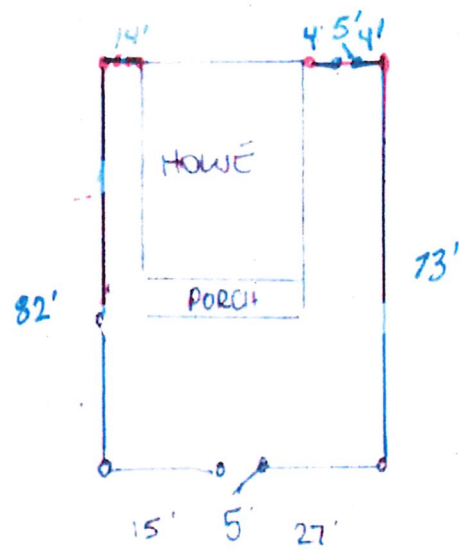
Main Office
1132 NE 12th St.
Okeechobee, FL 34972
(863) 763 6255

JOB NAME: Swann Court
JOB ADDRESS: 655 N 2ND ST
FL Pierce FL
MAILING ADDRESS: _____
EMAIL ADDRESS: lisa@gunnertech.com
DIRECTIONS: _____

DATE: 4-23-24
CONTACT: Lisa
PHONE: 214-769-6008
CELL: _____
FAX: _____
JOB #: 042324SWA1JRJPd

STYLE FENCE PVC SEBROS
POOL CODE YES NO
HEIGHT 5 FOOTAG 229'-10" = 219'
HEIGHT _____ FOOTAGE _____
WIRE _____
LINE POST 5"x5"x8'
TERMINAL POST 5"x5"x8'
TOP/BRACE/BOT TOM RAIL 2"x4"
TENSION WIRE _____
BARBED WIRE _____
WALK GATE 2 SIZE 5' FRAME _____
WALK GATE _____ SIZE _____ FRAME _____
WALK GATE POST 5"x5"x3' 12'
_____ GATE _____ SIZE _____ FRAME _____
DRIVE GATE POST _____
_____ GATE _____ SIZE _____ FRAME _____
DRIVE GATE POST _____

**80# minimum wire
**aluminum



CORE DRILL/ASPHALT _____
PROP LINES CLEARED By Owner
PROP MARKS VISABLE No
PERMIT INCLUDED
SPECIAL INSTRUCTIONS _____

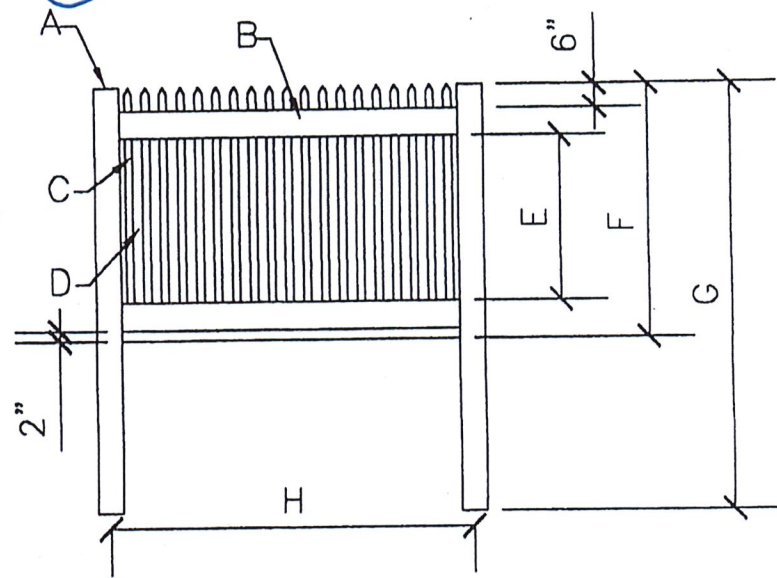
*Adron Fence is not responsible for being directed to dig on top of any unmarked lines.
CUSTOMER APPROVAL Cody Swann
COST 10,389.00 DEPOSIT 2751.00 BALANCE 7638.00
TERMS 1/2 down - Balance due upon completion
THIS PRICE EFFECTIVE UNTIL 30 Days
SALESMAN Jason Raulerson



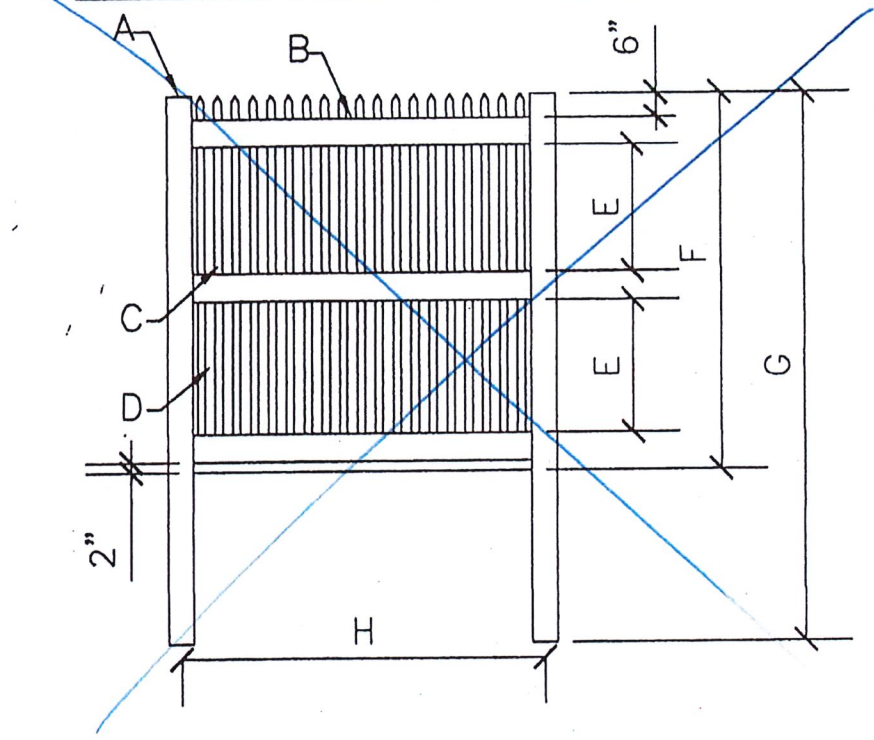




3', 4', 5' TRADITIONAL PICKET X 72"



6' TRADITIONAL PICKET X 72"



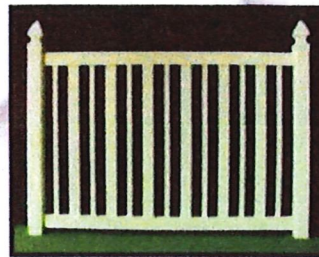
TRADITIONAL PICKET (SEBRING)

	A	B	C	D	E	F	G	H
3'	4 X 4	2 X 3.5	19 - 7/8 X 1.5 X 33.75	1.963	21	36	72	72
4'	4 X 4	2 X 3.5	19 - 7/8 X 1.5 X 45.75	1.963	33	48	84	72
5'	5 X 5	2 X 3.5	19 - 7/8 X 1.5 X 57.75	1.963	45	60	96	73
6'	5 X 5	2 X 3.5	19 - 7/8 X 1.5 X 69.75	1.963	26.75	72	108	73

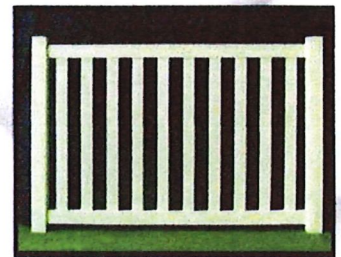
CONTEMPORARY: 6' or 8' Sections, 36", 48", 60"* or 72"* H *(Has 3 Rails)



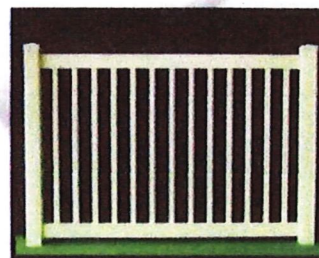
FREEPORT



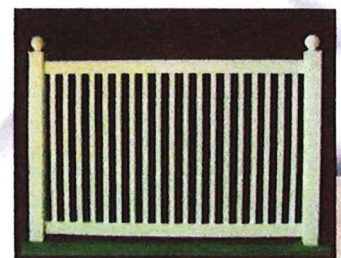
BAYONET



HANOVER



FREEPORT

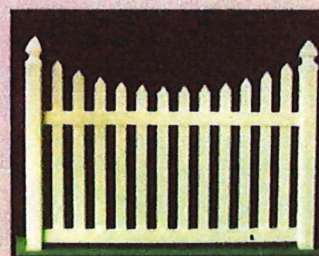


MARCO

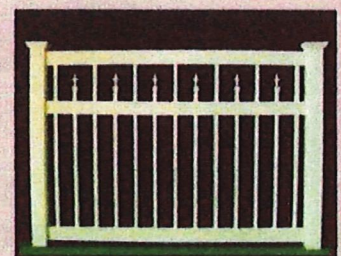
CLASSIC: Only 6' Sections, 36", 48", 60"* or 72"* H *(Has 3 Rails)



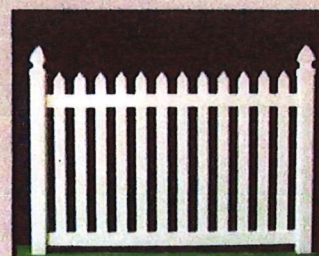
KINGSWOOD



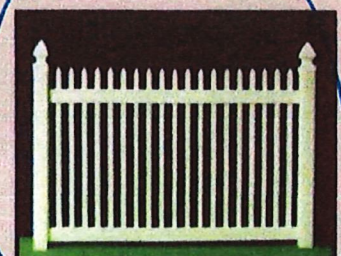
SANIBEL CONCAVE



ASHLAND



SANIBEL



SEBRING

Property Identification

Site Address: 655 N 2ND ST
 Sec/Town/Range: 03/35S/40E
 Parcel ID: 2403-705-0022-000-7
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 15966
 Map ID: 24/03S
 Zoning: Marine Com

Ownership

Fur The People Real Estate LLC
 153 NE Sagamore TER
 Port St Lucie, FL 34983

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE S 55 FT OF LOT 15 LYG
 W OF N 2 ST-LESS N 1.5 FT-

Current Values

Just/Market Value: \$239,000
 Assessed Value: \$149,820
 Exemptions: \$0
 Taxable Value: \$149,820



Total Areas

Finished/Under Air (SF): 1,284
 Gross Sketched Area (SF): 1,568
 Land Size (acres): 0.34
 Land Size (SF): 14,980

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office [📄](#)
 Download TRIM for this parcel: [Download PDF 📄](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 20, 2024	5109 / 1333	0130	WD	Swann Cody A	\$100
Feb 2, 2024	5104 / 0340	0001	DEED-WD	AABAA International Inc	\$375,000
Nov 23, 2015	3813 / 2241	0111	QC	Lashlee Hal	\$100
Oct 15, 2014	3681 / 0796	0319	PRDEED	Horvath (EST) Dennis J	\$215,000
Oct 15, 2014	3681 / 0809	0311	SPWD	Lashlee Hal	\$100
Jul 18, 2012	3415 / 1377	0112	SPWD	Branch Banking And Trust Company	\$67,500
Mar 5, 2012	3371 / 2707	0112	WD	Coastal Property Llc	\$239,900
Mar 9, 2005	2185 / 1021	XX00	WD	Christensen Robert E	\$380,000
Jan 11, 1999	1196 / 2528	XX01	WD	Robert E Christensen	\$1,900
Apr 20, 1989	0633 / 0544	XX01	WD	Robert E Christensen	\$1
Mar 1, 1987	0536 / 0144	XX01	CV		\$1,100
Sep 1, 1984	0443 / 0836	XX00	CV		\$45,000
Apr 1, 1984	0428 / 2226	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,284 SF
 Gross Sketched Area: 1,568 SF

Exterior Data

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

Roof Cover: Metal
 Year Built: 1920
 Effective Year: 1950
 No. Units: 1

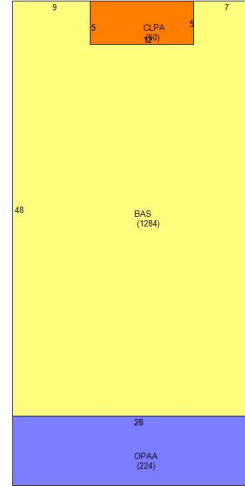
Roof Structure: Hip
 Frame:
 Primary Wall: Wood/Sheath
 Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 1
 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: Double Pine
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1284	1284	162
CLPA	Closed Porch Average	60	0	34
OPAA	Open Porch Attached Average	224	0	72

Special Features and Yard Items

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

Current Year Values


Current Values Breakdown

Building:	\$59,200
Land:	\$179,800
Just/Market:	\$239,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$89,180
Assessed:	\$149,820
Exemption(s):	\$0
Taxable:	\$149,820

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$239,000	\$149,820	\$0	\$149,820
2022	\$136,200	\$136,200	\$0	\$136,200
2021	\$128,200	\$128,200	\$0	\$128,200
2020	\$125,900	\$125,900	\$0	\$125,900

Permits

Number	Issue Date	Description	Amount	Fee
F920000111	Jan 30, 1992	Roof	\$2,300	\$2,300
BP09-89	Jan 21, 2009	Alterations/Remodeling	\$400	\$50
BP15-2097	Sep 17, 2015	Re Roof Permit	\$7,500	\$165
BP17-0031	Jan 4, 2017	Plumbing	\$900	\$0
BP22-3080	Aug 22, 2022	Plumbing	\$650	\$0
22-3080	Jan 25, 2024	Plumbing	\$650	\$0

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 24-28 – New Fence – 655 N 2nd Street

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

5. c.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-23 - Single Family Residence - 426 Douglas Court

SUMMARY

The applicant is requesting approval of a COA for the construction of a single family home with associated driveway, parking and landscaping.

LOCATION

426 Douglas Court. Parcel ID #2409-501-0200-000-1

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendations:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters or colonial window grid be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 02:39 PM

Final Approval Date: 05/22/2024



MAY 28, 2024

COA 24-23

Owner

Eastern Capital Investments LLC

Applicant

NJ Morris Holdings LLC

Location

426 Douglas Court

Parcel

2409-501-0200-000-1

Historic Status

Vacant lot in Lincoln Park Historic District

Requested Action

Construction of a single family home.

Recommendation

Approval/Approval with conditions and recommendations

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Site

B A C K G R O U N D

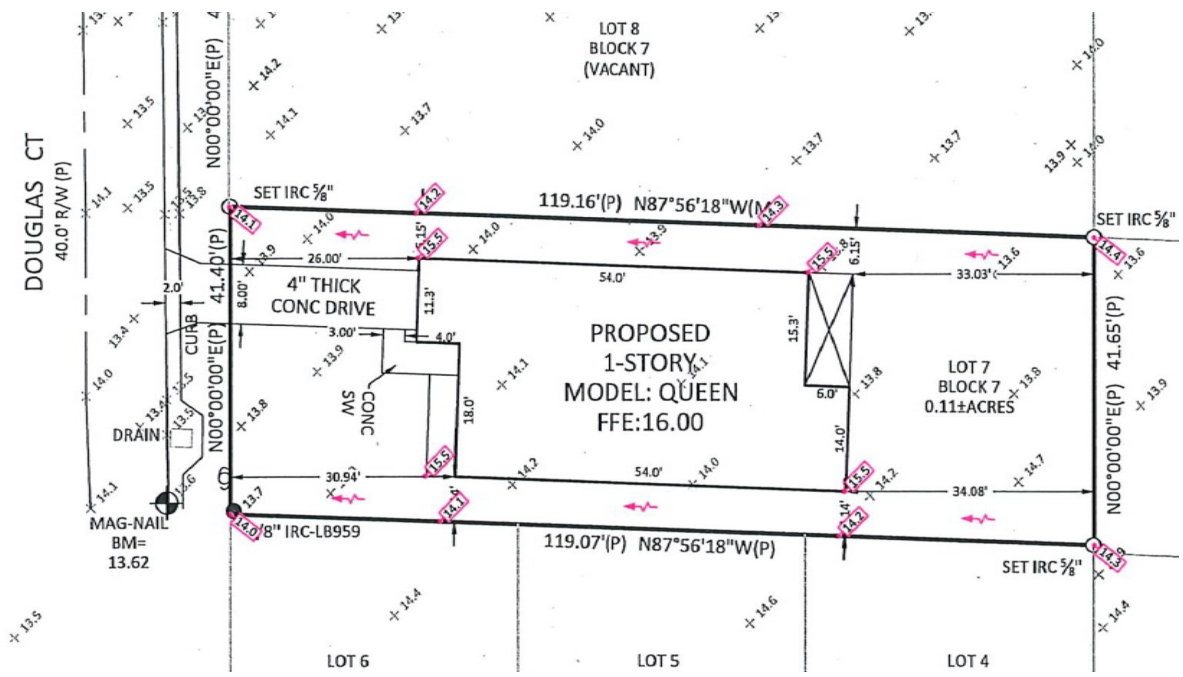
The subject site is located in the Lincoln Park Historic District. The site is vacant.

R E Q U E S T

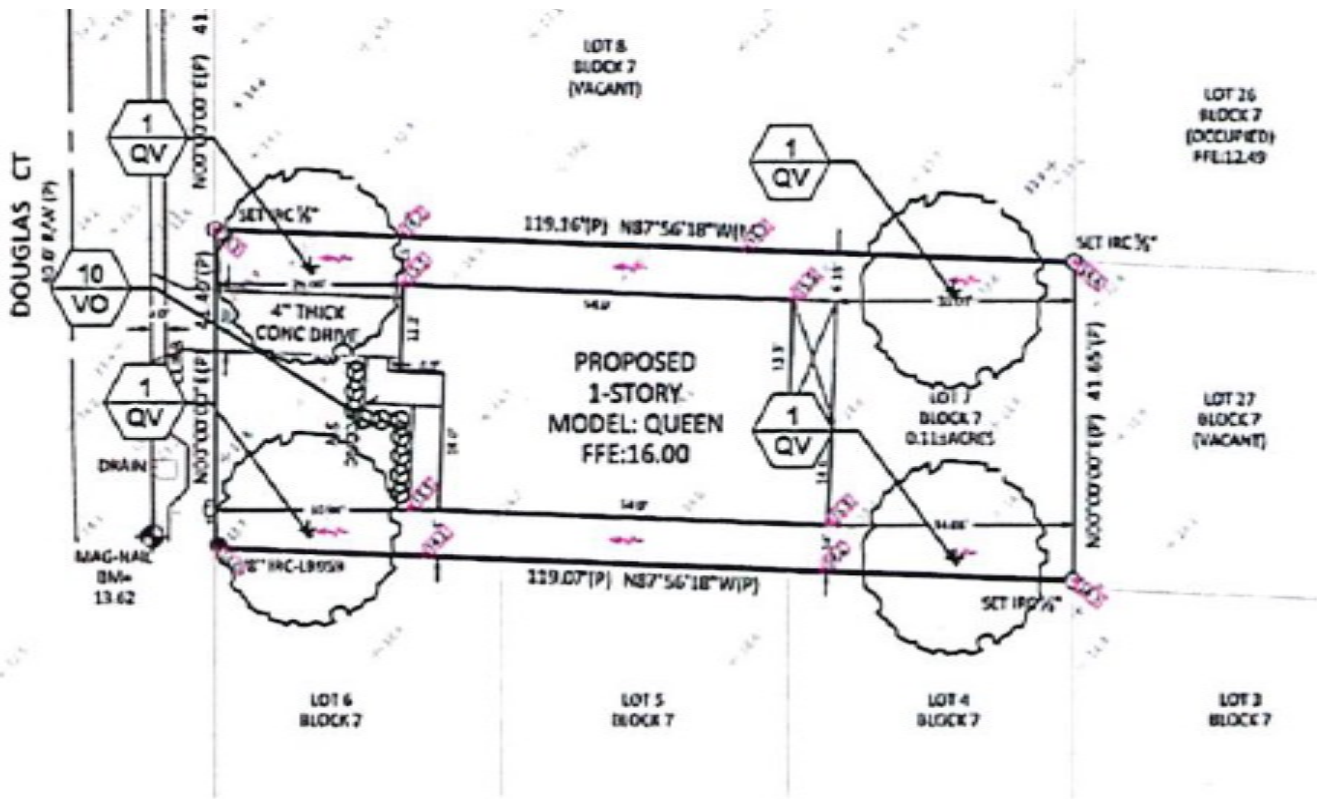
The applicant is requesting approval of a COA for the construction of a single family home with associated driveway, parking and landscaping.



Subject Property - Aerial Photo

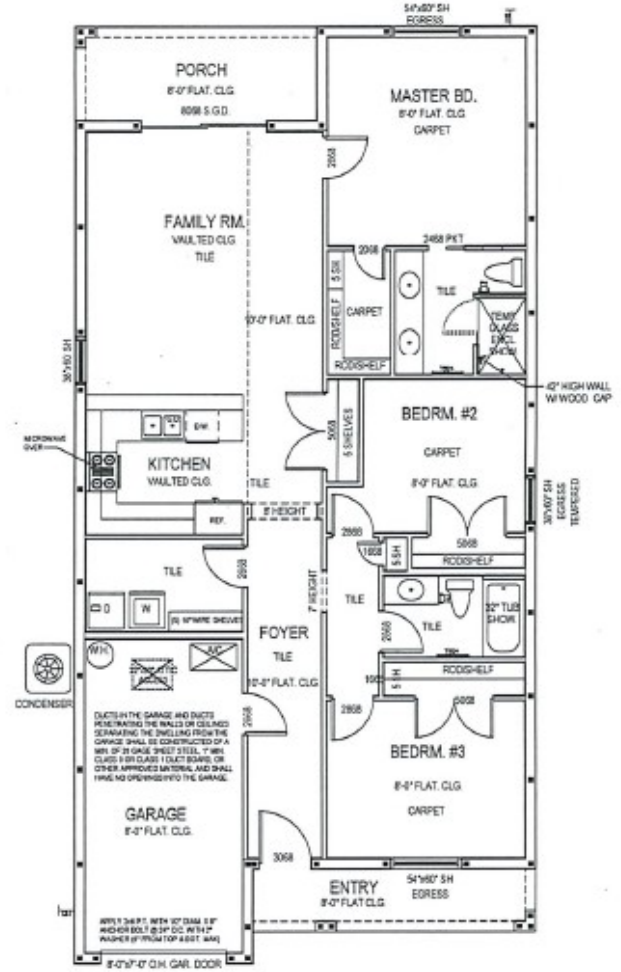
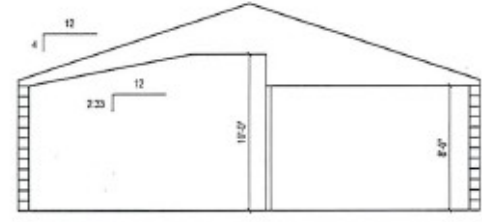
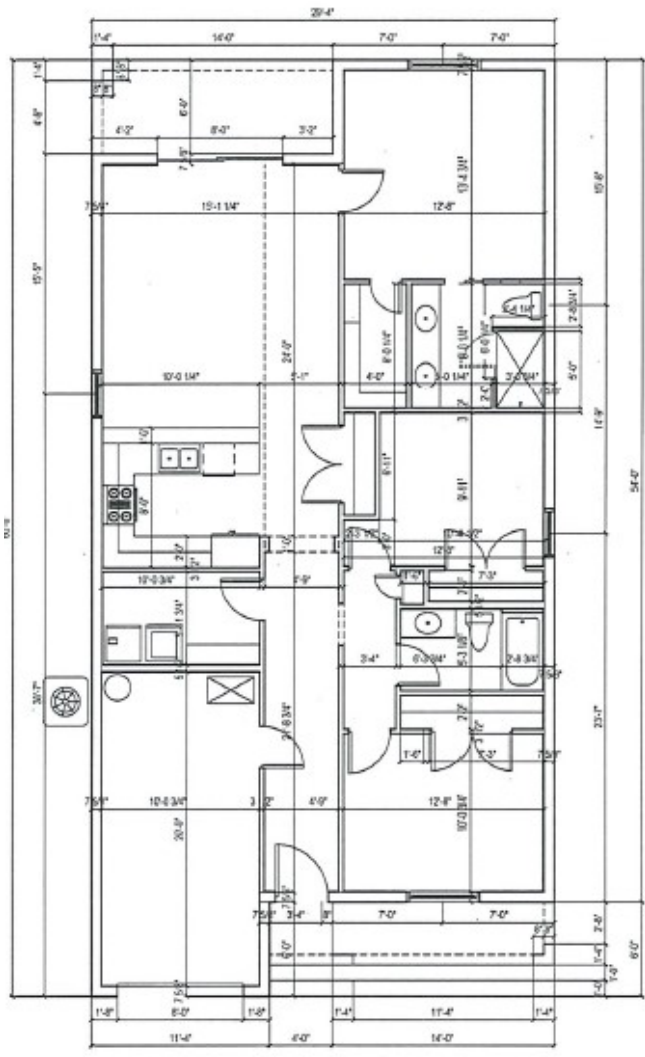


Proposed Site Plan



Proposed Landscape Plan

ALL NON-BEARING WALL STUDS TO BE 24" O.C.



DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE BUILDING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. OF 1/2" GAGE (20-G) STEEL, 1" MIN. CLEARANCE FROM CEILING, FLOOR, OR OTHER APPROVED MATERIAL, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

WITH 1/2" R.F.T. WITH 1/2" GAGE 8" R.F. AND 1/2" R.F.T. WITH 1/2" GAGE 8" R.F. MINOR OF 1/2" FROM TOP (AS SET) MIN.

DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE A MIN. 20 SQUARE FEET CLEAR FLOOR DOOR.

SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND PLEASANTLY AREA BY NOT LESS THAN 1/2" OF CYCLAM BEAM SPACED TO THE GARAGE FLOOR. GARAGES LOCATED NEARBY ROOMS SHALL BE SEPARATED FROM ALL NEARBY ROOMS BY NOT LESS THAN 1/2" OF CYCLAM BEAM OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" OF CYCLAM BEAM SPACED TO THE ROOM.

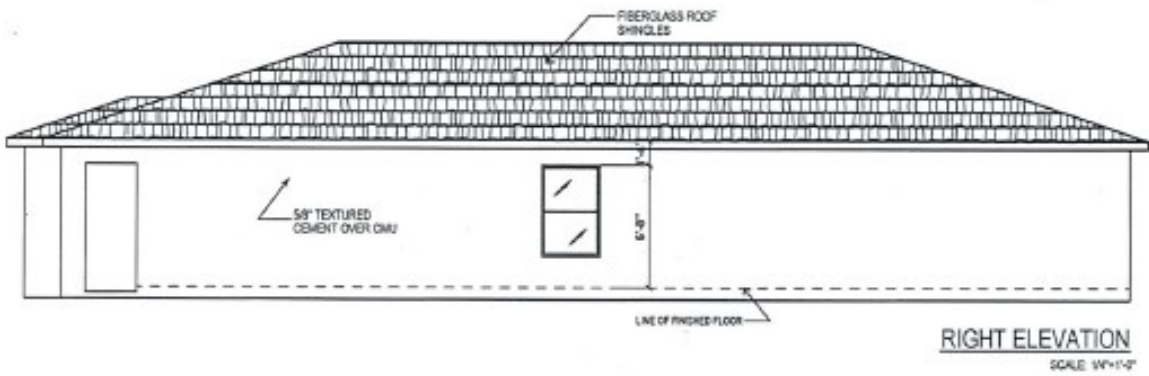
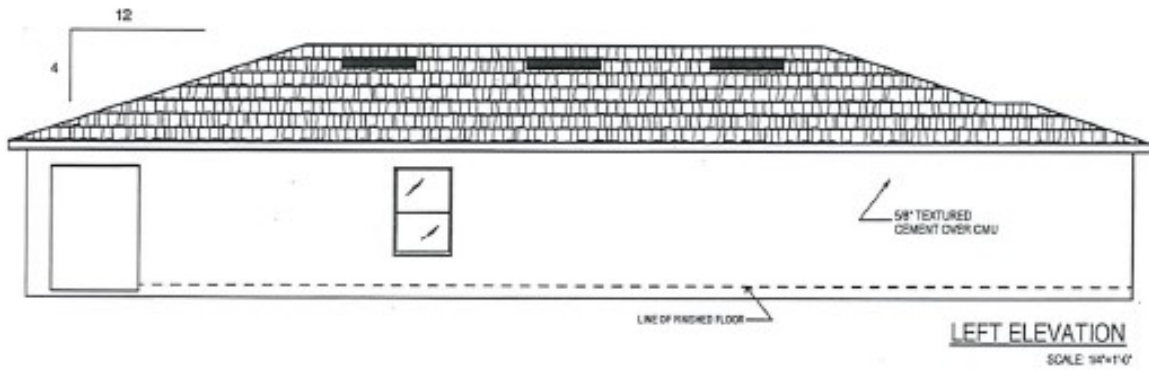
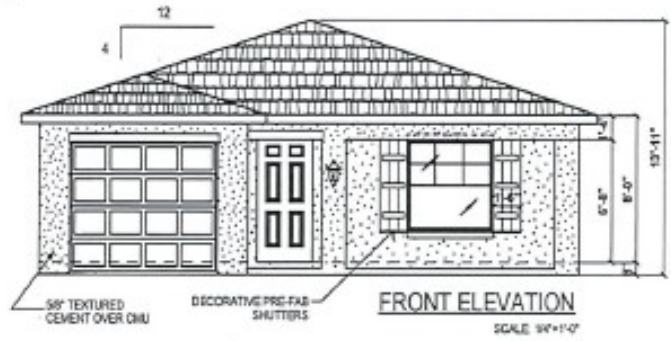
SQUARE FOOTAGE

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

Proposed Floor Plan

EXTERIOR FINISHES
ALL EXTERIOR FINISHES SHALL BE APPLIED IN ACCORDANCE WITH RESPECTIVE MANUFACTURERS GUIDELINES, SPECIFICATIONS, OR INSTALLATION INSTRUCTIONS

VENT CALCS:
1,725 SQUARE FEET OF ROOF
1,725 DIVIDED BY 150 = 11.50
PROVIDE MIN. 12 SQUARE FEET
OF ROOF VENTS.



Proposed Elevations



Existing Houses, North and East of the Subject Property



Proposed Residence—Color Rendering

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

STAFF RECOMMENDATION

The subject residence is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior Standards regarding size, scale, materials and massing. However, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood.

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendations:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters or colonial window grid be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

RECEIVED

Building & Site Information

APR 24 2024

Address of the Site: 426 Douglas Ct

Parcel ID #: 2409-501-0200-000-1

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
OVIDO, FL 32765
OFFICE: (407) 542-4977
INFO@HNHSURVEY.COM
LB: 8291

LEGAL DESCRIPTION

LOT 08, BLOCK 07 LINCOLN PARK C PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS

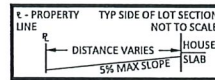
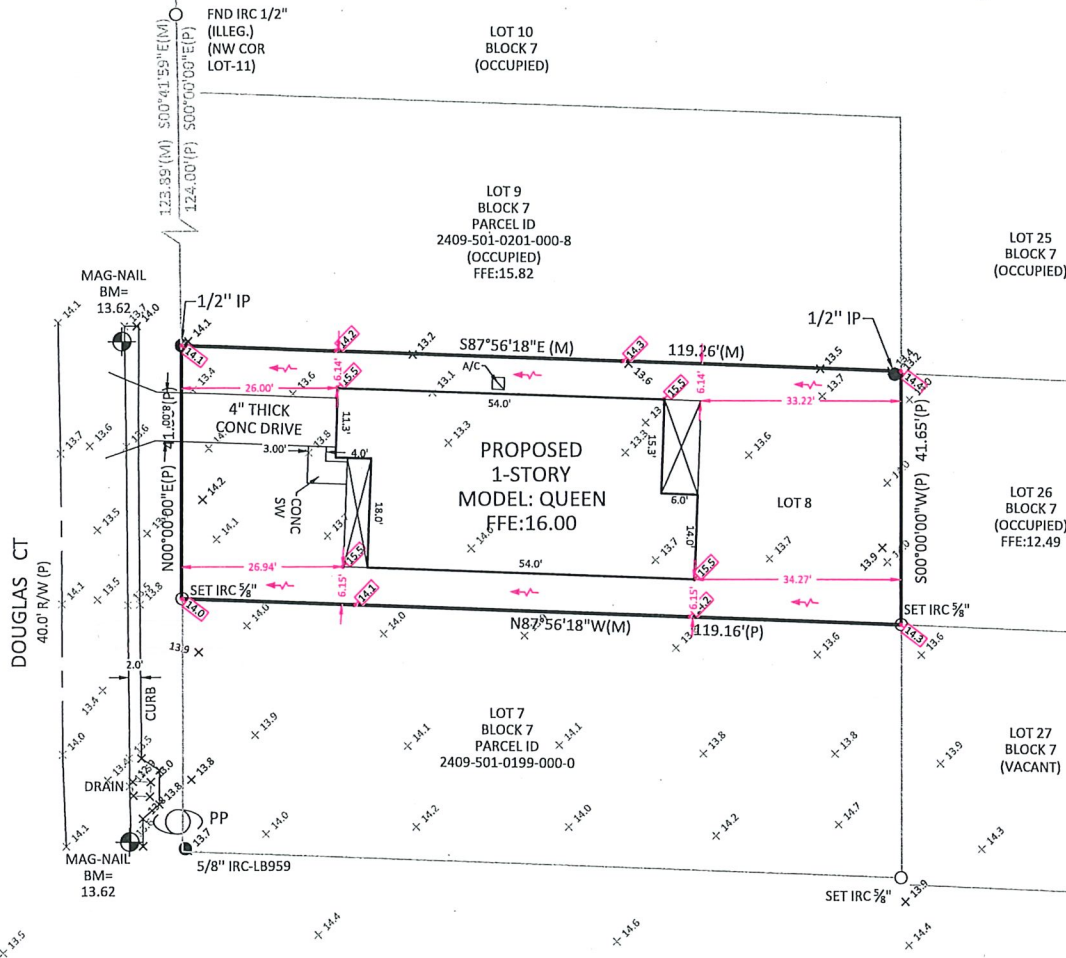
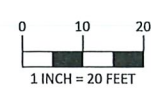
426 DOUGLAS CT, FORT PIERCE, FLORIDA 34954

JOB NUMBER

23-10-089-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 WESTERLY LOT LINE, BEING N00°00'00"E, PER PLAT.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER	⊕ = BENCHMARK
LB = LICENSED BUSINESS	→ = DRAINAGE ARROW
LS = LICENSED SURVEYOR	— = ROAD GRADE
FND = FOUND	⊗ 0.0 = GROUND GRADE
SET = SET "LD 8391"	⊗ 0.0 = PROPOSED GRADE
IR(C) = IRON ROD [8 CAP]	SS = SANITARY MANHOLE
NI(D) = NAIL [8 DISK]	W = WELL
CM = CONCRETE MONUMENT	WM = WATER METER
TYP = TYPICAL	E = ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION	⊕ = CLEANOUT
BFE = BASE FLOOD ELEVATION	⊕ = ELECTRICAL RISER
BSL = BUILDING SETBACK LINE	⊕ = TELEPHONE RISER
BM = BENCHMARK	⊕ = CABLE RISER
PP = POWER POLE	⊕ = POWER POLE
CONC = CONCRETE	⊕ = VALVE
SW = SIDEWALK	⊕ = IR(C) FOUND
EP = EDGE OF PAVEMENT	⊕ = 5/8" IRC SET
CMP = CORRUGATED METAL PIPE	⊕ = NI(D) FOUND
INV = INVERT	⊕ = NI(D) SET
R/W = RIGHT-OF-WAY	⊕ = CM FOUND
A/C = AIR CONDITIONER	⊕ = CM SET
D.E. = DRAINAGE EASEMENT	
U.E. = UTILITY EASEMENT	
WBF = WOOD BOARD FENCE	
CLF = CHAIN LINKED FENCE	
WVF = WHITE VINYL FENCE	
HWF = HOOG WIRE FENCE	
BWF = BARBED WIRE FENCE	
(P) = PLAT (M) = MEASURED (C) = CALCULATED	
EXISTING	PROPOSED
UTILITIES	
SEPTIC / SEWER	

FIELD DATE: 10/27/2023

SIGN DATE: 01/11/24

FIELD CREW:

DRAFTER: P.O.

LOT SIZE:

MODEL: QUEEN-LH

CLIENT NAME:

CERTIFICATIONS:

EASTERN HOMES

Eastern Homes

CLIENT FILE NUMBER:

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 ST LUCIE COUNTY, MAP NUMBER 120286, DATED 02/19/20.

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 5J-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.

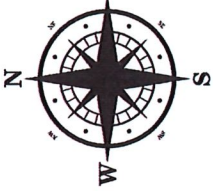


Digitally signed by Paul Hoffmeier
Date: 2024.01.15
15:23:12 -05'00'

FAUN HOFFMEIER
H&H SURVEY CONSULTANTS
AN EXACTA COMPANY

LS 6552
LB 8291

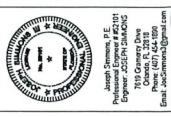




Eastern Homes

Let us guide you home

PARCEL I.D.#: 2409-501-0199-000-0
 426 DOUGLAS COURT, FORT PIERCE, FL 34950



DESIGN STATEMENT:

THIS DRAWING MEETS THE STRUCTURAL REQUIREMENTS OF ASCE 7-16 AND THE FLORIDA BUILDING CODE 2020 (7TH EDITION)

THE MINIMUM DESIGN PRESSURES FOR MW, F, S, ARE DETERMINED BY ASCE 7-16 CHAPTER 27 SECTION 27.5 USING TABLES 27.5-1, 27.5-1A & 27.5-2. THE MINIMUM DESIGN WIND SPEED IS 150 MPH, RISK CATEGORY II EXPOSURE CATEGORY C. COEFFICIENT $C_e = 1.0$ WALLS $C_{d1} = 4.2$ & $C_{d2} = 1.0$ ROOF $C_{d1} = 4.2$ & $C_{d2} = 1.0$

THE MINIMUM DESIGN PRESSURES FOR COMPONENTS & CLADDING ARE DETERMINED BY ASCE 7-16 CHAPTER 30, SECTION 30.5.1 USING TABLES 30.5-1A & FIGURE 30.5-1. WALLS (ZONE 1) $C_{d1} = 4.2$ & $C_{d2} = 1.0$ ROOF FITCH $C_{d1} = 2.0$ & $C_{d2} = 1.0$ ROOF ZONE 1 $C_{d1} = 1.0$ & $C_{d2} = 1.0$ ROOF ZONE 2 $C_{d1} = 1.0$ & $C_{d2} = 1.0$

LIVE LOADS:

- a. Attic without storage: 10psf
- b. Attic with limited storage: 20psf
- c. Habitable attics (or w/inv. stairs): 30psf
- d. Balconies and decks (exterior): 40psf
- e. Guardrails and handrails: 20psf
- f. Guardrails in-fill components: 50psf
- g. Passenger vehicle garages: 50psf
- h. Rooms other than sleeping room: 40psf
- i. Sleeping rooms: 30psf
- j. Stairs: 40psf

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

BUILDING CODES:

JURISDICTION AUTHORITY:
 FLORIDA BUILDING CODE (BUILDING DIVISION)
 300 ORANGE AVENUE
 FORT PIERCE, FL 34854
 (772) 467-3718

ADOPTED CODES:
 BUILDING: FLORIDA BUILDING CODE - 2020 (WI 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
 CHAPTER 27 - (NFPA 70, NATIONAL ELECTRICAL CODE)
 CHAPTER 28 - (NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE)
 CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
 ENERGY: FLORIDA BUILDING CODE, BUILDING - CODE
 CHAPTER 13 - 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) 738-1933
 CONTACT: JOE LEPORE

BUILDER:
 NJ MORRIS HOLDINGS DBA EASTERN-HOMES
 JOHN MORRIS
 CELL: (772) 971-5659
 EMAIL: INFO@EASTERN-HOMES.COM

ENGINEER:
 JOE SIMMONS III, P.E. #52101
 7619 GRAMERCY DRIVE
 ORLANDO, FL 32818
 PHONE: (407) 454-1800
 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

426 DOUGLAS COURT
 FT. PIERCE, FL 34950

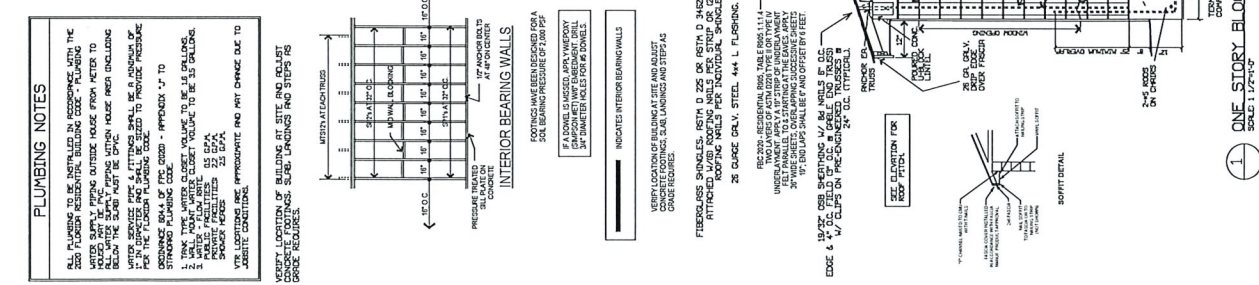
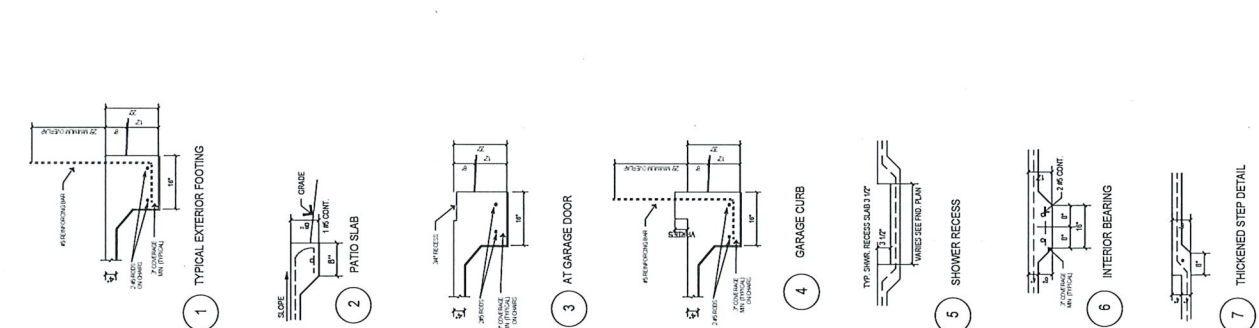
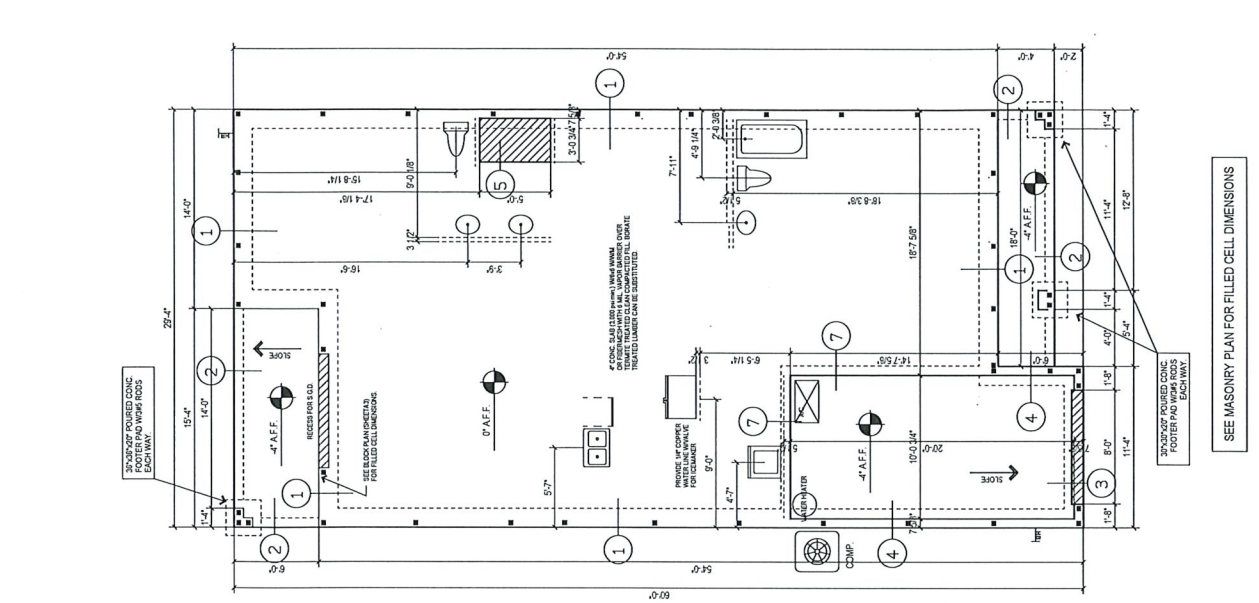
NO.	DATE	DESCRIPTION
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2	12-20-20	ISSUED FOR PERMIT
3	12-20-20	ISSUED FOR PERMIT
4	12-20-20	ISSUED FOR PERMIT
5	12-20-20	ISSUED FOR PERMIT

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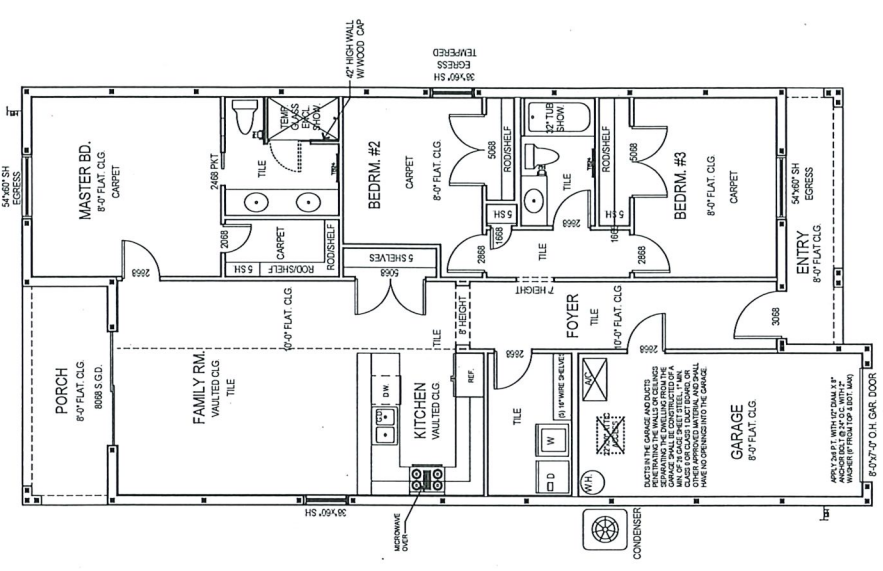
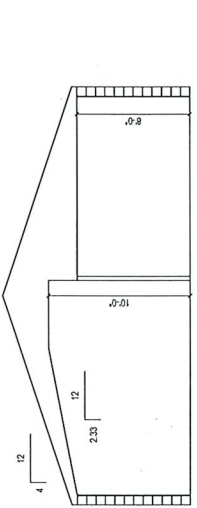


FOUNDATION NOTES

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE 2019 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) AND A MINIMUM WATER-CEMENT RATIO OF 0.50.
2. ALL CONCRETE SHALL BE 4" IS SHOWN WITH 20# REINFORCING BARS. ALL CONCRETE SHALL BE 4" IS SHOWN WITH 20# REINFORCING BARS. ALL CONCRETE SHALL BE 4" IS SHOWN WITH 20# REINFORCING BARS.
3. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
4. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
5. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
6. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
7. HORIZONTAL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
8. MINIMUM LAP SPACES ON ALL REINFORCING BARS SHALL BE 48 BAR DIAMETERS UNLESS OTHERWISE NOTED.
9. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
10. ALL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
11. CORNER BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
12. VERTICAL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
13. VERTICAL REINFORCING BARS SHALL BE #4 UNLESS OTHERWISE NOTED.
14. REINFORCING STEEL MUST MAINTAIN 3" CLEARANCE FROM END-CHORDS.
15. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
16. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.
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33. ALL REINFORCING STEEL SHALL BE #4 UNLESS OTHERWISE NOTED.

PLUMBING NOTES

1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE 2019 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) AND A MINIMUM WATER-CEMENT RATIO OF 0.50.
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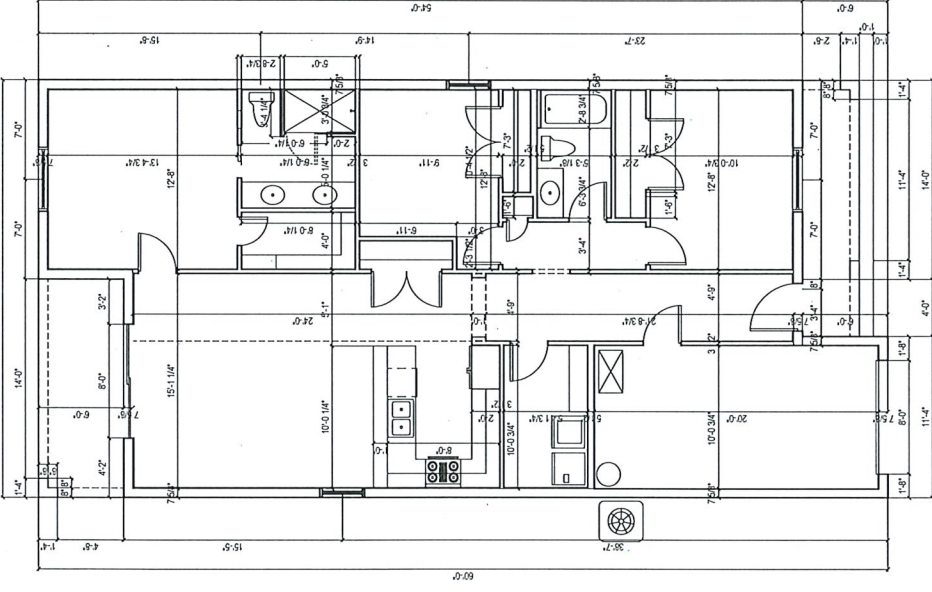


SQUARE FOOTAGE

A/C LIVING	1,355 sq. feet
GARAGE	226 sq. feet
COV. ENTRY	72 sq. feet
LANAI	92 sq. feet
TOTAL	1,725 sq. feet

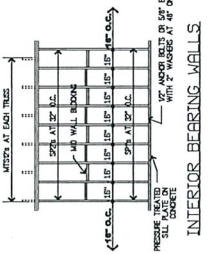
DOOR SCHEDULE: GARAGE AND LIVING AREA DOOR IS TO BE A 6' X 7'-0" O.H. GAR. DOOR.
 REVISIONS REQUIRED: THE GARAGE SHALL BE CEILINGED WITH 1/2" CD SHEET GYPSUM BOARD AND FINISHED TO MATCH THE INTERIOR. THE GARAGE SHALL BE FLOORED WITH 1/2" CD SHEET GYPSUM BOARD AND FINISHED TO MATCH THE INTERIOR. THE GARAGE SHALL BE VENTED TO THE EXTERIOR THROUGH THE ROOF WITH A 6" DIA. VENT PIPE. THE GARAGE SHALL BE PROTECTED BY A 5/8" DIA. STEEL PIPE. THE GARAGE SHALL BE PROTECTED BY A 5/8" DIA. STEEL PIPE. THE GARAGE SHALL BE PROTECTED BY A 5/8" DIA. STEEL PIPE.

ALL NON-BEARING WALL STUDS TO BE 24" O.C.



- STRUCTURAL WOOD CONST. NOTES:**
1. END JOINTS IN STRUCTURAL DOUBLE PLATE SHALL BE OFFSET AT LEAST 4'.
 2. STRUCTURAL MEMBER SIZES SHOWN ON ROOF FRAMING PLAN ARE TO BE 4" YELLOW PINE.
 3. WHEN ANCHORING JOINTS TOGETHER, EQUALLY HALF ON EACH ITEM. STRIPS MUST BE 1/2" THICK.
 4. ALL STRUCTURAL LUMBER EXCLUDING PRE-ENGINEERED WOOD TRUSSES TO BE #2 OR BETTER.
 5. ALL PLYWOOD USED FOR EXIST. APPLICATIONS SHALL BE 5/8" THICK.
 6. ALL PLYWOOD USED FOR NEW WORK SHALL BE #1 OR #2 AND SHALL BE APPROPRIATE SHEATHING.
 7. IF OSB BOARD IS TO BE USED IN PLACE OF PLYWOOD IS TO HAVE SIMILAR SECTION PROP.
 8. ALL LUMBER USED FOR EXTERIOR APPLICATIONS OR IN CONTACT WITH CONCRETE IS TO RECEIVE A STANDARD GRADE PRESURE TREATING.
 9. ALL LUMBER TO BE SPURTED TO MEET ALL REQUIREMENTS FOR EXTERIOR APPLICATIONS (EXCEPT WHERE LUMBER MEETS WITH CONCRETE).
 10. WHEN PRE-ENGINEERED TRUSSES AND JOISTS ARE USED, THE USER SHALL SUBMIT SHOP DRAWINGS TO THE ENG. OF RECORD.

- GENERAL NOTES**
1. VENT DRYER THRU WALL TO OUTSIDE.
 2. DO NOT SCALE PRINTS! CONSTRUCTION TO BE ACCORDANCE WITH DIMENSIONS ONLY. ANY DISCREPANCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION.
 3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 3/4" UNLESS OTHERWISE NOTED.
 4. ALL EXTERIOR FRAME WALL DIMENSIONS AND MATERIALS AS SHOWN ON DRWG.
 5. ALL EXTERIOR FRAME WALL DIMENSIONS AND MATERIALS AS SHOWN ON DRWG.
 6. 2" DENOTES BEARING WALL.
 7. SEE PLAN FOR WALL HEIGHTS.
 8. ALL EXTERIOR FRAME WALLS TO HAVE 1/2" CD SHEET GYPSUM BOARD FINISH AT 48" ON CENTER W/2" WASHERS (W/40).
 9. SAFETY GLAZING:
 - > WINDOWS OVER BATH TUBS
 - > WINDOWS OVER BATH TUBS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" RADIUS OF THE DOOR IN A CLOSED POSITION.
 - > WINDOWS OVER BATH TUBS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" RADIUS OF THE DOOR IN A CLOSED POSITION.
 - > ALL SHOWER ENCLOSURES



INTERIOR BEARING WALLS

UNLESS OTHERWISE NOTED:

1. USE HETA16 (1810#) CMU TO TRUSSES, JOISTS & BEAMS.
2. USE LSTA30 (1610#) OR HTS20 (1450#) FRAME TO JOISTS & BEAMS.
3. USE MTS12 (1000#) FRAME TO TRUSSES.
4. USE HUS26 (1528#) AS 1 PLY HANGER & HGS25-2 (2155#) AS 2 PLY HANGER.
5. UNDER GIRDERS & BEAMS, APPLY MINIMUM SAME NUMBER OF STUDS AS THE NUMBER OF PLYS IN GIRDER OR BEAM.
6. ALL EXTERIOR WALLS TO BE TREATED AS BEARING WALLS.
7. LINTEL STRAP MISSING: APPLY (1) HTSM16 W/(4) 1/4" TAPCOONS FOR 1.75 LBS & (2) HTSM16 (875#) FOR 2,350 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.

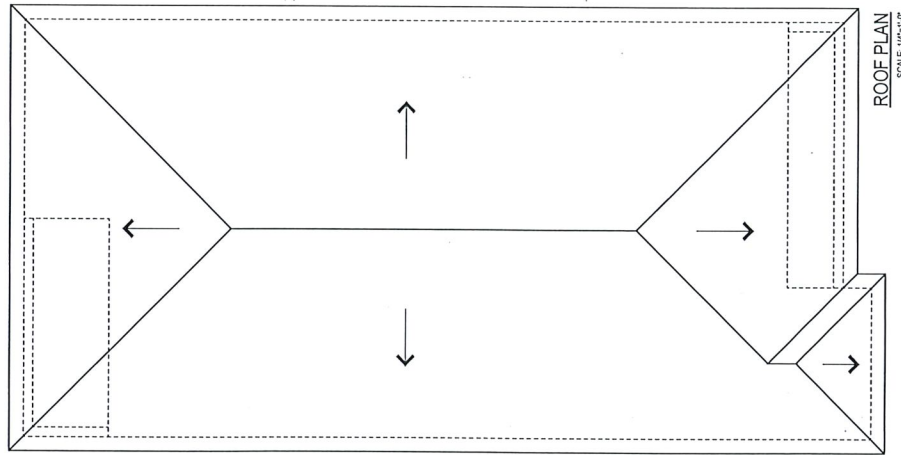
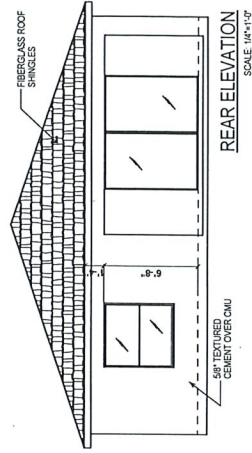
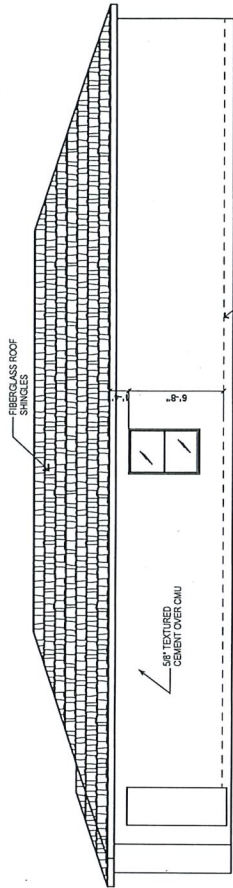
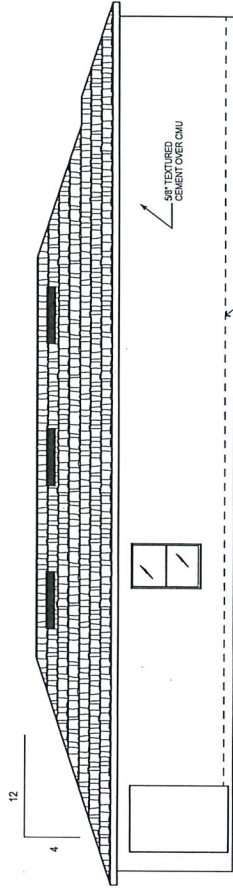
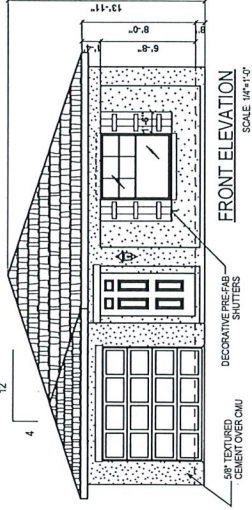
*HT4, HTTS, MGT W/5/8" DIAM ANCHOR BOLTS W/6" EMBEDMENT. ALL STRAPPING HARDWARE TO P.T. LUMBER TO BE GALVANIZED

NUMBER OF STUDS WILL BEAR 50% RESPONSIBILITY FOR THE LATERAL AND ANCHORAGE OF THE MANUFACTURER'S DESIGN TO THE NUMBER OF STUDS. PROVIDE MIN. 12 SQUARE FEET OF ROOF VENTS.

EXTERIOR FINISHES

ALL EXTERIOR FINISHES SHALL BE APPLIED IN ACCORDANCE WITH RESPECTIVE MANUFACTURERS GUIDELINES, SPECIFICATIONS, OR INSTALLATION INSTRUCTIONS

VENT CALCS:
1.75 SQUARE FEET OF ROOF
1.75 DIVIDED BY .50 = 3.50
PROVIDE MIN. 12 SQUARE FEET
OF ROOF VENTS.



MEMBER
A I
B D
MEMBERSHIP DESIGN

NICE PLANS
11750 WILLOW WAY SUITE 101
MIRAMONTE, CA 91301
TEL: 714.333.4141
WWW.NICEPLANS.COM

INTERNATIONAL ASSOCIATION OF BUILDING OFFICIALS
11750 WilLOW Way, Suite 101
Miramonte, CA 91301
Tel: 714.333.4141
www.iaabof.org

QUEEN
ELEVATIONS

426 DOUGLAS COURT
FT. PIERCE, FL 34950

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NO. OF SHEETS	12
NO. OF SHEETS USED	12
DATE	11/25/23
PROJECT	426 DOUGLAS COURT
CLIENT	FT. PIERCE, FL 34950
DESIGNER	NICE PLANS
CHECKED BY	J. B. BROWN
APPROVED BY	J. B. BROWN
GENERAL CONTRACTOR	1/4\"/>

A5

THIS DRAWING HAS BEEN ELECTRONICALLY GENERATED BY THE SOFTWARE. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



House Base

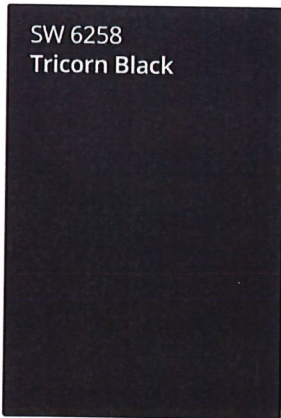
SW 7005
Pure White
Expert Pick

Roof



Soffit/Trim/Exterior Doors

SW 6258
Tricorn Black



Property Identification

Site Address: 426 DOUGLAS CT
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-501-0200-000-1
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 21202
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

EASTERN CAPITAL INVESTMENTS LLC
 16877 E Colonial DR
 Orlando, FL 32820

Legal Description

LINCOLN PARK NO 2 BLK 7 LOT 8

Current Values

Just/Market Value: \$11,700
 Assessed Value: \$2,591
 Exemptions: \$2,591
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.11
 Land Size (SF): 4,980

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 22, 2024	5116 / 2781	0111	QC	Fort Pierce Redevelopment Agency	\$5,000
Dec 27, 2006	2730 / 2508	XX01	WD	Mimms Nicholas C	\$14,000
Oct 16, 2002	1635 / 1147	XX01	QC	Mimms Franchenia T	\$100
May 13, 1988	0619 / 2961	XX01	WD	Ann Tripp	\$100
Mar 14, 1988	0609 / 0973	XX01	WD	Ann Tripp	\$100
Mar 14, 1988	0609 / 0972	XX01	WD	Ann Tripp	\$100
Mar 14, 1988	0609 / 0971	XX01	WD	Ann Tripp	\$100
Mar 4, 1988	0609 / 0974	XX01	WD	Ann Tripp	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:

Roof Cover:

Roof Structure:

Building Type:
Grade:
Story Height:

Year Built: N/A
Effective Year: N/A
No. Units: 0

Frame:
Primary Wall:
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

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



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$11,700	2023	2007	8000	City of Ft Pierce	\$2,591
Just/Market:	\$11,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$9,109					
Assessed:	\$2,591					
Exemption(s):	\$2,591					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.2	Fort Pierce Stormwater Charge	\$13.80

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	\$11,700	\$2,591	\$2,591	\$0
2022	\$8,800	\$2,356	\$2,356	\$0
2021	\$7,400	\$2,142	\$2,142	\$0
2020	\$4,000	\$1,948	\$1,948	\$0

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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 24-23 – Single Family Residence – 426 Douglas Court

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

5. d.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-24 - Single Family Residence - 424 Douglas Court

SUMMARY

The applicant is requesting approval of a COA for the construction of a single family home with associated driveway, parking and landscaping.

LOCATION

424 Douglas Court. Parcel ID #2409-501-0199-000-0

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendation:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 12:59 PM

Final Approval Date: 05/22/2024



MAY 28, 2024

COA 24-24

Owner

Eastern Capital Investments LLC

Applicant

NJ Morris Holdings LLC

Location

424 Douglas Court

Parcel

2409-501-0199-000-0

Historic Status

Vacant lot in Lincoln Park Historic District

Requested Action

Construction of a single family home.

Recommendation

Approval/Approval with conditions and recommendations

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



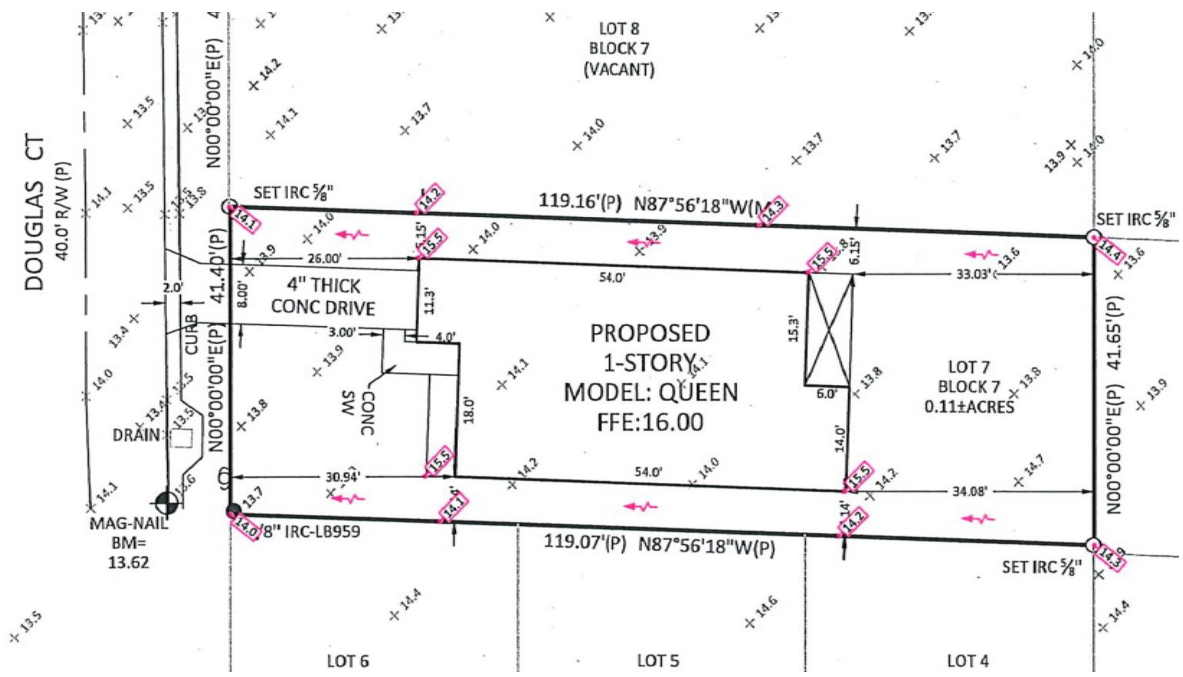
Subject Site

B A C K G R O U N D

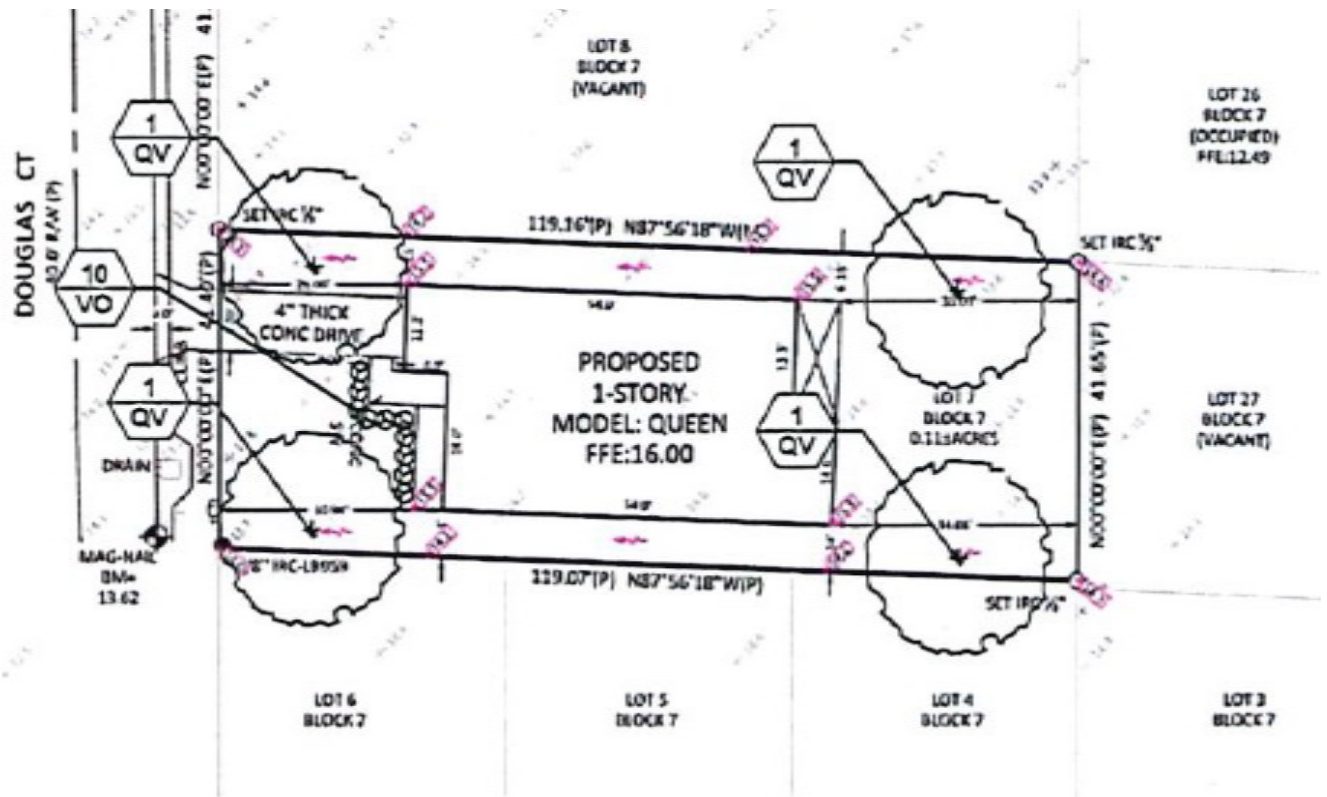
The subject site is located in the Lincoln Park Historic District. The site is vacant.

R E Q U E S T

The applicant is requesting approval of a COA for the construction of a single family home with associated driveway, parking and landscaping.

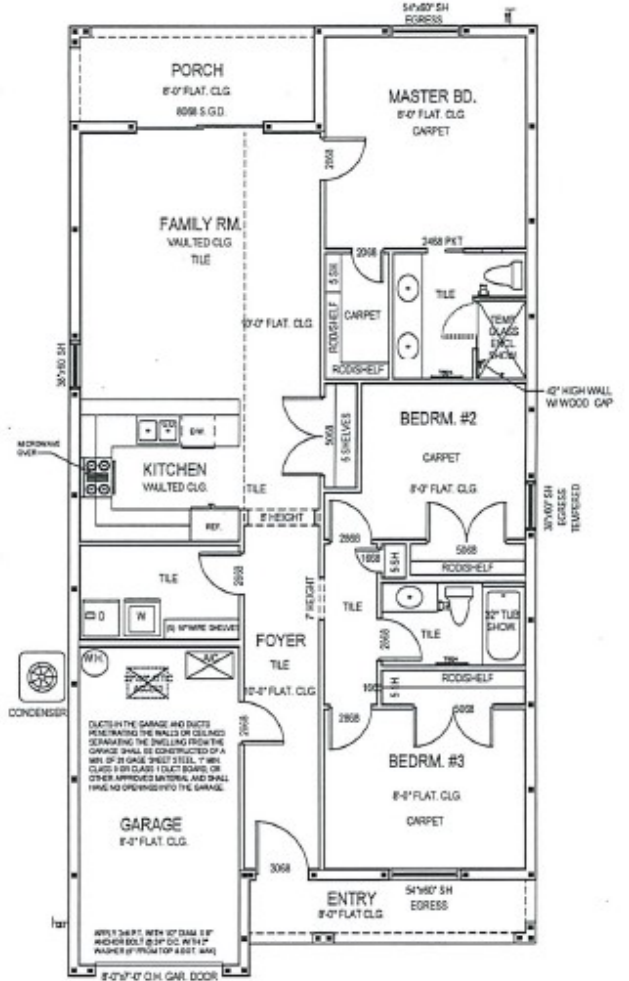
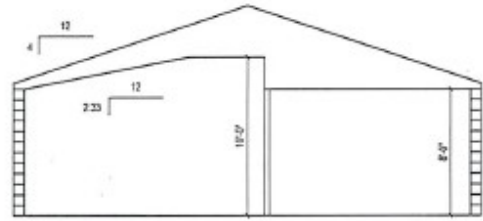
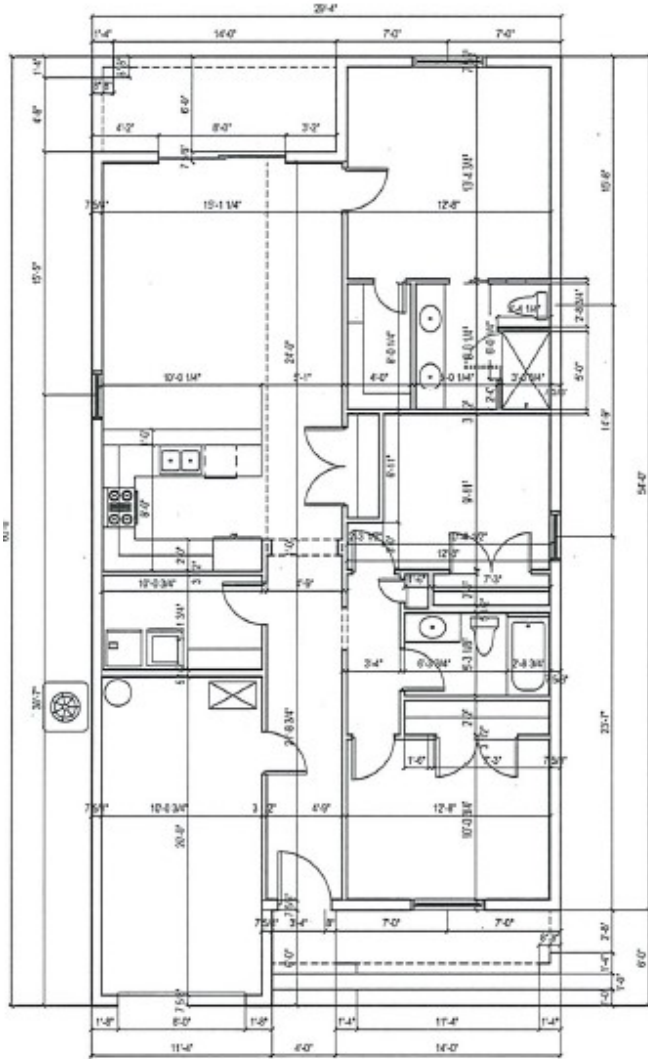


Proposed Site Plan



Proposed Landscape Plan

ALL NON-BEARING WALL STUDS TO BE 24" O.C.



DOOR BETWEEN GARAGE AND LIVING AREA OF HOUSE TO BE A MIN. 24\"/>

SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND TO THE AREA BY NOT LESS THAN 1\"/>

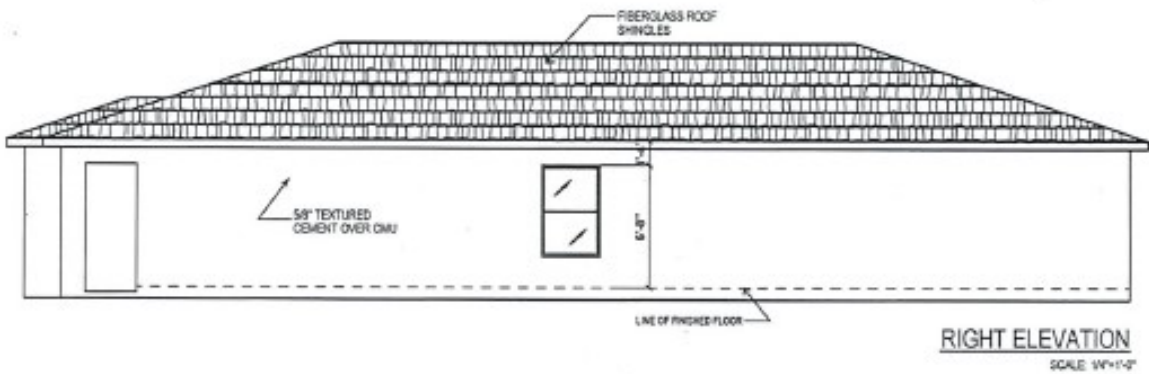
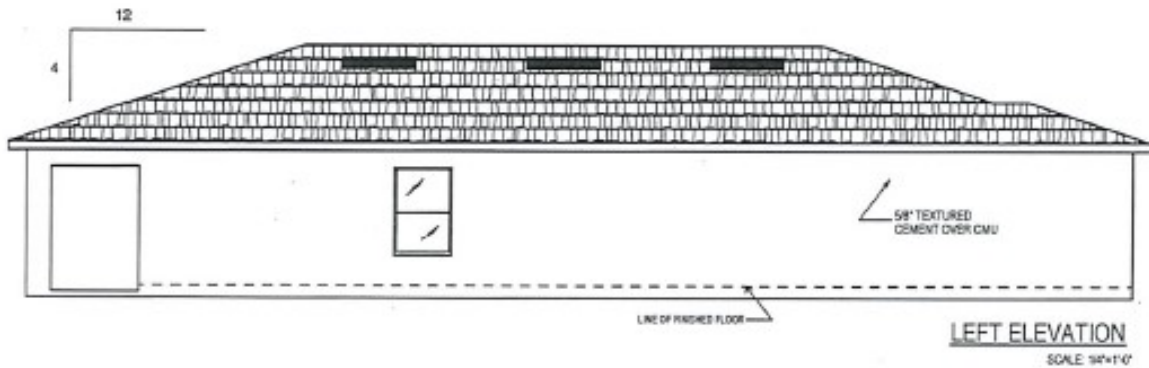
SQUARE FOOTAGE

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

Proposed Floor Plan

EXTERIOR FINISHES
ALL EXTERIOR FINISHES SHALL BE APPLIED IN ACCORDANCE WITH RESPECTIVE MANUFACTURERS GUIDELINES, SPECIFICATIONS, OR INSTALLATION INSTRUCTIONS

VENT CALCS:
1,725 SQUARE FEET OF ROOF
1,725 DIVIDED BY 150 = 11.50
PROVIDE MIN. 12 SQUARE FEET
OF ROOF VENTS.



Proposed Elevations



Existing Houses, North and East of the Subject Property



Proposed Residence—Color Rendering

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

STAFF RECOMMENDATION

The subject residence is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior Standards regarding size, scale, materials and massing. However, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood.

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendation:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;



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 CITY OF FORT PIERCE
2409-501-0199-000-0 PLANNING & ZONING

Parcel ID #: _____

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): 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

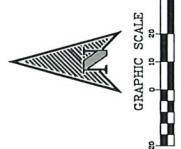
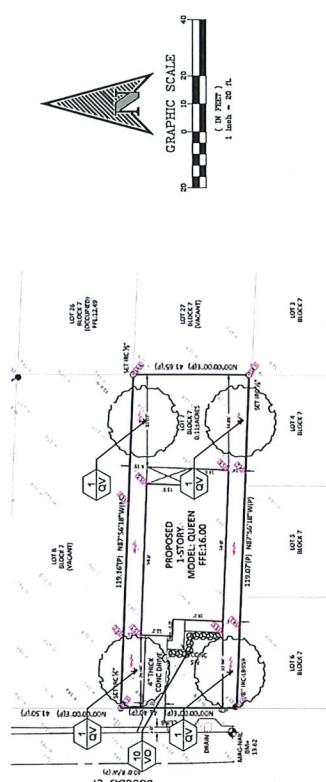
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main 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.

REVISION	DATE	REVISION	DATE

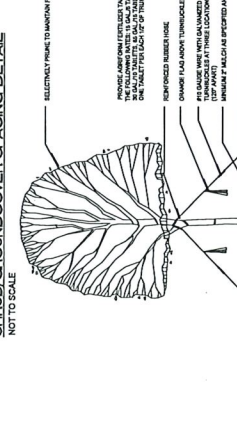
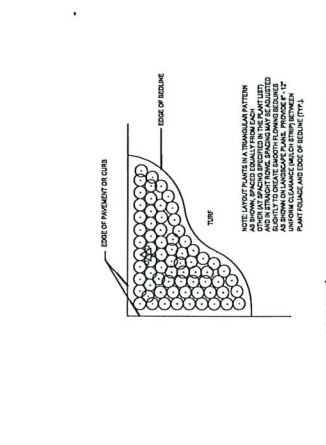
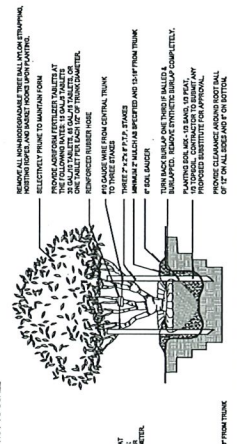
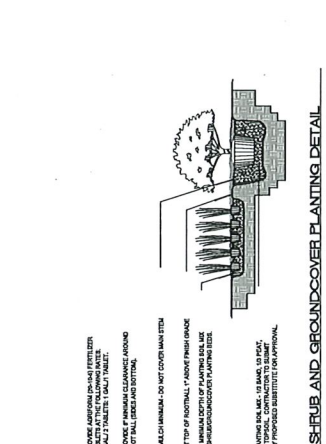


424 Douglas Ct Residence
 Douglas Court
 Fort Pierce, Florida 34954



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	DESCRIPTION	REMARKS
OV	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4.75" DBH @ 1.37M HEIGHT	SPACE AS SHOWN
SV	10	VIRGINIANA COONHORN	SWIFT VIRGINIANUM	3" @ 1.37M	50' O.C.
SD					

Installation of Landscaping: All landscaping required by this article shall be installed in compliance with these requirements: a. All landscaping shall be installed in compliance with these requirements: 1. All plants shall be Florida fancy, vigorous material free of pests and diseases. 2. All plants shall be Florida fancy, as graded in Florida grades and standards for all plants are subject to approval by the landscape architect and owner before, during, and after installation. 3. All plants shall be straight trunked with one central leader and have a full dense crown. 4. All trees shall be staked and cuffed as shown in planting details. 5. All trees shall be free of open wounds and wound scars in the clear trunk area. 6. All planting areas shall have a minimum of 3" topsoil. 7. All planting areas shall have a minimum of 6" topsoil. 8. All trees shall be free of open wounds and wound scars in the clear trunk area. 9. All trees shall be free of open wounds and wound scars in the clear trunk area. 10. All trees shall be free of open wounds and wound scars in the clear trunk area.



SHRUB AND GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE
 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
 2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 3. ALL PLANTS SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL DENSE CROWN.
 4. ALL TREES SHALL BE STAKED AND CUFFED AS SHOWN IN PLANTING DETAILS.
 5. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 6. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
 7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 6" TOPSOIL.
 8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 9. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 10. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.

LANDSCAPE CONTRACTOR NOTES:
 1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING MATERIAL THROUGHOUT THE PROJECT PERIOD. THIS INCLUDES THE PROVISION OF WATER, FERTILIZER, MULCHING, MOVIING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
 2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INSTALLATION.
 3. REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT LIST, THE PLANS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND OWNER.
 5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING WORK SHOWN ON THE PLANS.
 6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, INCLUDING WATER, GAS, CABLE, TELEPHONE, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
 7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO ALL UTILITIES AND OBJECTS DAMAGED DURING THE COURSE OF THE PROJECT.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.





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: 5 P.S.F. TO 30.5 P.S.F.

WALLS (ZONE 5): 4'-26.82 P.S.F. - 34.59 P.S.F.

ROOF PITCH 7-12 DEGREES

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

ROOF (ZONE 2): 16.44 P.S.F. - 26.07 P.S.F.

ROOF (ZONE 3): 16.44 P.S.F. - 26.07 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: 20psf
- i. Rooms other than sleeping rooms: 40psf
- j. Sleeping rooms: 30psf
- k. Signs: 40psf

WINDOW AND DOOR DESIGN PRESSURES	WINDOW & DOOR AREA (SQ. FT.)	DESIGN PRESSURE
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) 2018
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:

DRAWING INDEX:	DESCRIPTION:
A1	COVER
A2	FOUNDATION
A3	MASONRY
A4	FLOOR
A5	ELEVATIONS
A6	DETAILS
E1	ELECTRICAL

424 DOUGLAS COURT
FT. PIERCE, FL 34950

QUEEN
COVER

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A1

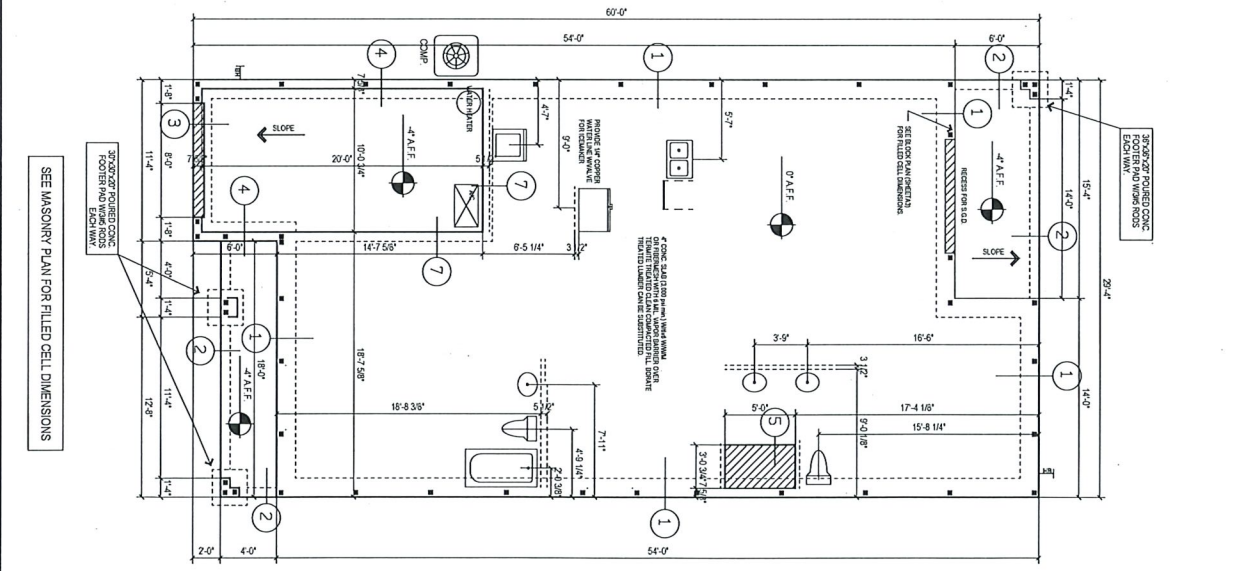
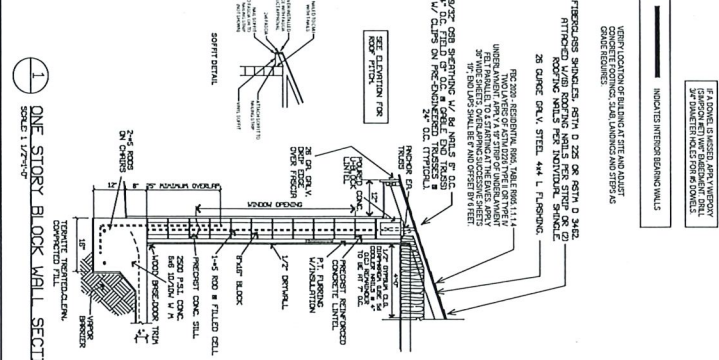
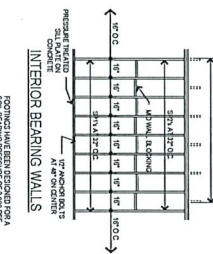
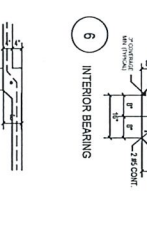
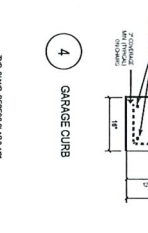
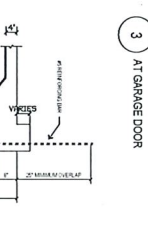
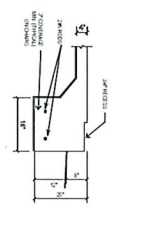
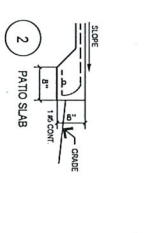
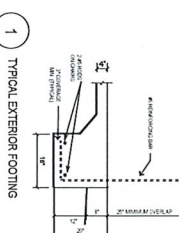
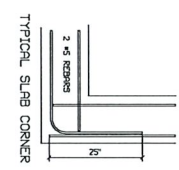
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FOUNDATION NOTES

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 SPECIFICALLY NOTED, ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
5. SLAB SHALL HAVE A 3" MIN. FILLER UNDER THE REINFORCING STEEL.
6. ALL REINFORCING STEEL SHALL BE TYPED "E" OR "S" 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.
9. ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
10. ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
11. CORNER DETAIL REINFORCING STEEL SHALL BE #3 UNLESS OTHERWISE NOTED.
12. VERTICAL REINFORCING STEEL SHALL BE #3 UNLESS OTHERWISE NOTED.
13. ALL REINFORCING STEEL SHALL BE PLACED IN THE CENTER OF THE MEMBER.
14. REINFORCING STEEL MUST MAINTAIN 3" CLEARANCE.
15. SOIL TO BE COMPACTED TO BE LEAST 95% OF MAXIMUM DRY WEIGHT FOR THE SOIL TYPE AS DETERMINED BY STANDARD TESTS.
16. ALL SOIL TO BE 2000 POUNDS PER SQUARE FOOT MIN.
17. ALL DETAILS AND SECTIONS 5' HIGH ON THE DOMINANT SIDE SHALL BE REINFORCED WITH #3 UNLESS OTHERWISE NOTED.
18. ALL DETAILS AND SECTIONS 5' HIGH ON THE DOMINANT SIDE SHALL BE REINFORCED WITH #3 UNLESS OTHERWISE NOTED.
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PLUMBING NOTES

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Queen Foundation

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FT. PIERCE, FL 34950

Queen Foundation

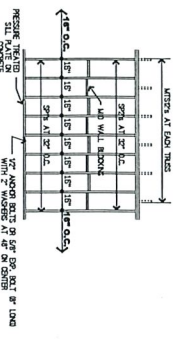
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AMERICAN INSTITUTE OF BUILDING DESIGNERS

NO.	DATE	BY	CHECKED	SCALE	SHEET NO.	TOTAL SHEETS

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INTERIOR BEARING WALLS



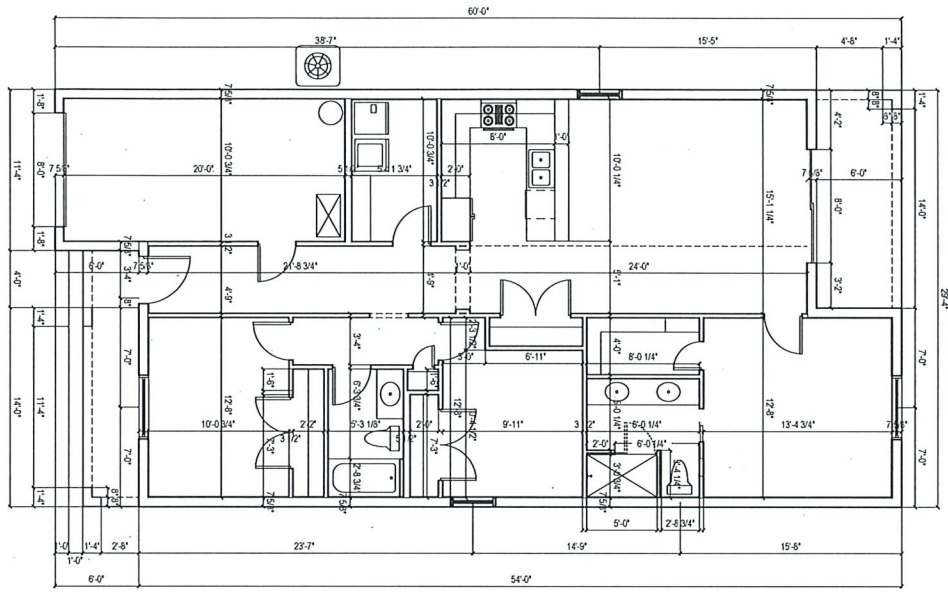
STRUCTURAL WOOD CONST. NOTES:

1. RIGID JOINTS IN STRUCTURAL CONCRETE SLAB SHALL BE REINFORCED WITH DOUBLE BARS TO BE WELDED AT 6" O.C. MAX.
2. STRUCTURAL LEADERSIZES SHOWN ON ROOF FRAMING PLANS TO BE USED FOR ALL ROOF FRAMING UNLESS OTHERWISE NOTED.
3. THE LENGTH OF HURRICANE STRIPS MUST BE EQUAL TO HALF OF THE TOTAL LENGTH OF THE MEMBER.
4. ALL STRUCTURAL MEMBERS SHALL BE PROTECTED BY 1/2" MINIMUM THICKNESS OF GYPSUM BOARD OR OTHER APPROVED MATERIAL.
5. ALL PYROWOOD USED FOR EXT. APPLICATIONS SHALL CONFORM TO VOLUNTARY PRODUCT STD. PS-149 AND SHALL BE APM RATED SHEATHING.
6. ALL PYROWOOD USED FOR INTERIOR APPLICATIONS SHALL CONFORM TO VOLUNTARY PRODUCT STD. PS-149 AND SHALL BE APM RATED SHEATHING.
7. IF GIB BOARD IS TO BE USED IN PLACE OF GYPSUM BOARD, IT SHALL HAVE SIMILAR SECTION PROPERTIES.
8. ALL LUMBER USED FOR EXTERIOR APPLICATIONS SHALL CONFORM WITH CONCRETE TO RECEIVE FULL LOADS AND SHALL BE PROTECTED BY 1/2" MINIMUM THICKNESS OF GYPSUM BOARD OR OTHER APPROVED MATERIAL.
9. PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR ANY INTERIOR FRAMING UNLESS OTHERWISE NOTED.
10. ALL LUMBER SHALL BE DRY KILN DRIED TO 19% MOISTURE CONTENT OR LESS AND SHALL BE CALLED FOR ON THE PLANS. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

GENERAL NOTES:

1. VERT. DIMEN. FROM WALL TO OUTSIDE FINISH SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMEN. TO BE FROM CALCULATED DIMENSIONS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR FRAME WALL DIMENSIONS TO BE 1/2" UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR BLOCK DIMENSIONS TO BE 7/8" UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR WINDOW AND DOOR DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
6. STRIKE PLATE INSIDE GARAGE.
7. SEE PLAN FOR BEARING WALLS.
8. SEE PLAN FOR BEARING WALLS TO HAVE 1/2" ANCHOR BOLTS ON 5/8" EXPANSION BOLTS AT 4' ON CENTER W/ WASHERS (UNO).
9. SAFETY GLAZING:
 - > WINDOWS ON EXTERIOR WALLS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2' HORIZONTAL DISTANCE FROM THE FLOOR OR WALKING SURFACE.
 - > SWIMMING POOLS WITH GLASS ENCLOSURES.
 - > GLASS PARTITIONS ON INDIVIDUAL PANE LITES WITHIN 18" OF FLOOR.
 - > ALL SHOWER ENCLOSURES.

ALL NON-BEARING WALL STUDS TO BE 24" O.C.



OPERATIONAL REQUIREMENTS: THE GARAGE SHALL BE OPERATED FROM THE INTERIOR AND SHALL BE OPERATED FROM THE INTERIOR. THE GARAGE SHALL BE OPERATED FROM THE INTERIOR AND SHALL BE OPERATED FROM THE INTERIOR. THE GARAGE SHALL BE OPERATED FROM THE INTERIOR AND SHALL BE OPERATED FROM THE INTERIOR.

SQUARE FOOTAGE

A/C LIVING	1,335 sq. feet
GARAGE	228 sq. feet
COV. ENTRY	72 sq. feet
LANAI	92 sq. feet
TOTAL	1,725 sq. feet

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QUEEN FLOOR

Project Engineer: Joseph S. Calabrese
Date: 01/11/2023
Scale: 1/8" = 1'-0"



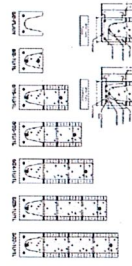
A4

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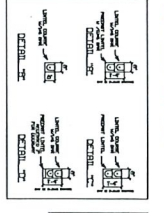
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1	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
2	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
3	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
4	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
5	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	

LINE NO.	TYPE	DESCRIPTION	QTY	UNIT	REMARKS
6	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
7	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
8	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
9	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
10	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	



QUALITY PRODUCTS COMPANY
 7250 W. WINDYBROOK DRIVE
 SUITE 100
 WEST VALLEY CITY, UT 84116
 (801) 371-1111
 WWW.QP-COM.COM

LINE NO.	TYPE	DESCRIPTION	QTY	UNIT	REMARKS
11	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
12	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
13	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
14	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
15	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	



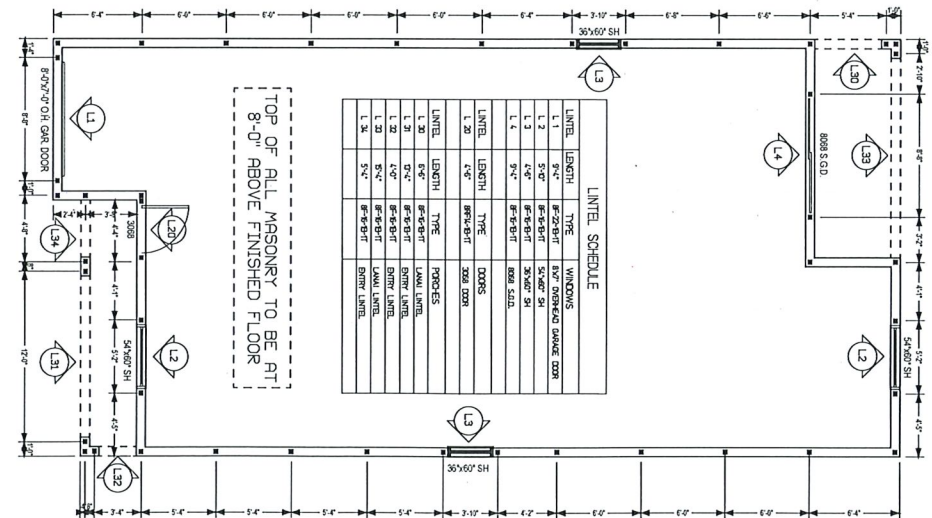
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THIS LINTEL SCHEDULE HAS DEVELOPED FOR CONSTRUCTION OF THIS SYSTEM OF CAST-IN-PLACE CONCRETE. IT IS NOT TO BE USED FOR ANY OTHER SYSTEM OR PRECAST COMPONENTS.

THIS LINTEL SCHEDULE HAS DEVELOPED FOR CONSTRUCTION OF THIS SYSTEM OF CAST-IN-PLACE CONCRETE. IT IS NOT TO BE USED FOR ANY OTHER SYSTEM OR PRECAST COMPONENTS.

LINE NO.	TYPE	DESCRIPTION	QTY	UNIT	REMARKS
16	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
17	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
18	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
19	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
20	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	

LINE NO.	TYPE	DESCRIPTION	QTY	UNIT	REMARKS
21	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
22	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
23	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
24	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	
25	8" x 8" LINTEL	8" x 8" LINTEL	1	EA	



LINE NO.	LENGTH	TYPE	DOORS
L. 1	3'-0"	8" x 8" LINTEL	8" x 8" LINTEL
L. 2	5'-0"	8" x 8" LINTEL	8" x 8" LINTEL
L. 3	4'-0"	8" x 8" LINTEL	8" x 8" LINTEL
L. 4	3'-0"	8" x 8" LINTEL	8" x 8" LINTEL
L. 5	4'-0"	8" x 8" LINTEL	8" x 8" LINTEL

A3
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QUEEN MASONRY

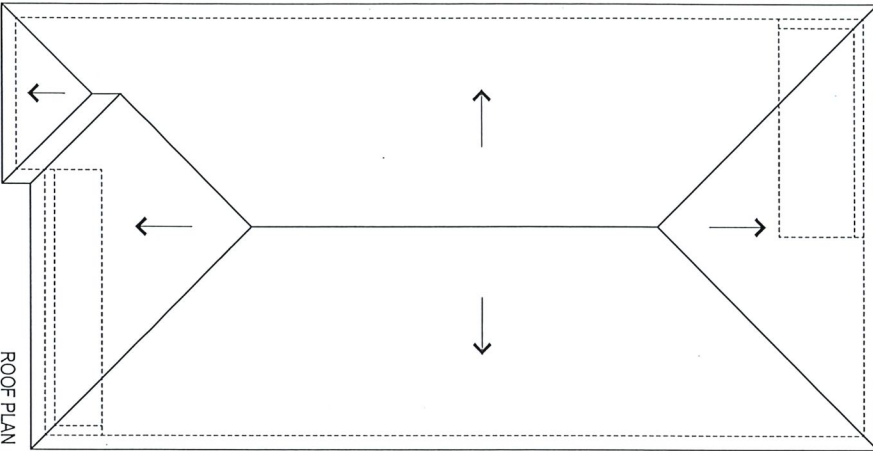


UNLESS OTHERWISE NOTED:

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 1,175 LBS & (2) HTSM16 (875#) FOR 2,350 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 BRING IN RECORD ACCESS OR MAKE OUTLINE FOR RECORD. THIS SET IS FOR CONSTRUCTION AND SHALL BE KEPT ON SITE AT ALL TIMES. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO THE CENTER OF RECORD.

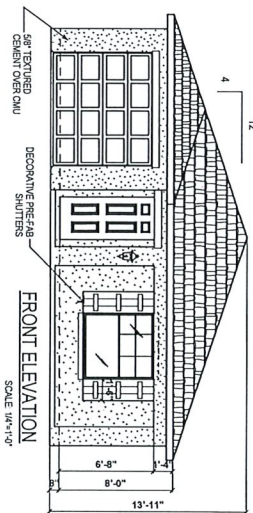


ROOF PLAN
SCALE 1/4"=1'-0"

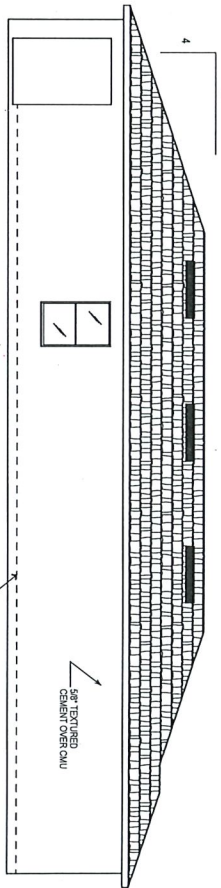
EXTERIOR FINISHES

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

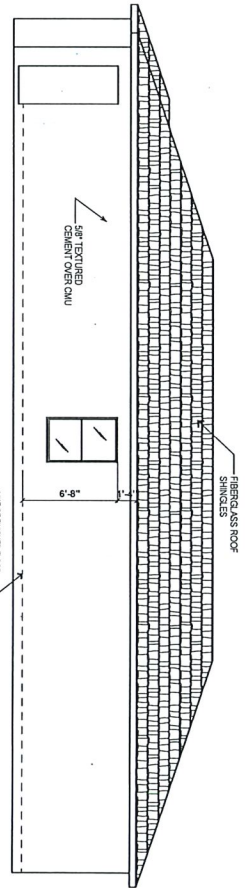
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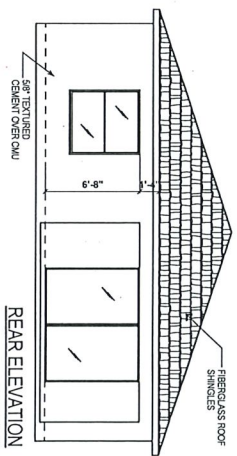
FRONT ELEVATION
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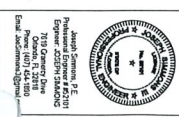
LEFT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



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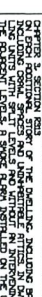
QUEEN
ELEVATIONS

A5

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3	ISSUED FOR PERMIT	1/24/24	JJS
4	ISSUED FOR PERMIT	1/24/24	JJS
5	ISSUED FOR PERMIT	1/24/24	JJS

- DISCONNECT
- SPRINKLER
- 200 VOLT OUTLET
- DOOR BELL CHIME
- GROUND FAULT OUTLET
- EXHAUST FAN THROUGH ROOF
- CEILING OUTLET
- 24" FLOURESCENT LIGHT
- FAN / LIGHT CABO
- FLOOD LIGHT
- SURFACE MOUNT FLOURESCENT
- 24" FLOURESCENT LIGHT
- RECESSED LIGHT
- SURFACE MOUNT MANAGEMENT
- PHONE TELEPHONE OUTLET
- ATTIC ATTIC OUTLET
- UNDER COUNTER OUTLET
- TO VOLT DRYLX OUTLET
- RECESSED CEN LIGHT
- SMOKE DETECTOR
- SMOKE/CO/HEAT MONOXIDE
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- WATER T.V. OUTLET
- WEATHER PROOF OUTLET
- CEILING FAN / LIGHT CABO
- INTERCOM BASE

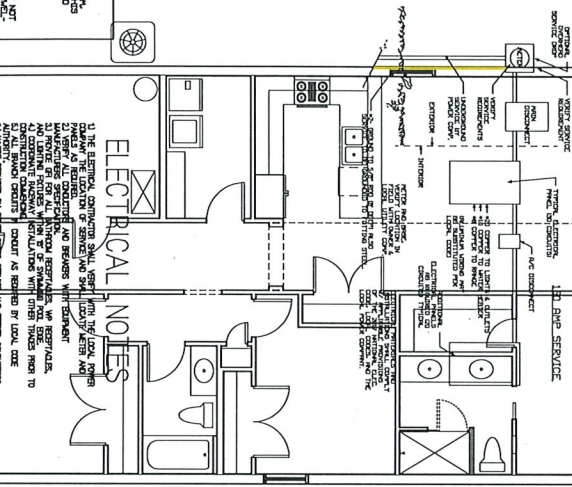


ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES 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.

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ELECTRICAL NOTES

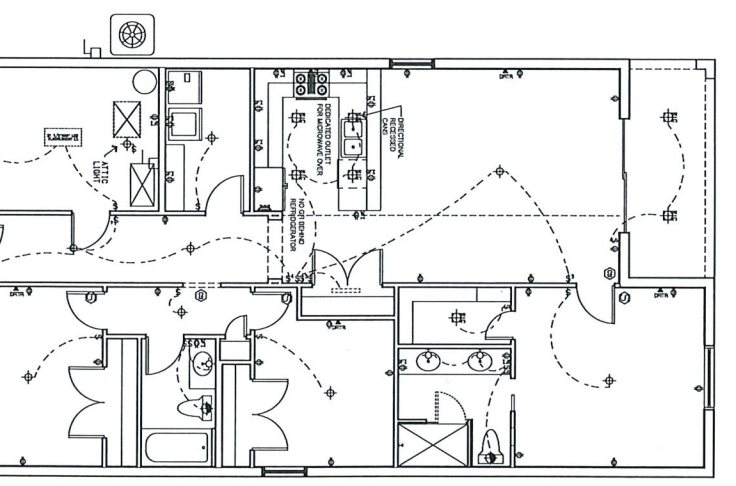
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This document has been prepared by electronic means and shall be printed on a 24" x 36" sheet of paper. The contractor shall be responsible for obtaining all necessary permits and insurance. The contractor shall be responsible for protecting all existing utilities and structures. The contractor shall be responsible for the protection of all existing utilities and structures.

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THIS DOCUMENT 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 VALID UNLESS THE SIGNATURE HAS BEEN VERIFIED ON ANY ELECTRONIC COPIES

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	11/23/23	AS
2	ISSUED FOR PERMIT	11/23/23	AS
3	ISSUED FOR PERMIT	11/23/23	AS
4	ISSUED FOR PERMIT	11/23/23	AS
5	ISSUED FOR PERMIT	11/23/23	AS
6	ISSUED FOR PERMIT	11/23/23	AS
7	ISSUED FOR PERMIT	11/23/23	AS
8	ISSUED FOR PERMIT	11/23/23	AS
9	ISSUED FOR PERMIT	11/23/23	AS
10	ISSUED FOR PERMIT	11/23/23	AS

424 DOUGLAS COURT
FT. PIERCE, FL 34950

**QUEEN
ELECTRICAL**

Professional Engineer No. 1811
Ashley Simmons
Engineer 00019436 (FL00000000)
October 13, 2023
11170 N. US HWY 1
SUITE 100
FORT PIERCE, FL 34949
Tel: 888-888-8888
Fax: 888-888-8888
Email: Ashley@queen-electrical.com



MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGNERS



House Base

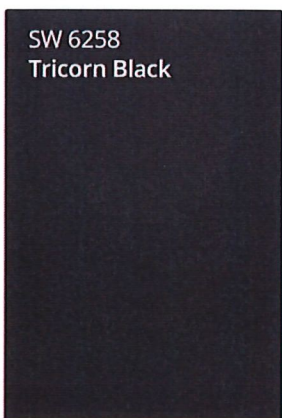
SW 7005
Pure White
Expert Pick

Roof



Soffit/Trim/Exterior Doors

SW 6258
Tricorn Black



Property Identification

Site Address: 424 DOUGLAS CT
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-501-0199-000-0
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 21201
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

EASTERN CAPITAL INVESTMENTS LLC
 16877 E Colonial DR
 Orlando, FL 32820

Legal Description

LINCOLN PARK NO 2 BLK 7 LOT 7

Current Values

Just/Market Value: \$11,600
 Assessed Value: \$2,591
 Exemptions: \$2,591
 Taxable Value: \$0



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): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.11
 Land Size (SF): 4,968

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
Feb 22, 2024	5116 / 2786	0111	QC	Fort Pierce Redevelopment Agency	\$5,000
Feb 5, 2007 Jan 1, 1900	2760 / 0656	XX01	WD	Innercity Development Corp	\$14,000 \$0

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

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



Image
 or
 Sketch
 unavailable
 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$11,600
 Just/Market: \$11,600
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$9,009
 Assessed: \$2,591
 Exemption(s): \$2,591
 Taxable: \$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	2008	8000	City of Ft Pierce	\$2,591

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.2	Fort Pierce Stormwater Charge	\$13.80

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	\$11,600	\$2,591	\$2,591	\$0
2022	\$8,700	\$2,356	\$2,356	\$0
2021	\$7,400	\$2,142	\$2,142	\$0
2020	\$4,100	\$1,948	\$1,948	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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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 24-24 – Single Family Residence – 424 Douglas Court

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

5. e.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-27 - Rehabilitation - 515 N. 14th Street

SUMMARY

The applicant is requesting approval of a COA for a rehabilitation of the single family home with associated driveway, parking and landscaping.

LOCATION

515 N 14th Street. Parcel ID #2409-503-0008-000-1

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

While the overall proposal is consistent with Secretary of the Interior standards, staff recommends the Historic Preservation Board approve the request with recommendations that:

- Additional architectural details, like decorative window shutters are incorporated into the final design to better comport with the character of the historic district;
- The site plan will be amended to show a 20-foot driveway, to accommodate parking for two cars (as indicated on the landscape plan).
- As many trees as possible will be preserved;

Attachments

Staff Report
Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 05/22/2024

Started On: 05/21/2024 12:44 PM



MAY 28, 2024

COA 24-27

Owner

Letitia Knowles

Representative

Darweshi Roberts

Location

515 N 14th Street

Parcel

2409-503-0008-000-1

Historic Status

Vacant lot in Lincoln Park Historic District

Requested Action

Rehabilitation of a single family home.

Recommendation

Approval/Approval with recommendations

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Existing Structure



Proposed Rehabilitation

B A C K G R O U N D

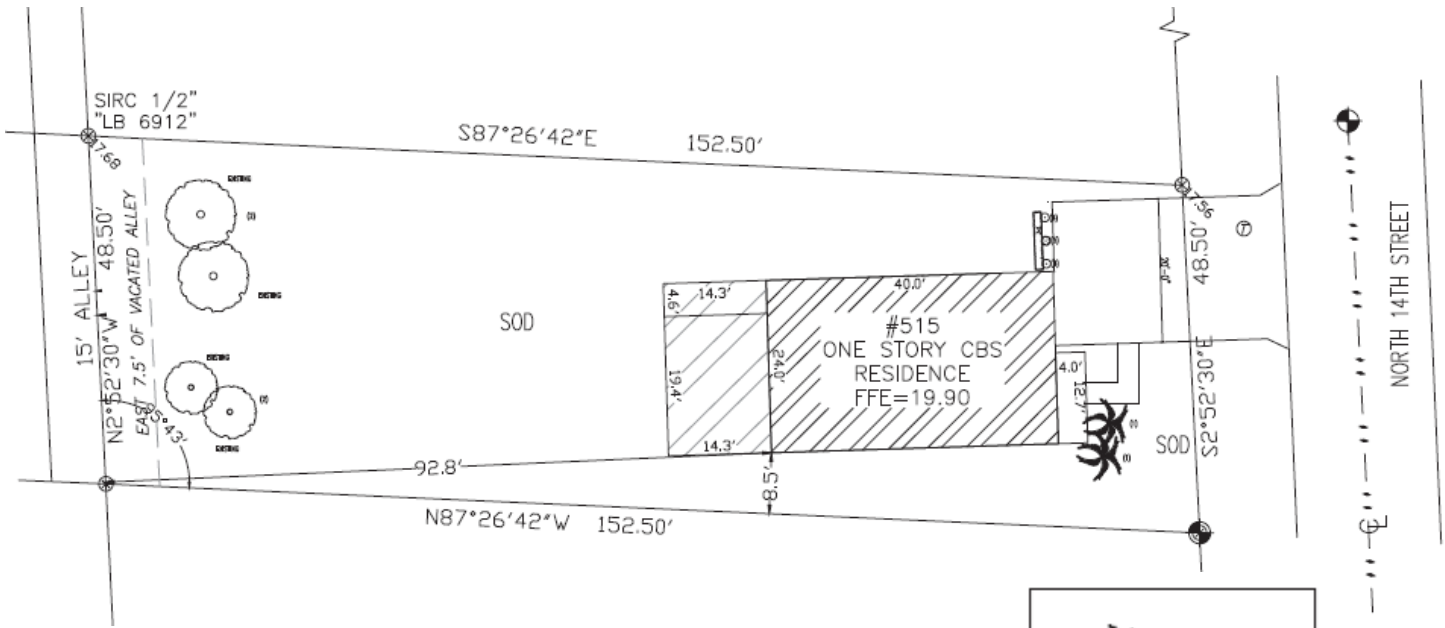
The subject site is located in the Lincoln Park Historic District. The zoning designation is Medium Density Residential (R-4).

R E Q U E S T

The applicant is requesting approval of a COA for a rehabilitation of the single family home with associated driveway, parking and landscaping.



Existing Structure

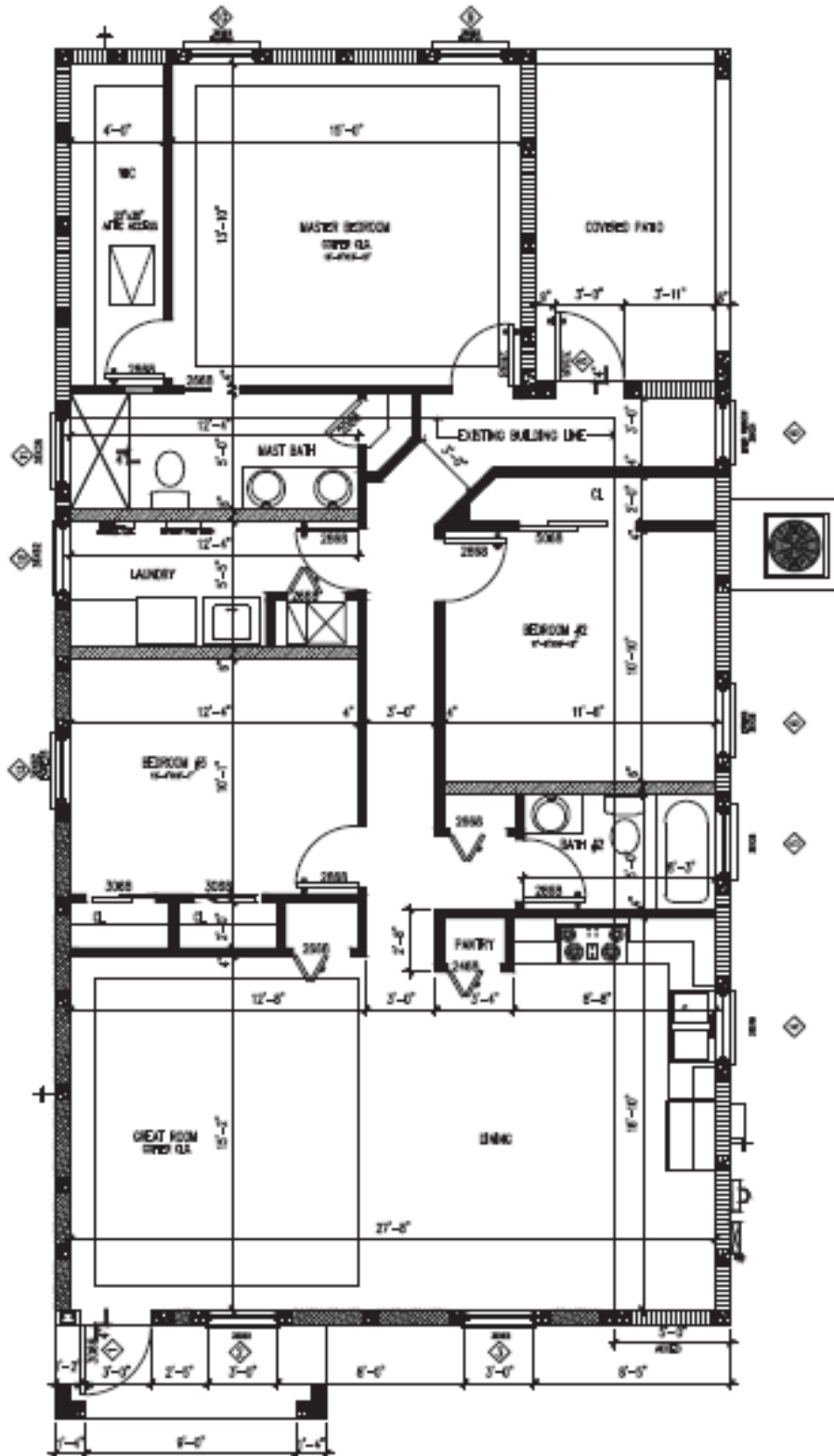


Proposed Landscape Plan

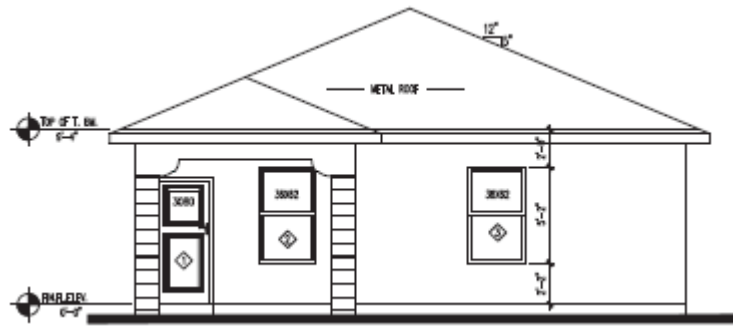
(1)		FORKAL PALM
(2)		EXISTING MANGO TREES
(3)		SCHEFFLERA ARBORIDA
(4)		ALSE
(5)		ALSE



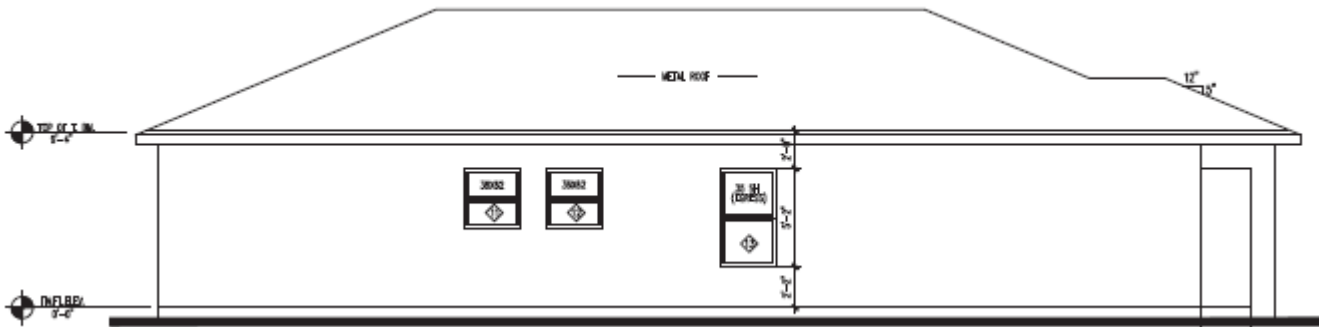
Existing Trees



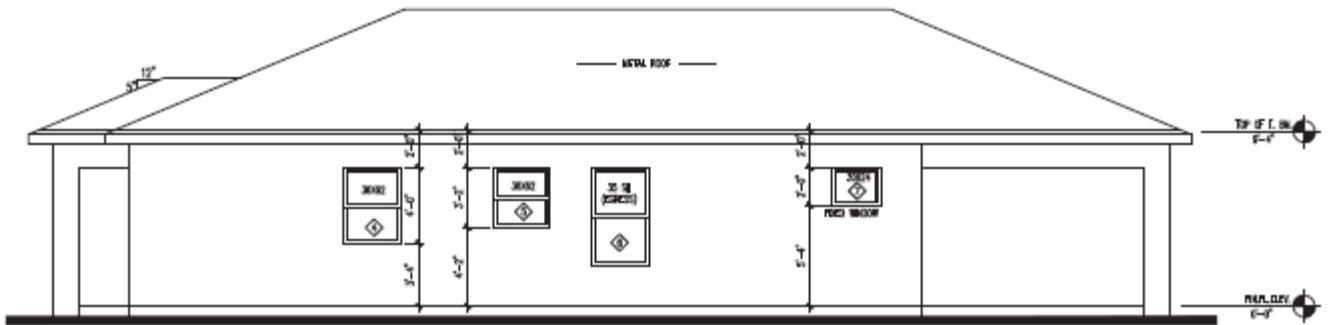
Proposed Floor Plan
Total Area = 1,636 SQ. FT.



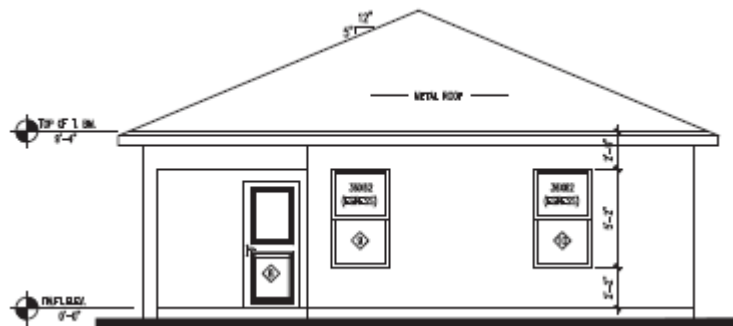
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



Proposed Residence—Color Rendering

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

STAFF RECOMMENDATION

The subject residence is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior Standards regarding size, scale, materials and massing. However, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood.

While the overall proposal is consistent with Secretary of the Interior standards, staff recommends the Historic Preservation Board approve the request with recommendation that:

- Additional architectural details, like decorative window shutters be incorporated into the final design to better comport with the character of the historic district;
- The site plan will be amended to show 20 feet wide driveway, to accommodate parking for two cars (as indicated on the landscape plan).
- As many trees as possible will be preserved;



RECEIVED

MAY 02 2024

COA# 24-27

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 515 N 14th St. Ft. Pierce Fla. 34950

Parcel ID #: _____

Type of Designation: Contributing Non-contributing Site within the Ft. Pierce City Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Letitia Knowles

Mailing Address: 8714 Law Duncan Terr. FSL Fl. 34953

Phone Number(s): 772.940.6771 Email: Knowlesletitia@gmail.com

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): Darweshi Roberts

Mailing Address: Darweshi@drobertsdc.com

Phone Number(s): 772.205.5410 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, Letitia Knowles as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

12.29.23
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

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**

Michelle Franklin CFA



20 ft

2023-12-16A

[Click here for Legal Disclaimer](#)

Property Identification

Site Address: 515 N 14TH ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-503-0008-000-1
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21332
Map ID: 24/09N
Zoning: Medium Den

Ownership

Letitia Knowles
874 SW Duncan TER
Port St Lucie, FL 34953

Legal Description

GOLDSMITH'S S/D BLK 1 LOT 7 AND E 7.5 FT OF VAC ALLEY ADJ ON W

Current Values

Just/Market Value: \$36,100
Assessed Value: \$36,100
Exemptions: \$0
Taxable Value: \$36,100

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](#)



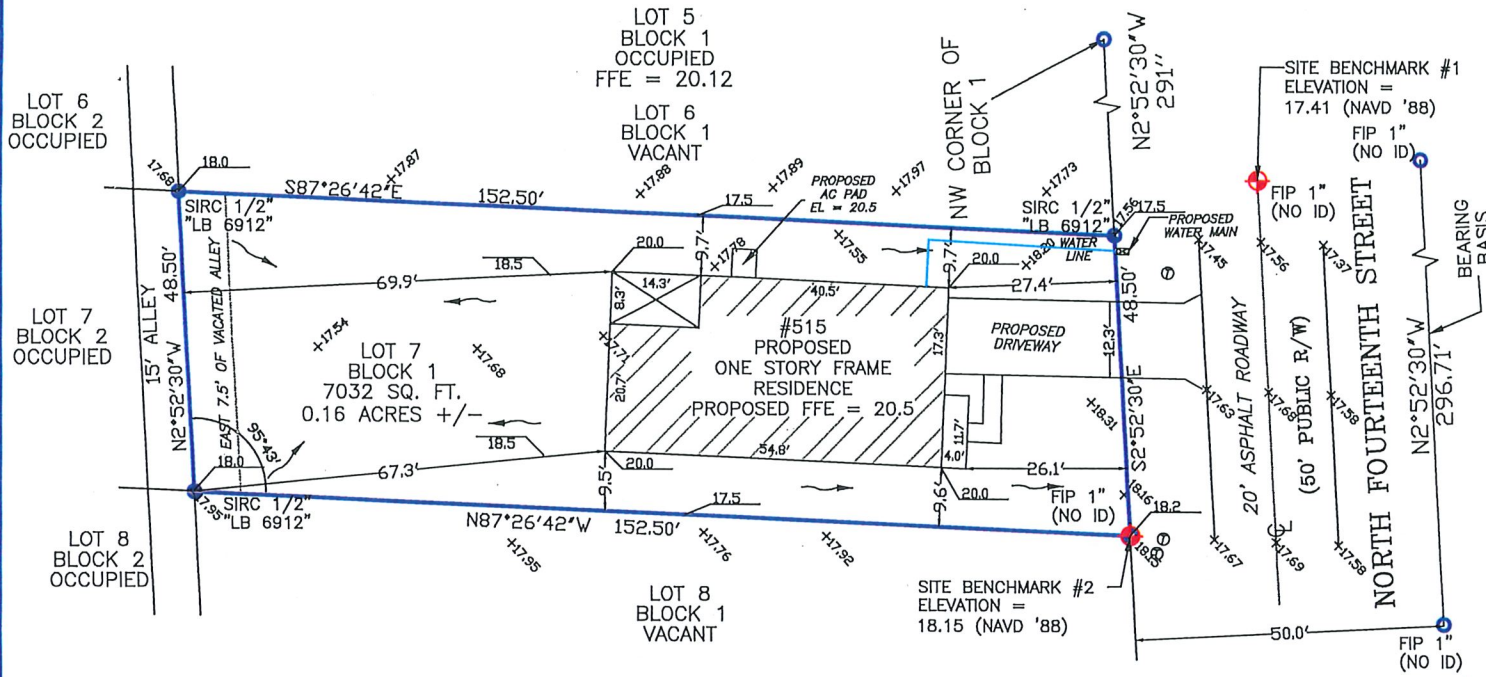
Total Areas

Finished/Under Air (SF): 936
Gross Sketched Area (SF): 960
Land Size (acres): 0.17
Land Size (SF): 7,396

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



SURVEYOR'S LEGEND

M = MEASURED
 AC = AIR CONDITIONING
 BK = BLOCK
 BM = BENCHMARK
 C = CURVE
 CATV = CABLE TV RISER
 CB = GATOR BASIN
 CL = CENTERLINE
 CONC = CONCRETE
 COP = CONCRETE POWER POLE
 D = DEED
 OF = OBTAINED
 ELEV = ELEVATION
 F = FIELD
 FCM = FOUND CONCRETE MONUMENT
 FDN = FOUND DRILL HOLE
 FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FJ = FOUND JAIL
 FND = FOUND NAIL AND DISC
 FNO = FOUND
 FPK = FOUND PK NAIL
 FPKD = FOUND PK NAIL AND DISC
 FRSP = FOUND RAILROAD SPIKE
 HYD = FIRE HYDRANT
 ID = IDENTIFICATION
 IB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR

SYMBOLS

= FIRE HYDRANT
 = WATER METER
 = GAS SERVICE
 = LIGHT POLE
 = WELL
 = BENCHMARK
 = SANITARY MANHOLE
 = CABLE TV SERVICE
 = ELECTRIC SERVICE
 = TELEPHONE SERVICE
 = DRAINAGE MANHOLE
 = SANITARY SERVICE

LINETYPES

= BOUNDARY LINE
 = STRUCTURE LINE
 = CENTERLINE
 = EASEMENT LINE
 = FENCE LINE
 = OLD LOT LINE

NOTABLE CONDITIONS:
 PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.

NOTES:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.P.D.E. = PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT.
 P.D.E. = PRIVATE DRAINAGE EASEMENT.
 P.U.E. = PUBLIC UTILITY EASEMENT.
 BEARINGS ARE BASED UPON THE MEASURED BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF NORTH 14TH STREET.
 ALL ELEVATIONS SHOWN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

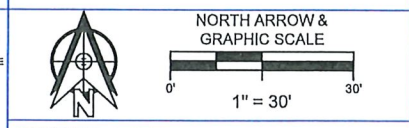
PROPERTY ADDRESS:
 515 NORTH 14TH STREET, FORT PIERCE, FL 34950

FLOOD INFORMATION:
 PANEL NUMBER: 12111C0179K
 FIRM DATE: FEBRUARY 19, 2020
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: NA
 COMMUNITY NAME: FORT PIERCE, CITY OF
 COMMUNITY NUMBER: 120286

LEGAL DESCRIPTION:
 LOT 7, BLOCK 1, GOLDSMITH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 49, AND THE EAST 7.5 FEET OF VACATED ALLEY ADJACENT ON THE WEST, PER ORDINANCE NO. J-206 RECORDED IN BOOK 1036, PAGE 1522, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
- MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
- COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
- THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 65-17.
- PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
- IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.



EXISTING ELEVATION = PROPOSED ELEVATION = 20.00 DRAINAGE ARROW =

JOB NUMBER - 2301-125
 LATEST FIELDWORK DATE - 2.5.23
 DRAWN BY - N.V.
 REVISION - 3.23.22 SITE PLAN

CERTIFIED TO:
 LETTIA KNOWLES

SURVEYOR'S CERTIFICATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 65-17.082 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.024, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 65-17.081 AND 65-17.082 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Bill Hyatt
 Date: 2023.03.23 16:19:22 -04'00'

BILL H. HYATT
 SURVEYOR AND MAPPER LS#4636

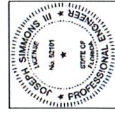
REVISION -
 REVISION -
 REVISION -
 REVISION -
 REVISION -

KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 LICENSED BUSINESS #6912
 5220 US-1, #100, VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEYORS.COM

LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"

Joseph
Digitally signed
by Joseph
Simmons III
Date: 2024.03.01
15:04:12 -05'00'



SHEET NO
L1

DREAM DESIGN

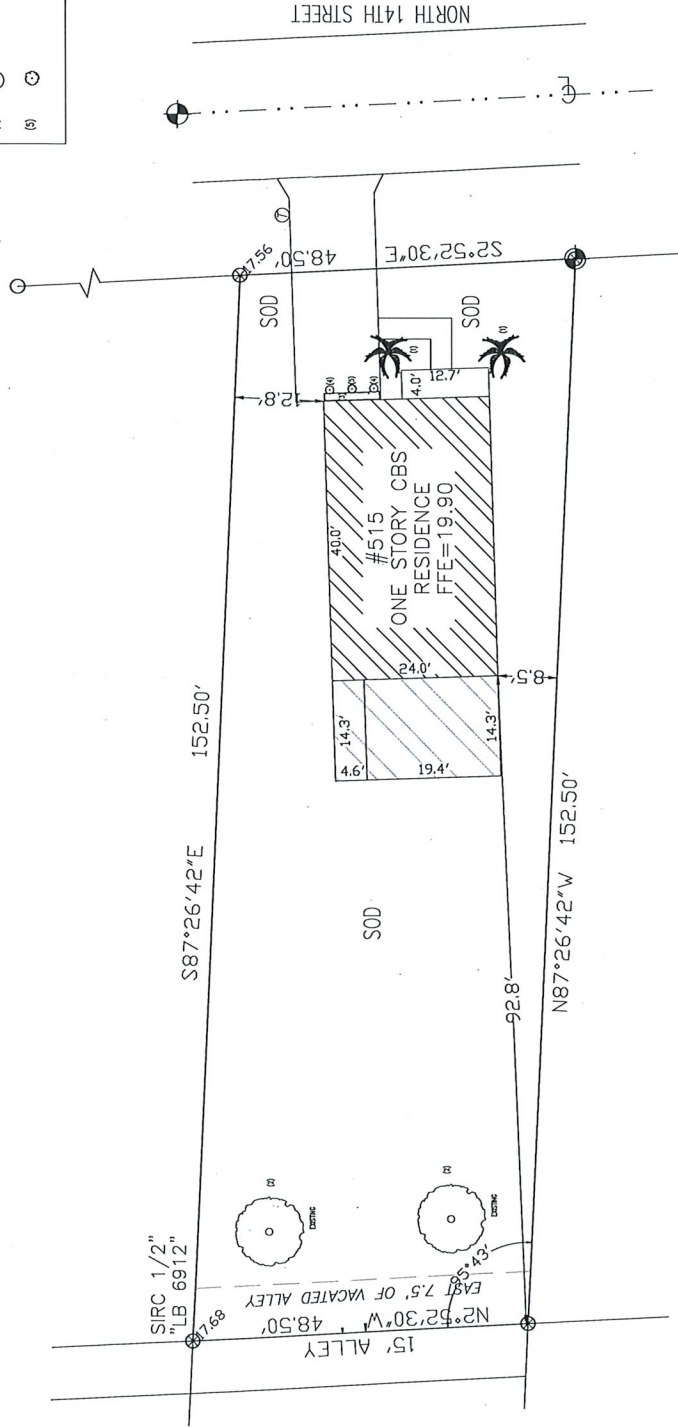
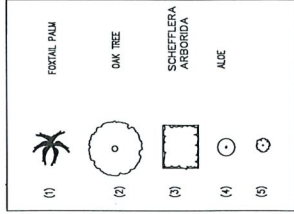
DATE:	FR	REVISIONS:
DRAWN BY:	JS	
CHECK BY:		
SCALE:	AS SHOWN	

JOSEPH SIMMONS III, P.E.
FL P.E. LIC. NO. 52101
1619 GAMMA RD
ORLANDO, FL 32818
407-451-1830
JCSIMMONS3@GMAIL.COM

KNOWLES RESIDENCE
816 N 14TH STREET
FORT PIERCE, FL 34950

ENGINEERING NOTES: EXAMINING METERS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
MUCH PLUMBING ENERGY ACCESSIBLE LIFE SAFETY FIRE CODE AND IFCO 2017
CONSTRUCTION 1609MM WIND SPEED 2 BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
CATEGORY I
MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSEPH SIMMONS III ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE
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FRONT ELEVATION

SCALE: NOT TO SCALE

Digitally signed by
Joseph Simmo
 Joseph Simmons III
 Date: 2024.03.01 15:03:29 -05'00'
 ns III



SHEET NO
R1

DATE:	FR
DRAWN BY:	REVISIONS:
SCALE:	AS SHOWN
OK BY:	JS

DREAM DESIGN

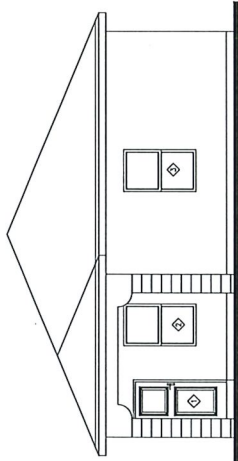
ENGINEER OF RECORD
 JOSEPH SIMMONS, III, P.E.
 P.E. LIC. NO. 12519
 7619 GARDENWAY DR
 GAITHERSBURG, MD 20878
 407-454-1830
 JOESIMMONS3@GMAIL.COM

KNOWLES RESIDENCE
 515 N 14TH STREET
 FORT PIERCE, FL 34950

NOTHING NOTES ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
 MECHANICAL ENERGY ACCESSIBLE LIFE SAFETY FINE CODE AND IBC 2017
 CONSTRUCTION TYPICAL WALL BULK WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
 MEETS OR EXCEEDS RESTRAINT AND CURRENT COUNTY BUILDING CODES

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PROPOSED RENOVATION/ADDITION FOR KNOWLES FAMILY
 515 N 14TH STREET
 FORT PIERCE, FL 34950



FRONT ELEVATION
 SCALE: NOT TO SCALE



ACTUAL BUILDING
 SCALE: NOT TO SCALE

NOTE: THE BUILDING LOCATED IN A HISTORICAL AREA DOES NOT OFFER MUCH TO GO BY FOR THE NEW RENOVATION THERE IS NO ARCHITECTURAL STYLE OR DETAILS TO REPLICATE

PROJECT DESCRIPTION
 PROJECT SUMMARY

A- THE PROJECT CONSIST 3 BEDROOMS, 2 BATHS WITH AN EXPANSION TO THE NORTH AND ROOF NEW PLUMBING, NEW A/C, NEW ELECTRICAL.

B- THE EXISTING WAS JUST 4 WALLS WITH OPENING DOORS AND WINDOWS. THERE IS NO ARCHIVE TO COMPARE OR TO RESTORE THE EXISTING.

SUBSTRUCTURE

A- FOUNDATION: 3,000 PS CAST IN PLACE CONCRETE.

B- FOOTING: SPREAD FOOTING BASE ON ENGINEER RECOMMENDATION.

C- SLAB ON GRADE 4 INCHES THICK SLAB CONCRETE ON GRADE ON COMPACTED FILL COMPLYING WITH REQUIREMENTS OF FLORIDA 2020 BUILDING CODE.

ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION CONSTRUCTION 1604MM WAS SPECT 2 BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE HIGH. CLUB EXTERIOR ACCESSIBLE TYPE SAFETY THE CODE AND 2017 THE CODE AND 2017 MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES.

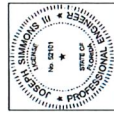
KNOWLES RESIDENCE
 515 N 14TH STREET
 FORT PIERCE, FL 34950

ENGINEER OF RECORD
 JOSEPH SIMMONS III, P.E.
 FL P.E. NO. 29101
 7619 GRANADERY DR
 ORLANDO, FL 32818
 407-434-1999
 JOSEPH@SIMMONS3.EQUAL.COM

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DREAM DESIGN

DATE:	DRAWN BY:	REVISIONS:
DATE:	FR:	
SCALE:	OR BY:	JS
AS SHOWN		



SHEET NO
A1

#	SHEET	DESCRIPTION
A1	COVER SHEET	
R1	RENDERING SHEET	
E1	EXISTING/DEMOLITION PLAN	
L1	LANDSCAPE PLAN	
A2	FLOOR PLAN AND DETAIL	
A3	ELEVATION PLAN	
A4	FOUNDATION PLAN	
A5	A/C PLAN	
A6	PLUMBING PLAN	
A7	ELECTRICAL PLAN	
A8	FRAMING PLAN	
A9	DETAILS PLAN	
A10	SAFETY LOAD PLAN	

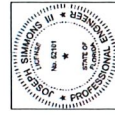
Legal Description:
 GOLDSMITH'S S/O BLK1 LOT7 AND
 E7.5FT OF VAC ALLEY ADJ ON W
 Sec/Town/Range:09/35S/40E
 Parcel ID: 2409-503-0008-000-1
 ID: 24/09N Jurisdiction: Fort Pierce
 Building Authority:
 City of Fort Pierce
 Building Department
 300 Orange Ave
 Fort Pierce, FL 34950
 Phone: 772-465-3718

Joseph
 by Joseph
 Simmo
 ns III
 Digitally signed
 by Joseph
 Simmons III
 Date:
 2024.03.01
 15:00:35 -05'00'



GOOGLE SITE PLAN
 SCALE: NOT TO SCALE

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SHEET NO
E1

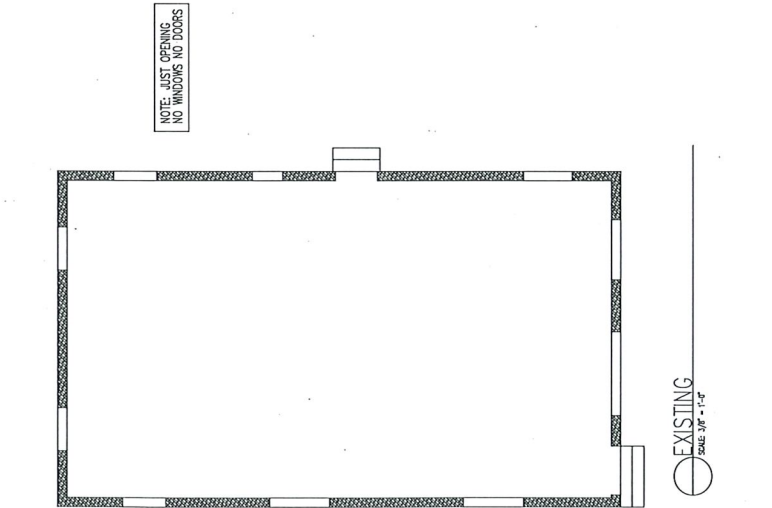
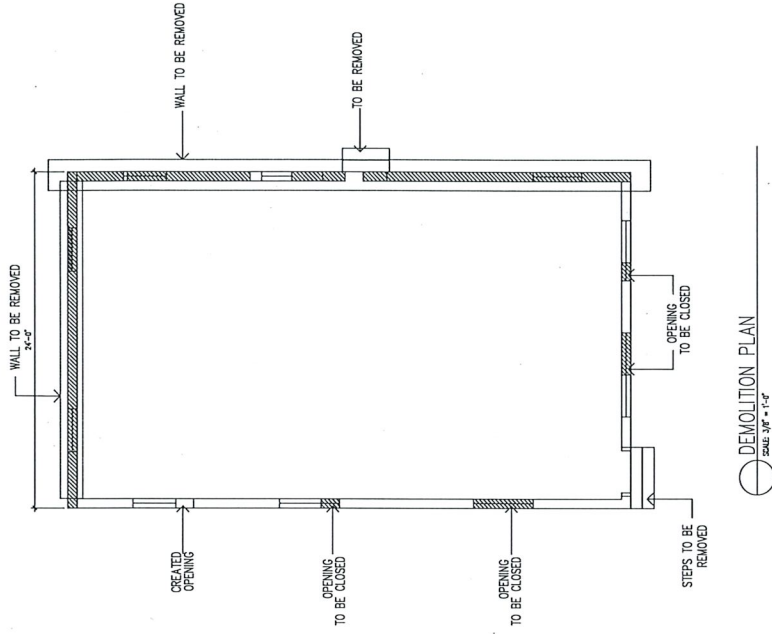
DATE	DATE
BY	BY
CHK'D	CHK'D
SCALE	AS SHOWN

JOSEPH SIMMONS III, P.E.
 FL. P.E. NO. 65171
 7619 GRAMMEY DR
 ORLANDO, FL 32818
 407-454-1830
 JOSEPH.SIMMONS3@GMAIL.COM

KNOWLES RESIDENCE
 515 N 14TH STREET
 FORT PIERCE, FL 34950

ENGINEERING NOTES EXHAUSTING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
 MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES
 MECHANICAL ENERGY ACCESSIBILITY LIFE SAFETY FIRE CODE AND NEG 2017
 CALIFORNIA TYPICAL AND SPECIAL CATEGORY C AND WIND IMPORTANCE

DREAM DESIGN



Digitally signed by
 Joseph Simmons III
 Date: 2024.03.01 15:03:52 -05'00'



SHEET NO
A3

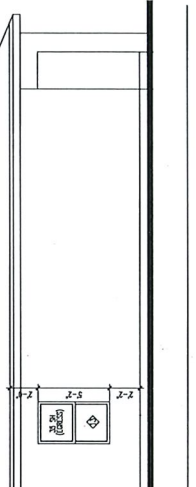
Joseph
Digitally signed
by Joseph
Simmons III
Date: 2024.03.01
15:05:02-05'00'

DREAM DESIGN

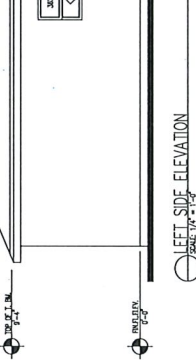
DATE	DESIGNER	REVISIONS
	FR	
	CHKR	
	AS SHOWN	US

ENGINEER OF RECORD
JOSEPH SIMMONS III, P.E.
FL P.E. LIC. NO. 15011
7619 GRAVENEY DR
ORLANDO, FL 32818
407-454-1896
JOESIMMONS3@GMAIL.COM

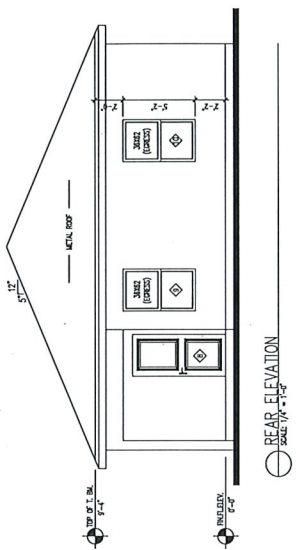
ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION
MECH PLUMB & HVAC ACCORDING TO THE SAFETY FIRE CODE AND HED 2017
CONSTRUCTION FORMS AND EXHIBIT CARRY OVER AND IMPORTANCE
MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES
KNOWLES RESIDENCE
518 N HIGH STREET
FORT PIERCE, FL 34940



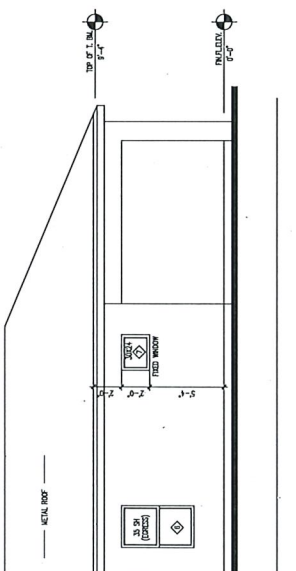
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



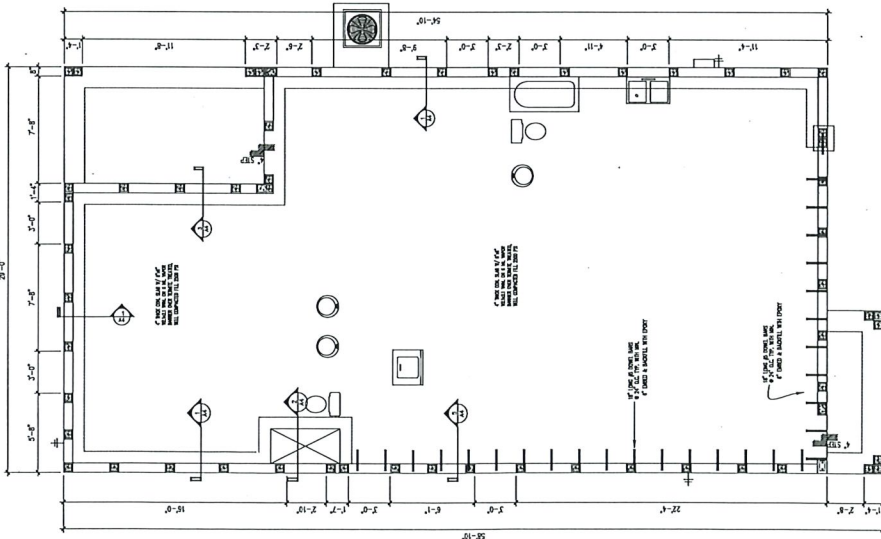
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

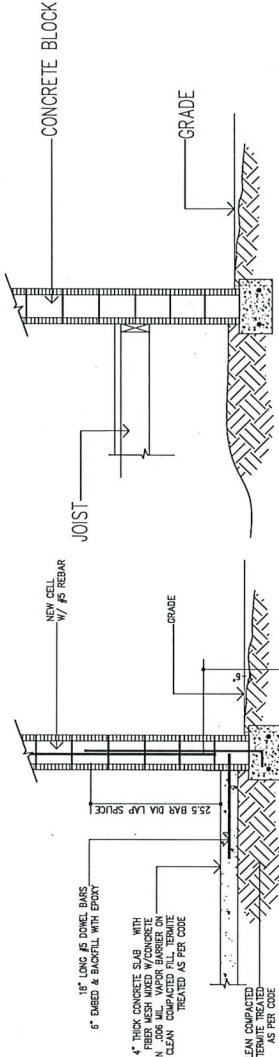
- GENERAL FOUNDATION NOTES:**
1. ALL CONCRETE SLABS SHALL HAVE A COMPREHENSIVE STRENGTH OF NOT LESS THAN 2500 PSI @ 28 DAYS. SLABS SHALL BE REINFORCED WITH FIBER TREATED FILL.
 2. CONCRETE FOOTING SHALL HAVE A COMPREHENSIVE STRENGTH OF NOT LESS THAN 2500 PSI @ 28 DAYS. REINFORCE FOOTINGS WITH #5 REBARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASTM SPECIFICATION. JOISTS AND BEAMS SHALL BE CLEAN AND FREE FROM RUST AND SCALE. SPACES SHALL OVERLAP AT LEAST 25" - ALL REBAR TO GRADE 40.
 3. FOR CONCRETE BLOCK WALLS PROVIDE CONCRETE FILLED CELLS WITH 1 #5 BAR VERTICALLY CONTINUOUS FROM FOOTING TO THE BEAM AT ALL CORNERS AND WHERE OTHERWISE NOTED AS PER THE FOUNDATION PLAN.
 4. EXTEND THE SLAB 1-1/2" AT DOOR OPENINGS.
 5. EXTEND THE SLAB 1-1/2" AND RECESS 3/4" FOR SLIDING GLASS DOOR TRACKS.

NOTE:
NEW CELL TO BE ADDED W/ # 5 REBAR TO EXISTING WALL

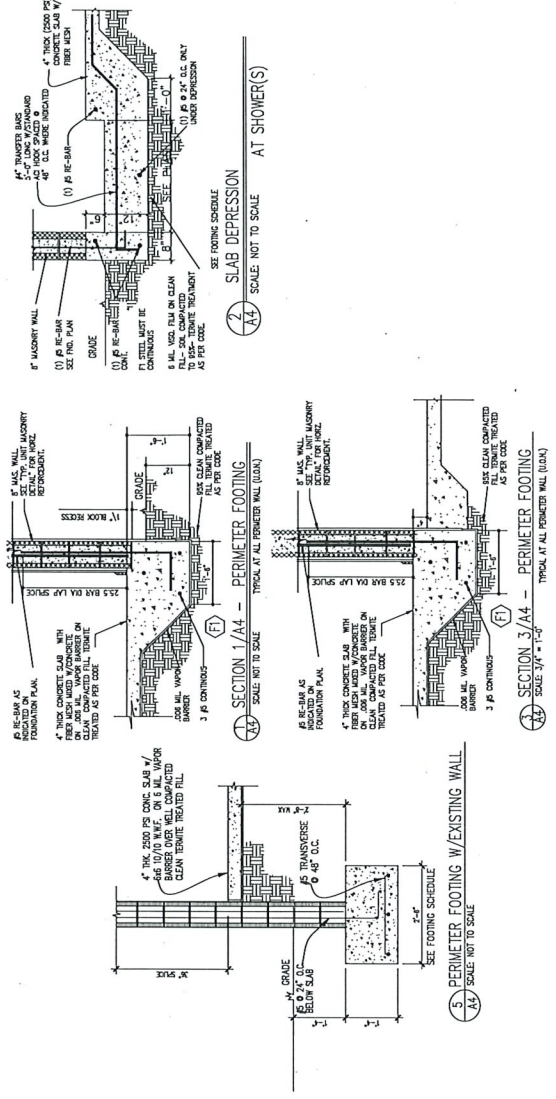
Digitally signed by
Joseph Simmo III
ns III
Date: 2024.03.01
15:05:46-05'00'

COLLUMN SCHEDULE		FOOTING SCHEDULE	
TYPE	SIZE	TYPE	SIZE
1	12" x 12" COL	1	12" x 12" x 12" CONC ON BEAM
2	12" x 12" COL	2	12" x 12" x 12" CONC ON BEAM
3	12" x 12" COL	3	12" x 12" x 12" CONC ON BEAM
4	12" x 12" COL	4	12" x 12" x 12" CONC ON BEAM
5	12" x 12" COL	5	12" x 12" x 12" CONC ON BEAM
6	12" x 12" COL	6	12" x 12" x 12" CONC ON BEAM
7	12" x 12" COL	7	12" x 12" x 12" CONC ON BEAM
8	12" x 12" COL	8	12" x 12" x 12" CONC ON BEAM
9	12" x 12" COL	9	12" x 12" x 12" CONC ON BEAM
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12	12" x 12" COL	12	12" x 12" x 12" CONC ON BEAM
13	12" x 12" COL	13	12" x 12" x 12" CONC ON BEAM
14	12" x 12" COL	14	12" x 12" x 12" CONC ON BEAM
15	12" x 12" COL	15	12" x 12" x 12" CONC ON BEAM
16	12" x 12" COL	16	12" x 12" x 12" CONC ON BEAM
17	12" x 12" COL	17	12" x 12" x 12" CONC ON BEAM
18	12" x 12" COL	18	12" x 12" x 12" CONC ON BEAM
19	12" x 12" COL	19	12" x 12" x 12" CONC ON BEAM
20	12" x 12" COL	20	12" x 12" x 12" CONC ON BEAM
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22	12" x 12" COL	22	12" x 12" x 12" CONC ON BEAM
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33	12" x 12" COL	33	12" x 12" x 12" CONC ON BEAM
34	12" x 12" COL	34	12" x 12" x 12" CONC ON BEAM
35	12" x 12" COL	35	12" x 12" x 12" CONC ON BEAM
36	12" x 12" COL	36	12" x 12" x 12" CONC ON BEAM
37	12" x 12" COL	37	12" x 12" x 12" CONC ON BEAM
38	12" x 12" COL	38	12" x 12" x 12" CONC ON BEAM
39	12" x 12" COL	39	12" x 12" x 12" CONC ON BEAM
40	12" x 12" COL	40	12" x 12" x 12" CONC ON BEAM

4 REINFORCED FOUNDATION/SLAB
SCALE: NOT TO SCALE



6 EXISTING FOUNDATION
SCALE: NOT TO SCALE



2 SLAB DEPRESSION AT SHOWER(S)
SCALE: NOT TO SCALE

1/A4 PERIMETER FOOTING
SCALE: NOT TO SCALE

3/A4 PERIMETER FOOTING
SCALE: 3/4" = 1'-0"

3 PERIMETER FOOTING W/ EXISTING WALL
SCALE: NOT TO SCALE

KNOWLES RESIDENCE
516 N 14TH STREET
FORT PIERCE, FL 34969

JOSEPH SIMMO III, P.E.
REGISTERED PROFESSIONAL ENGINEER
1719 GRAMMERCY DR
ORLANDO, FL 32818
JOSEPHSIMMO3@GMAIL.COM
PH: 407-524-1839

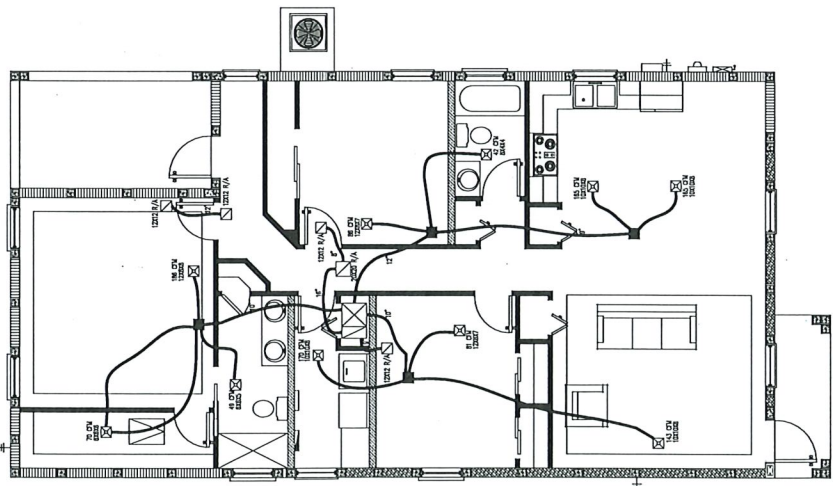
DATE:	DRAWN BY:	REVISIONS:
AS SHOWN	FR	
SCALE:	CHK BY:	JS

DREAM DESIGN



SHEET NO
A4

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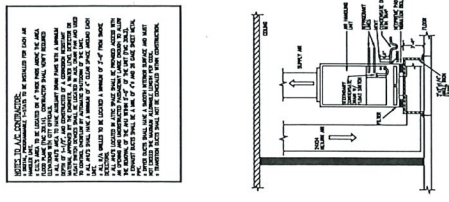


A/C PLAN
SCALE: 1/4" = 1'-0"

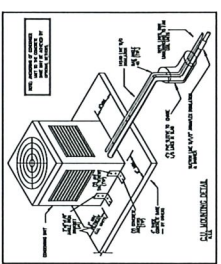
AIR CONDITIONING SPECIFICATION

GENERAL: ALL AIR CONDITIONING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

INSTALLATION: ALL AIR CONDITIONING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



AIR HANDLING UNIT DETAIL



CONDENSATE DISCHARGE METAL

SCOPE OF WORK: INSTALL, OPERATE AND MAINTAIN ALL AIR CONDITIONING UNITS. PROVIDE NEW COND. TRU FOR EXISTING UNIT. SEE ATTACHED SCHEDULE FOR UNIT SIZES AND LOCATIONS.

INSTALLATION: VENTILATION FOR LINE DUCTS SHALL BE PROVIDED FOR ALL UNITS. VENTILATION SHALL BE PROVIDED FOR ALL UNITS. VENTILATION SHALL BE PROVIDED FOR ALL UNITS. VENTILATION SHALL BE PROVIDED FOR ALL UNITS.

AIR CONDITIONING LEGEND

▲	SUPPLY LINE MANGING BOX	SUPPLIED BY O.C.
□	SEE PLAN ON THIS SHEET FOR MANGING BOX	SUPPLIED BY O.C.
○	CEILING RETURN AIR GRILL	SUPPLIED BY O.C.
□	SEE ATTACHED SCHEDULE FOR MANGING BOX	SUPPLIED BY O.C.
○	CEILING DUCTS AT EXISTING LOC.	SUPPLIED BY O.C.
○	SEE ATTACHED SCHEDULE FOR MANGING BOX	SUPPLIED BY O.C.
○	EXHAUST FAN	SUPPLIED BY O.C.
○	INSULATED FRESH AIR SUPPLY DUCT	SUPPLIED BY O.C.
○	SEE PLAN FOR SIZE	

Joseph
Simm
ons III

Digitally signed
by Joseph
Simmons III
Date:
2024.03.01
15:06:08 -05'00'



SHEET NO
A5

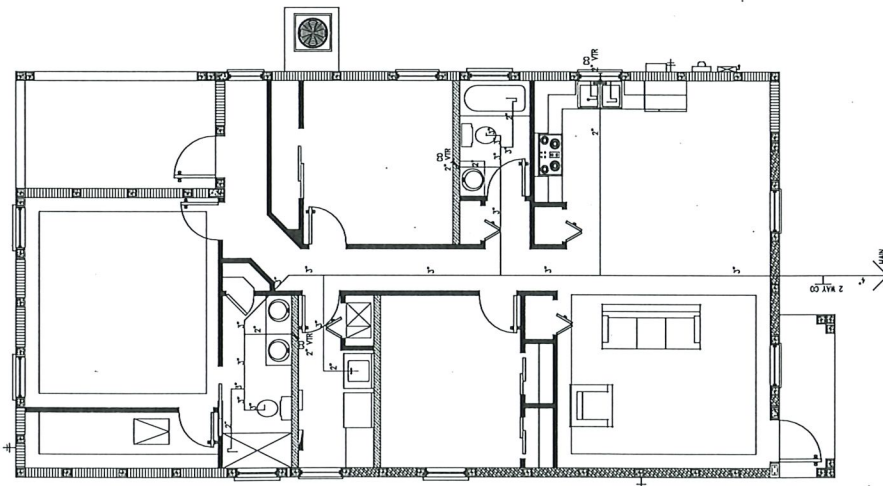
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AS SHOWN	JS	
SCALE	CHK BY	

DREAM DESIGN

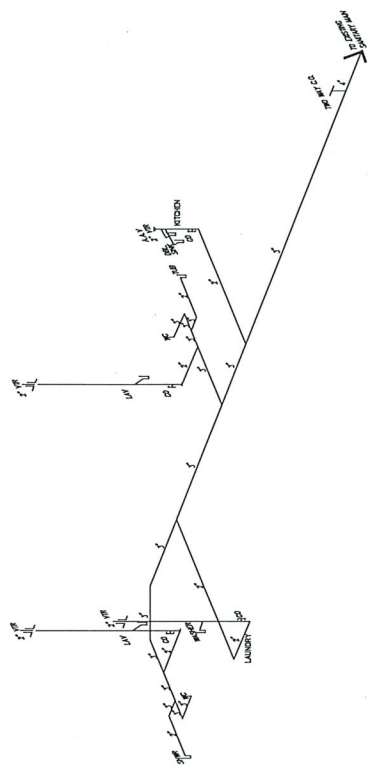
ENGINEER OF RECORD
JOSEPH SIMMONS III, P.E.
FL P.E. LIC. NO. 12345
7919 GRAYBERRY DR
ORLANDO, FL 32818
407-454-1800
JOESIMMONS@GMAIL.COM

KNOWLES RESIDENCE
515N 41ST STREET
FORT PIERCE, FL 34939

ENGINEER'S NOTES: ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION. MEETS OR EXCEEDS RESISTANCE AND CURRENT CARRYING CAPACITY. MEETS OR EXCEEDS RESISTANCE AND CURRENT CARRYING CAPACITY. MEETS OR EXCEEDS RESISTANCE AND CURRENT CARRYING CAPACITY.



PLUMBING PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES - PLUMBING

1. CONTROL VALVES REQUIRED AT TUBS AND SHOWERS
2. PLUMBING CONTRACTOR SHALL SUBMIT "AS BUILT" RISER DIAGRAM TO THE BUILDING DEPARTMENT AS REQUIRED
3. ALL CLEANOUTS SHALL BE INSTALLED AS PER CODE
4. ANTI-SOILD VALVE REQUIRED AT SHOWERS. (20 DEGREE MAX)

FIXTURE COUNT

FIXTURE	NO.	ID
BIDET	0	
TOILET	0	
WASH SINK	0	
WASH MACH	0	
W.C. SK	0	
W.C. SK	0	
W.C. SK	0	
W.C. SK	0	
W.C. SK	0	
W.C. SK	0	
TUB	0	
TOTAL		

Digitally signed by Joseph Simmons III
 Date: 2024.03.01 15:06:45 -05'00'



SHEET NO
A6

DATE	DRAWN BY	REVISIONS
AS SHOWN	JS	
SCALE	CHK BY	

DREAM DESIGN

ENGINEER'S NOTES: ENGINEERING MEETS ON EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION. HIGH PLUMB/ENERGY ACCESSIBLE LIFE SAFETY FIRE CODE AND IBC 2017 CONSTRUCTION HEIGHT MAJOR BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE MEETS OR EXCEEDS RESTRICTION AND CURRENT COUNTY BUILDING CODES.

REGISTERED PROFESSIONAL ENGINEER
 JOSEPH SIMMONS III, P.E.
 7619 GRAMMEY DR
 FL. P.E. NO. 25101
 407-454-1830
 JOESIMMONS3@GMAIL.COM

KNOWLES RESIDENCE
 515 N 14TH STREET
 FORT PIERCE, FL 34939

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PANEL SCHEDULE "A"

SOURCE: 0 OR APPROVED EQUAL
 SERVICE VOLTAGE: 240 / 208V - 3 WIRE (SINGLE PHASE)
 MOUNTING: FLUSH

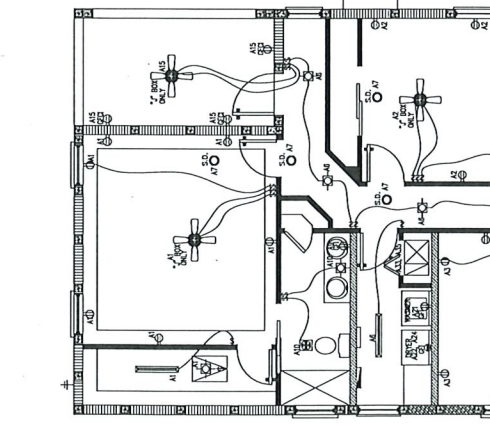
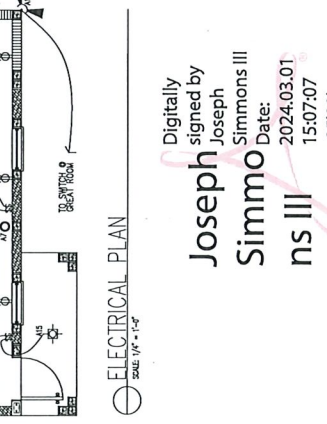
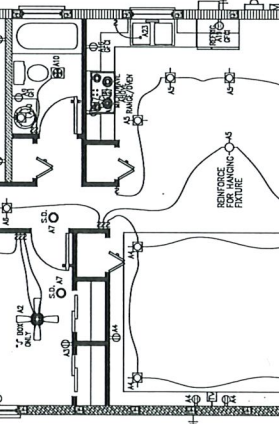
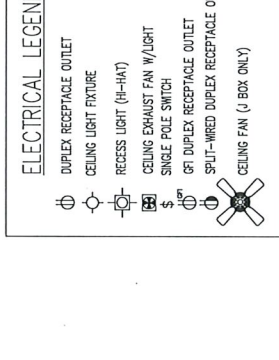
BRK'S	TYPE	WIRE	REMARKS	WIRE	LOCATION	WIRE	CONDUCTORS	FEEDER	REMARKS	WIRE	CONDUCTORS	FEEDER
15	1	#14	GEN. LIGHT & RECEPT.	#14	GEN. LIGHT & RECEPT.	#14	1	3	GEN. LIGHT & RECEPT.	#14	1	3
20	1	#12	KITCHEN LIGHT & SWAGE DEL.	#12	KITCHEN LIGHT & SWAGE DEL.	#12	1	3	GEN. LT. CAB. & EXTERIOR GFI	#12	1	3
20	1	#12	BATH GFI	#12	BATH GFI	#12	1	3	GEN. LT. CAB. & EXTERIOR GFI	#12	1	3
20	1	#12	SPACE	#12	SPACE	#12	1	3	GEN. LT. CAB. & EXTERIOR GFI	#12	1	3
20	1	#12	EXT LIGHT & GFI	#12	EXT LIGHT & GFI	#12	1	3	KITCHEN SMALL APPL. GFI	#12	1	3
20	1	#12	MICROWAVE	#12	MICROWAVE	#12	1	3	KITCHEN SMALL APPL. GFI	#12	1	3
20	1	#12	REFRIGERATOR	#12	REFRIGERATOR	#12	1	3	KITCHEN SMALL APPL. GFI	#12	1	3
20	1	#12	DISHWASHER	#12	DISHWASHER	#12	1	3	KITCHEN SMALL APPL. GFI	#12	1	3
20	1	#12	INSTANT	#12	INSTANT	#12	1	3	KITCHEN SMALL APPL. GFI	#12	1	3
50	2	#8	RANGE	#8	RANGE	#8	2	30	DRYER	#10	2	30
30	2	#10	WATER HEATER	#10	WATER HEATER	#10	2	30	A/C	#10	2	30
45	2	#8	AHU	#8	AHU	#8	2	30	A/C	#10	2	30
			SPACE		SPACE							

CONNECTED LOAD LESS A/C = 32,013.5 WATTS
 * = NON-CONCURRENT LOAD

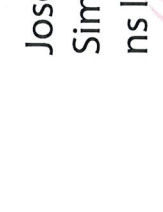
FIRST 10,000 WATTS @ 100% = 10,000 WATTS
 REMAINDER @ 40% = 8,805.4 WATTS
 TOTAL DEMAND LESS AC = 18,805.4 WATTS
 GREATER OF AHU @ 65% = 15,000 WATTS
 OR A/C @ 100% = 33,805.4 WATTS

TOTAL DEMAND LOAD = 33,805.4 WATTS / 240V = 140.85 AMPS @ 200 AMPS

FED FROM: SERVICE



Digitally signed by Joseph Simmons III
 Date: 2024.03.01 15:07:00 -05'00'



SHEET NO. **A7**

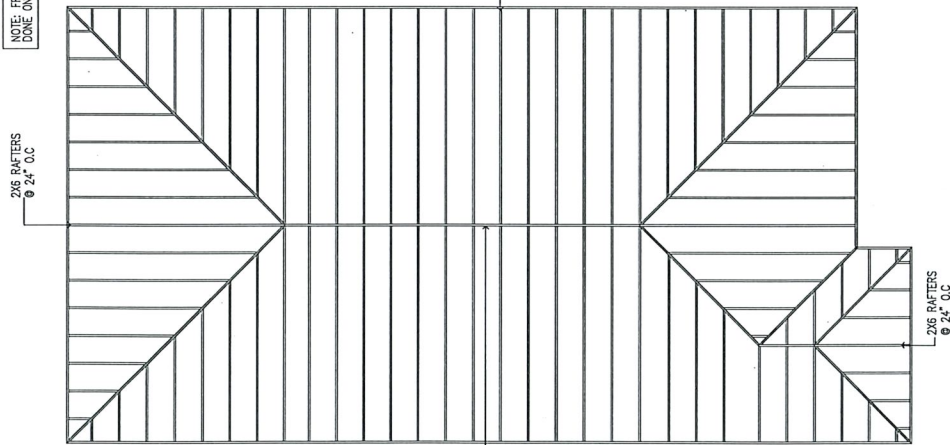
DREAM DESIGN

JOSEPH SIMMONS III, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA LICENSE NO. 12545
 401-454-1690
 JOSEPH.SIMMONS@GMAIL.COM

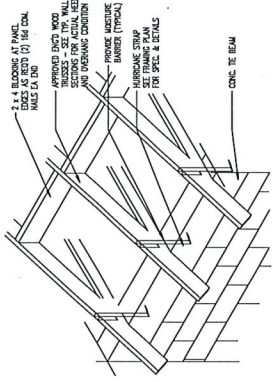
KNOWLES RESIDENCE
 616 N 14TH STREET
 FORT PIERCE, FL 34950

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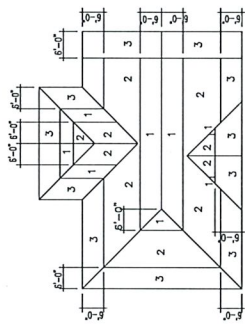
NOTE: FRAMING WILL BE DONE ON SITE



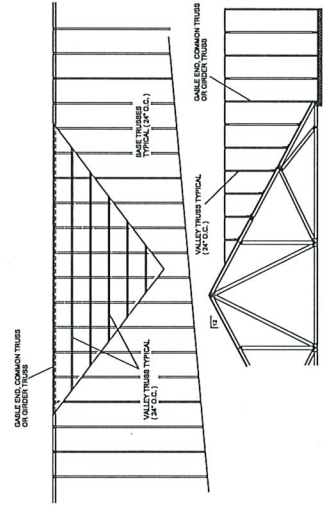
FRAMING PLAN
SCALE: 1/4" = 1'-0"



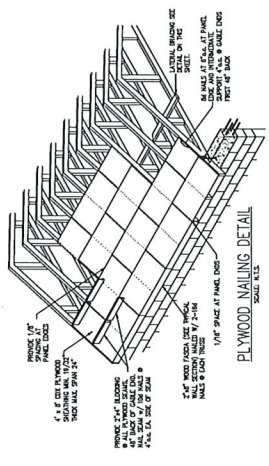
BLOCKING DETAIL
SCALE: 1/4" = 1'-0"



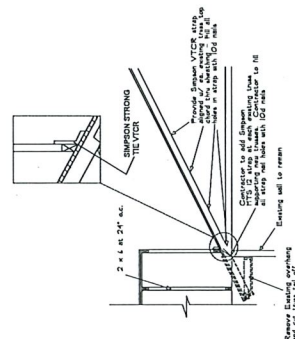
DIAPHRAGM BOUNDARIES
TYPICAL
SCALE: 1/4" = 1'-0"



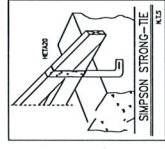
VALLEY FRAMING
SCALE: 1/4" = 1'-0"



PLYWOOD NAILING DETAIL
SCALE: 1/4" = 1'-0"



Connection of New Framing to Existing Trusses De



KWAKS RESIDENCE
515 N 14TH STREET
FORT PIERCE, FL 34950

EXAMINER OF RECORD
JOSEPH SIMMONS III, P.E.
759 SHAMROCK DR
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FL P.E. LIC. NO. 25101
JOSEPH SIMMONS III, P.E.
1000 WINDWARD DRIVE
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JCSIMMONS3@GMAIL.COM

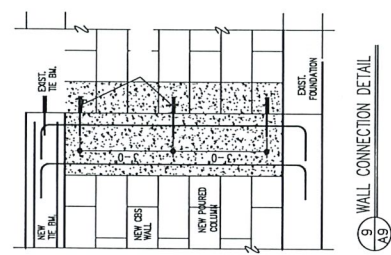
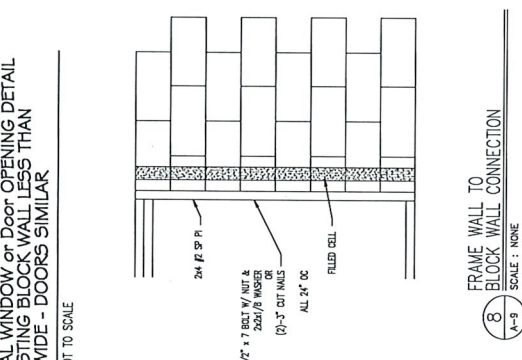
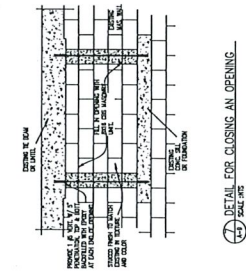
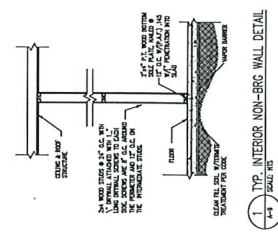
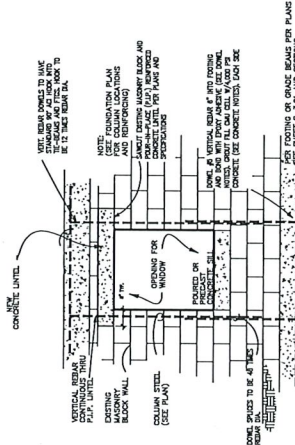
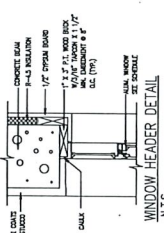
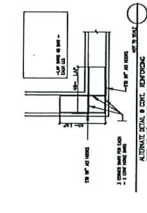
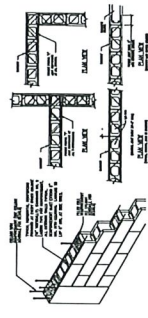
DATE	DRAWN BY	REVISIONS
	FR	
	CHK BY	
	AS SHOWN	JS

DREAM DESIGN

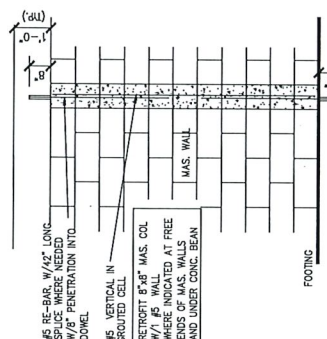
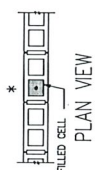


SHEET NO
A8

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PROVIDE (1) #508" @ 24" OC DRILLED AND EPOXYED W/ SIMPSON #8 FT FROM THE BEAM TO FOOTER



Joseph Simmo
Digitally signed by Joseph Simmons III
Date: 2024.03.01 15:08:06 -0500

DATE	REVISIONS
CH/AR	
AS SHOWN	JS

DREAM DESIGN



SHEET NO
A9

KUMLES RESIDENCE
FORTH PIERCE FL 34960
518 N MIAMI BLVD

ENGINEER OF RECORD
JOSEPH SIMMONS III P.E.
FL P.E. LIC. NO. 12818
1719 GRAMMEY DR
GRIFFIN, GA 30209
407-454-1890
JOESIMMONS3@GMAIL.COM

ENGINEERING NOTES: ENGINEERING MEETS ON EXCEEDS 2020 FLORIDA BUILDING CODE 7TH EDITION. CONSTRUCTION METHODS WERE SEEN AT BUILDING AND EXPOSURE CATEGORY A AND WIND IMPORTANCE MEETS OR EXCEEDS RESISTANCE AND CURRENT COUNTY BUILDING CODES.

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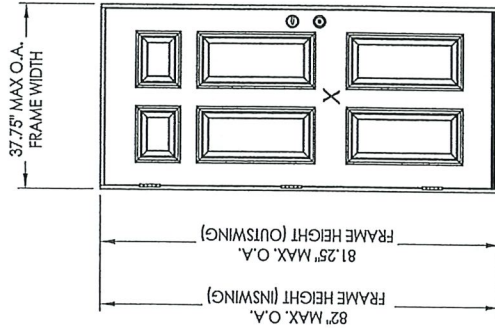
ThermaTru® Benchmark® Doors

WOOD EDGE OPAQUE FIBERGLASS SINGLE DOOR INSWING / OUTSWING "IMPACT"

GENERAL NOTES

1. This product evaluation drawing has been developed in compliance with the 7th Edition (2020) Florida Building Code (FBC) including the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in the "HVHZ" this product complies with Section 1626 of the FBC and does not require an impact resistant covering.
4. When used in areas outside of the "HVHZ", requiring wind borne debris protection, this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E 1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
5. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
6. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.
7. Outswing configurations using sill numbers 17 & 18 meet the water infiltration requirements for the "HVHZ". All other configurations do not meet the water infiltration requirements for the "HVHZ" and shall be installed only in non-habitable areas or at habitable locations protected by an overhang or canopy such that the angle between the edge of canopy or overhang to sill is less than 45 degrees.

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
1	Typical Elevations, Design Pressures & General Notes
2	Door Panel Details
3	Elevations
4	Horizontal & Vertical Cross Sections (2X Buck)
5	Horizontal & Vertical Cross Sections (1X Buck)
6	Horizontal & Vertical Cross Sections (Direct to Masonry)
7	Vertical Cross Sections (Thresholds)
8	Buck & Frame Anchoring
9	Hardware Details
10	Components
11	Bill of Materials



CONFIGURATION	LOCK HARDWARE	DESIGN PRESSURE (PSF)		DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE	INSWING	OUTSWING
X	Latch & Deadbolt	+67.0	-67.0	+67.0	-67.0

See Sheet 3 for Hardware Specifications

PRODUCT: THERMA-TRU FIBERGLASS DOOR

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

DATE: 4/28/15

SCALE: N.T.S.

DWG. BY: JJK

CHK. BY: LFS

DRAWING NO.: FL-13459.1

SHEET: 1 of 11

REVISIONS

NO	DATE	DESCRIPTION
1	7/17/19	UPDATE TO 6th ED (2017) FBC
2	7/14/20	UPDATE TO 7th ED (2020) FBC

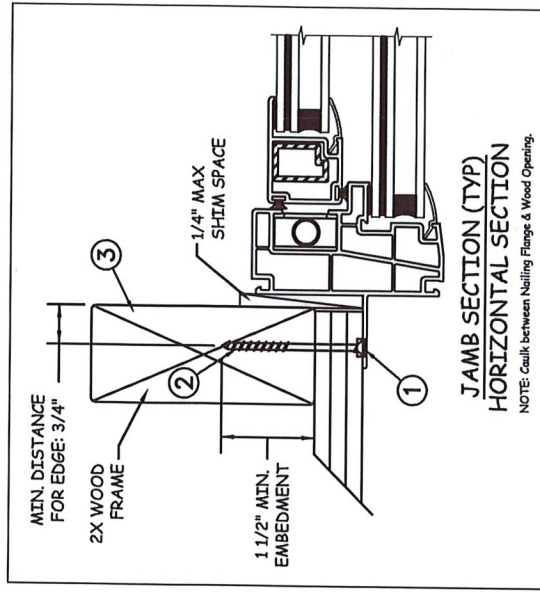
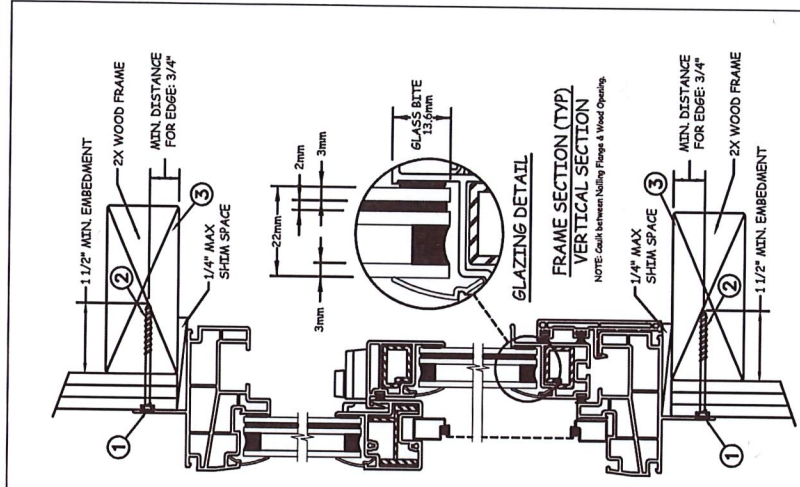
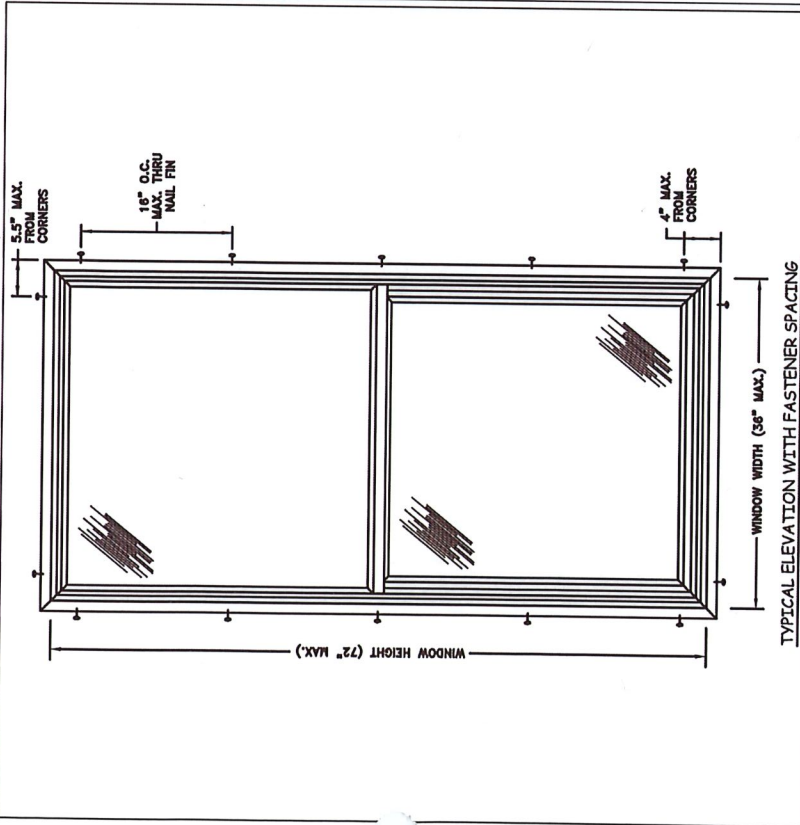
July 14, 2020

Documents Prepared by: Lyndon F. Schmidt
P.E. No. 43409

STATE OF FLORIDA
L. F. SCHMIDT
LICENSE
No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Vero Beach, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

NAIL FIN INSTALLATION



PREMIUM ATLANTIC VINYL SH WINDOW

Max Frame	DP RATING	IMPACT
36 x 72	+65/-70	YES

LARGE MISSILE IMPACT

Installation Notes:

1. Seal flange/frame to substrate.
2. Use #10 PH or greater fastener through the nail fin with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2X wood frame substrate (min. S.G. = 0.42).
3. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

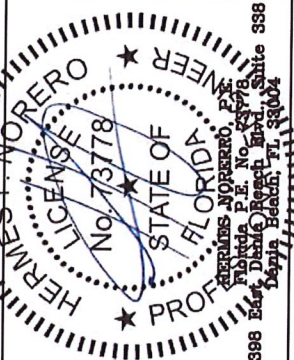
Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2014.09.19 16:26:14 -04'00'

This schedule addresses only the fasteners required to anchor the window to achieve the rated design pressure up to the size limitations noted. It is not intended as a guide to the installation process and does not address he sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the window or go to www.jeld-wen.com/resources/installation.

DISCLAIMER:
This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) including HVHZ and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3mm annealed - 11mm airspace - 3mm annealed - 2mm PVB interlayer by DuPont - 3mm annealed.
4. Use structural or composite shims where required.



PROJECT ENGINEER:	DATE:	08/13/2014
DRAWN BY:	SCALE:	NTS
CHECKED BY:	TITLE:	Premium Atlantic Vinyl Impact Single Hung Window
APPROVED BY:		
PART/PROJECT No.:		D008729
IDENTIFIER No.:	PLANT NAME AND LOCATION:	NCTL210-3875-1-FBC

JELD-WEN
3737 Lakeport Blvd
Klamath Falls, OR. 97601
Phone: (541) 882-3451

Property Identification

Site Address: 515 N 14TH ST
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-503-0008-000-1
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 21332
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

Letitia Knowles
 874 SW Duncan TER
 Port St Lucie, FL 34953

Legal Description

GOLDSMITH'S S/D BLK 1 LOT 7 AND E 7.5 FT OF VAC ALLEY ADJ ON W

Current Values

Just/Market Value: \$36,100
 Assessed Value: \$36,100
 Exemptions: \$0
 Taxable Value: \$36,100



Total Areas

Finished/Under Air (SF): 936
 Gross Sketched Area (SF): 960
 Land Size (acres): 0.17
 Land Size (SF): 7,396

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
Oct 28, 2022	4908 / 1319	0111	QC	Brown Jr Eugene	\$25,000
Oct 4, 2019	4332 / 1795	0001	WD	Lampkin Willie J	\$7,500
Oct 4, 2019	4332 / 1793	0111	QC	Lampkin Willie J	\$100
Sep 29, 2005	2380 / 1716	0111	QC	Lampkin Willie J	\$100
Apr 1, 1986	0498 / 0553	XX00	CV		\$14,000

Building Information (1 of 1)

Finished Area: 936 SF
 Gross Sketched Area: 960 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: SFF	Year Built: 1953	Frame:
Grade: SFF-Fair	Effective Year: 1953	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

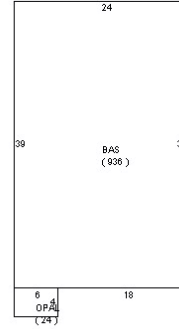
Interior Data

Bedrooms: 3	Electric: AVERAGE	Primary Int Wall:
-------------	-------------------	-------------------

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

Heat Type:
 Heat Fuel:
 Heated %: 0%

Avg Hgt/Floor: 0
 Primary Floors: Double Pine
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	936	936	126
OPAL	Open Porch Attached Low	24	0	20

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building:	\$1,500
Land:	\$34,600
Just/Market:	\$36,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$36,100
Exemption(s):	\$0
Taxable:	\$36,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$36,100	\$36,100	\$0	\$36,100
2022	\$27,800	\$9,559	\$0	\$9,559
2021	\$21,700	\$8,690	\$0	\$8,690

2020

\$7,900

\$7,900

\$0

\$7,900

Permits

Number	Issue Date	Description	Amount	Fee
BP21-2552	May 7, 2021	Demolition	\$2,400	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 24-27 – Single Family Residence – 515 N 14th Street

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

5. f.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Certificate of Appropriateness #24-25 - Residential Duplex - 426 N. 14th Street

SUMMARY

The applicant is requesting approval of a COA for the construction of a duplex with associated driveway, parking and landscaping.

LOCATION

426 N 14th Street. Parcel ID #2409-502-0049-000-7

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner.

RECOMMENDATION

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendation:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters or colonial window grid be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 12:07 PM

Final Approval Date: 05/22/2024



MAY 28, 2024

COA 24-25

Owner

Vincent Marcellino

Applicant

Vincent Marcellino

Location

426 N 14th Street

Parcel

2409-502-0049-000-7

Historic Status

Vacant lot in Lincoln Park Historic District

Requested Action

Construction of a duplex.

Recommendation

Approval/Approval with conditions and recommendations/
Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



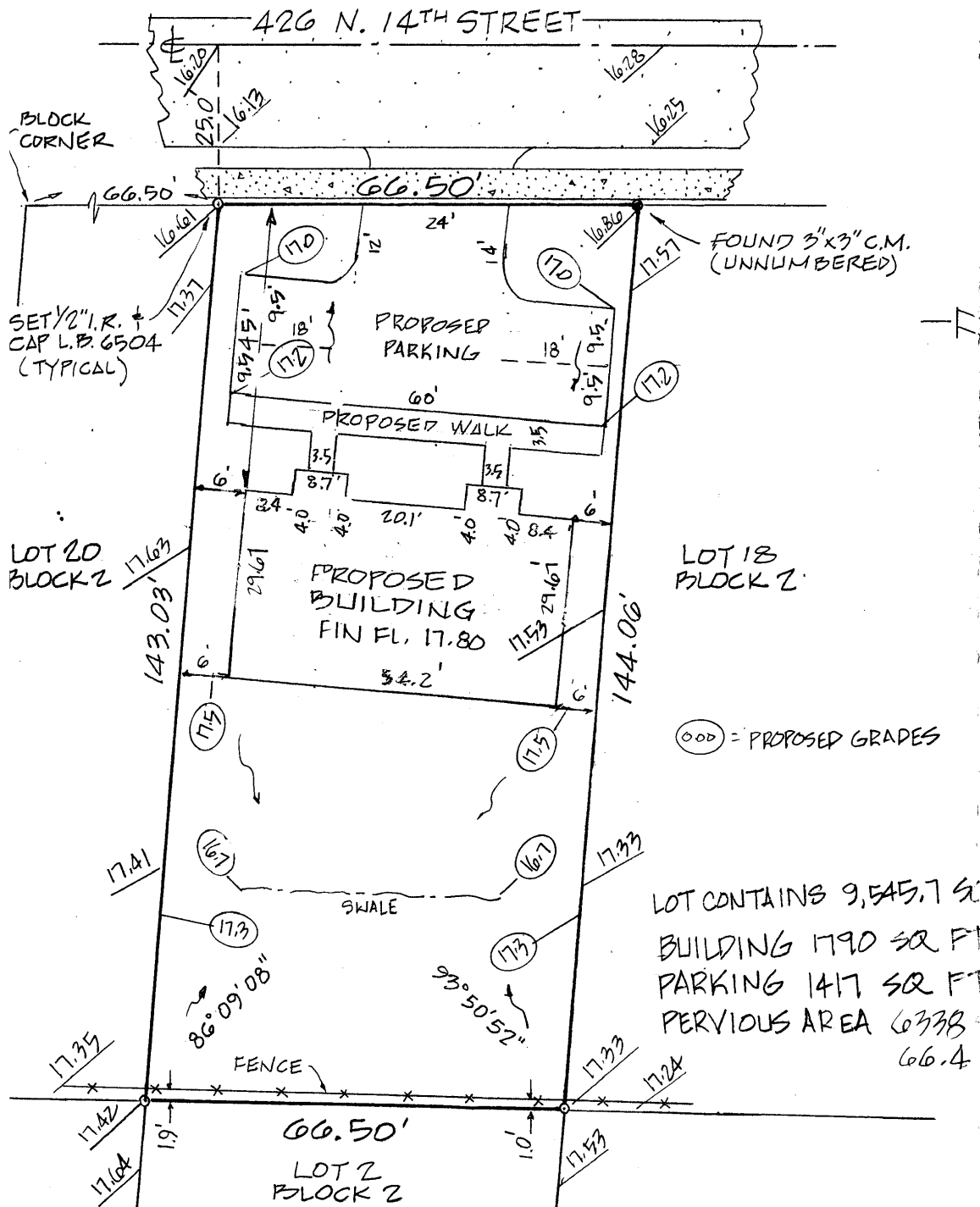
Subject Site

B A C K G R O U N D

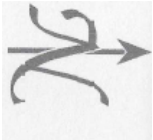
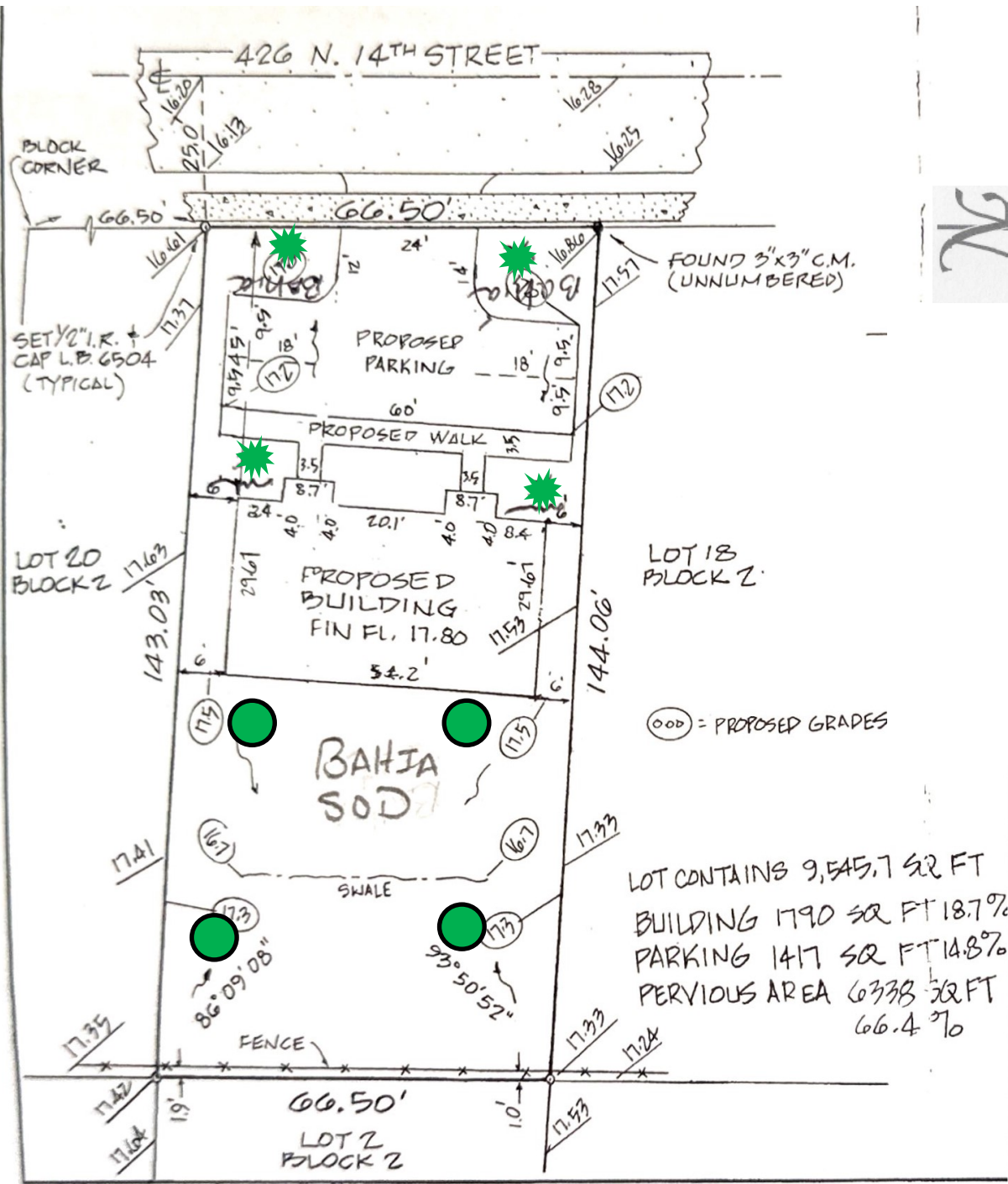
The subject site is located in the Lincoln Park Historic District. The residence located on this site was demolished in year 2007 and the site has remained vacant.

R E Q U E S T

The applicant is requesting approval of a COA for the construction of a duplex with associated driveway, parking and landscaping.



Proposed Site Plan

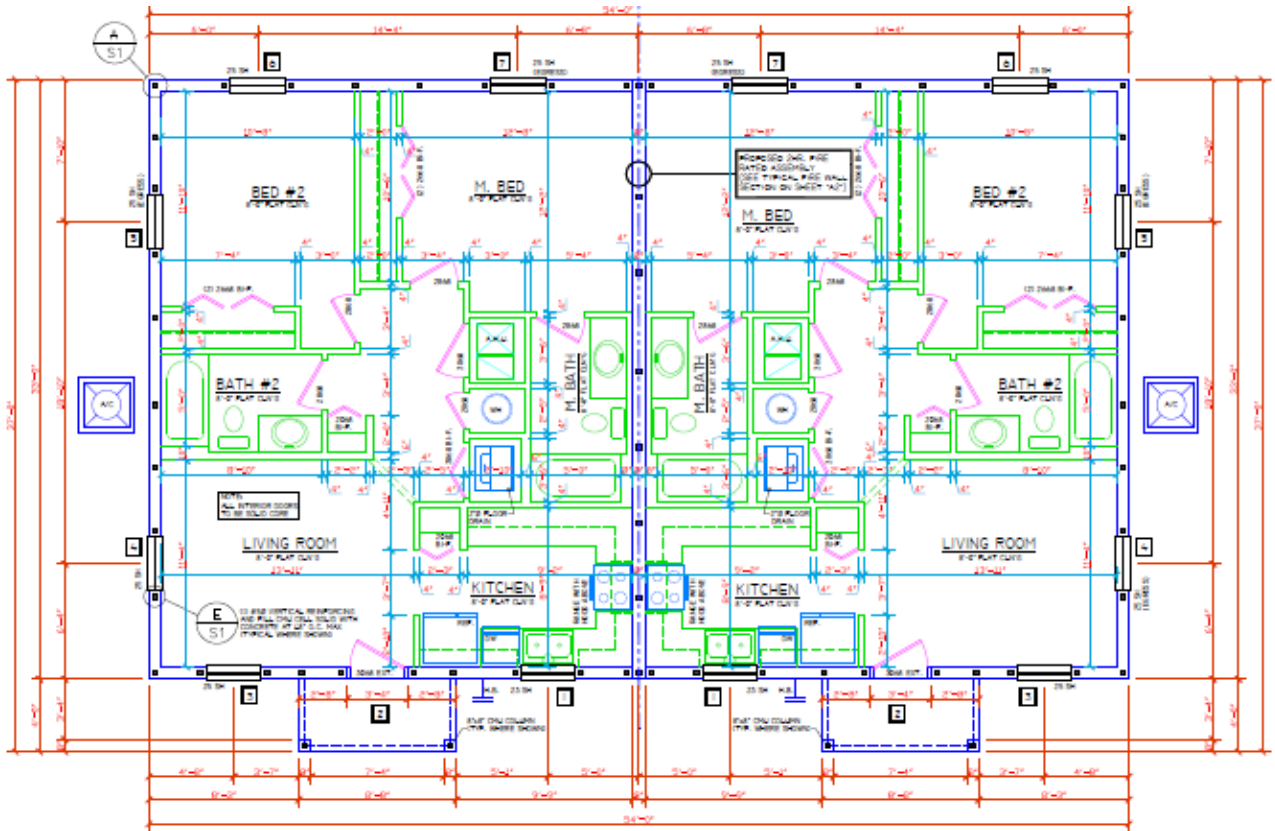


- - Oak tree 10-12' dia
- ✱ - Sabal palm 8'-10' ct
- ~ - 3g Coco plum

Proposed Landscape Plan

○000 = PROPOSED GRADES

LOT CONTAINS 9,545.7 SQ FT
 BUILDING 1790 SQ FT 18.7%
 PARKING 1417 SQ FT 14.8%
 PVIOUS AREA 6338 SQ FT
 66.4%



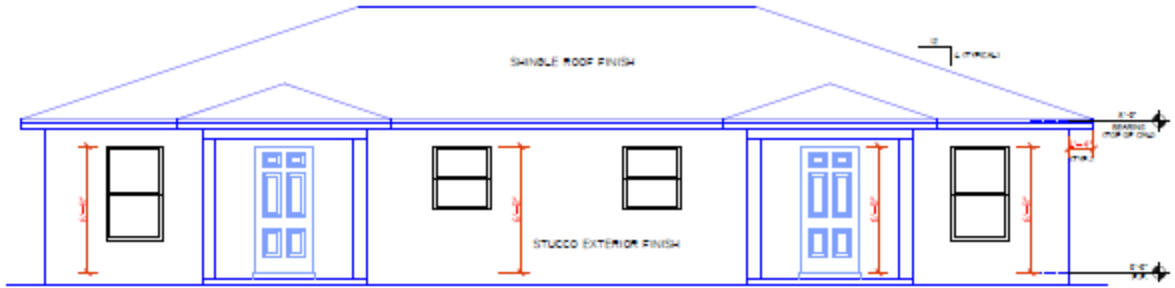
UNIT 102
926 SQ. FT

1st floor Plan

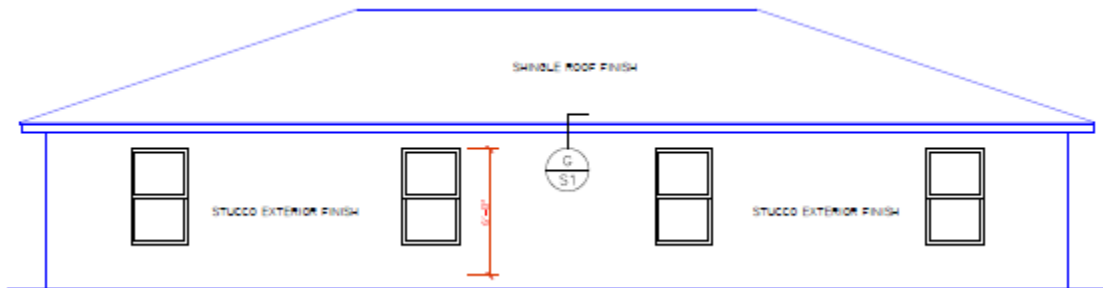
UNIT 101
926 SQ. FT



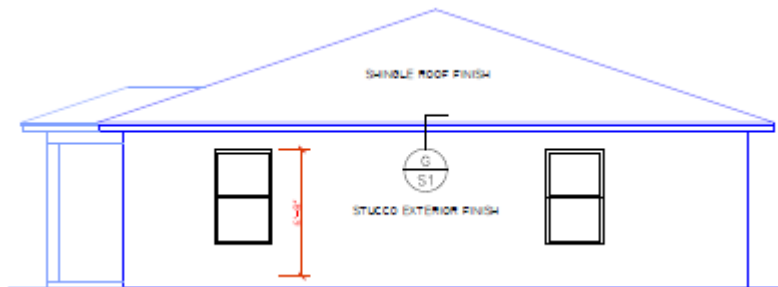
Proposed Duplex— Perspective Rendering



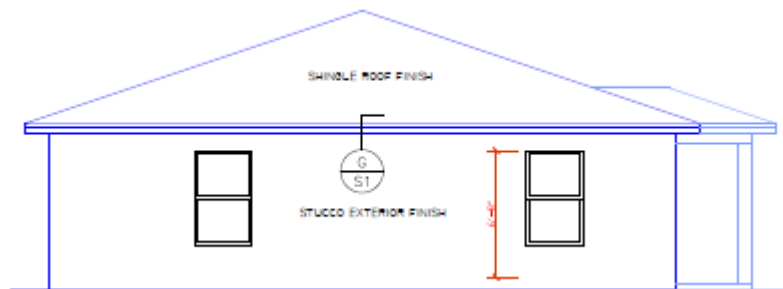
Front Elevation



Rear Elevation



Right Elevation



Left Elevation



Proposed Duplex—Color Rendering



Proposed Duplex—Color Rendering

SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

STAFF RECOMMENDATION

The subject duplex is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing. However, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood.

While the overall proposal is consistent with Secretary of the Interior Standards, staff recommends the Historic Preservation Board approve the request with the following conditions and recommendation:

- All mechanical equipment must meet setbacks requirements.
- Additional architectural details, like decorative window shutters or colonial window grid be incorporated into the final design to better comport with the character of the historic district;
- As many trees as possible will be preserved;



Existing Trees



Bldg. Permit # _____

COA# 24-23

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 426 N 14th Street

Parcel ID #: _____

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): Vincent Marcellino

Mailing Address: 8015 Plantation Lakes Port St. Lucie, FL 34986

Phone Number(s): 9549145090 Email: Horizon-palms@hotmail.com

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Vincent Marcellino
Signature of Owner

12/12/2023
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) New construction building

Other (describe) _____

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

Construction of a new 2bed 2 bathroom duplex

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.

LOT 19, BLOCK 2

CLYDE KILLER'S

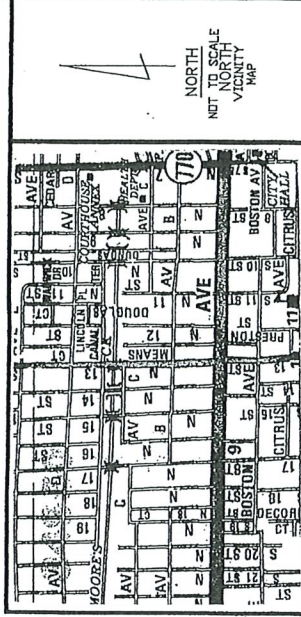
According To The Plat Recorded In Plat Book 4, Page 73 B Recorded In The Public Record Of Saint Lucie County, Florida Said Land Situate, Lying, And Being In Saint Lucie County, Florida

The Drainage Plan complies with Section 103-203 Of The Fort Pierce Code of Ordinances."

SCALE: 1" = 20'

NOTES:

- 1) BEARINGS SHOWN HEREIN ARE RELATIVE TO PLAT AND ARE ASSUMED.
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



- REG. = official record book
- PLAT = plat
- TRAN = transformer pad
- IR = iron rod
- CONC = concrete
- ALUM = aluminum
- CHALK = chalk
- ... (many other symbols and abbreviations)

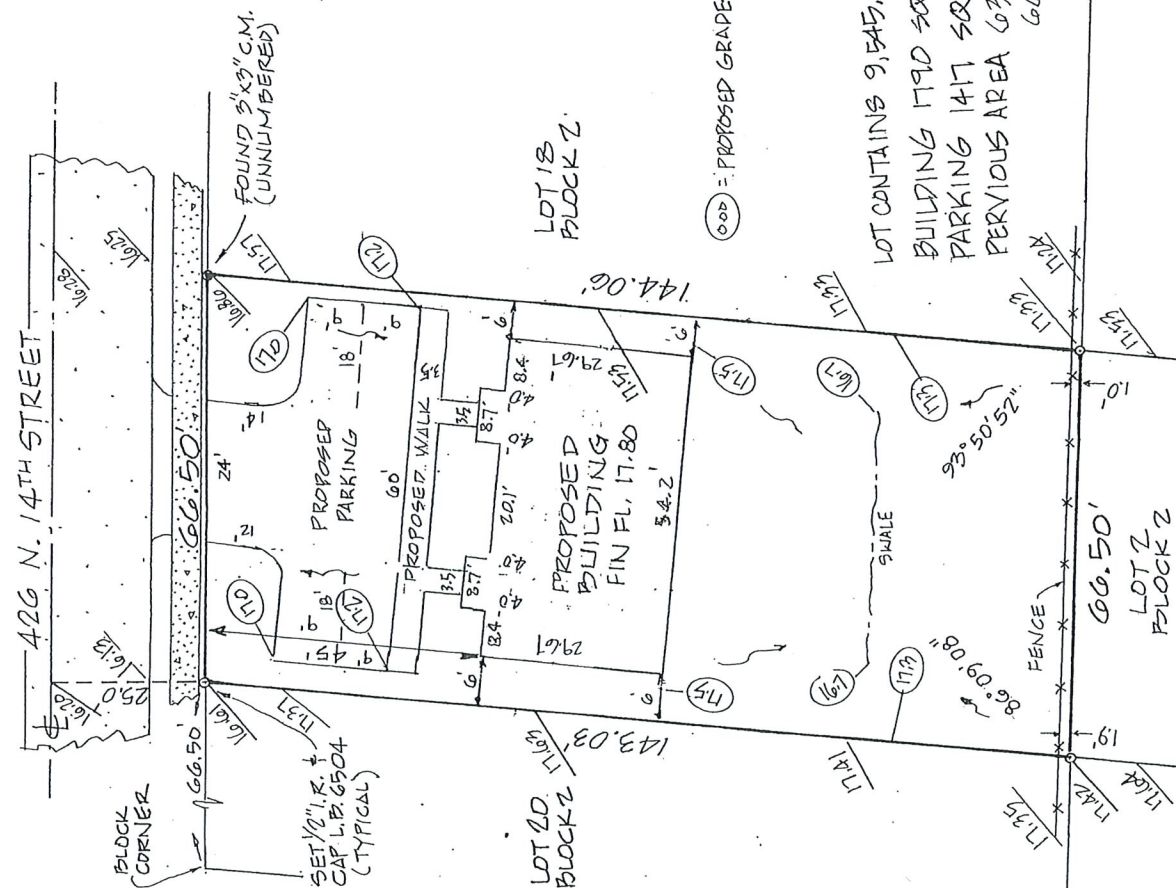


801 S.E. 6th Ave., Suite 203
Delray Beach, FL 33433
Phone: 561-242-4624
Fax: 243-4833

Renner Burgess
Digital designed by
Harry A. Burgess, Inc.
I HEREBY CERTIFY THAT THE SET OF BOUNDARY SURVEY SHOWN HEREON MEETS THE REQUISITES OF PRACTICE SET FORTH IN CHAPTERS 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOT CONTAINS 9,545.7 SQ FT
BUILDING 1790 SQ FT 18.7%
PARKING 1417 SQ FT 14.8%
PREVIOUS AREA 6338 SQ FT
66.4%

⊙ = PROPOSED GRADES



FLOOD ZONE: "X"
MAP NO: 1211C 0179 K
MAP DATE: 2-19-20
DATE: 10-24-22
JOB NO: 10-22-017
REVISED:

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

426 N. 14TH STREET

BLOCK CORNER

25.0'

66.50'

66.50'

SET 1/2" I.R. +
CAP L.B. 6504
(TYPICAL)

APPS
X
BATH

005
X
BATH

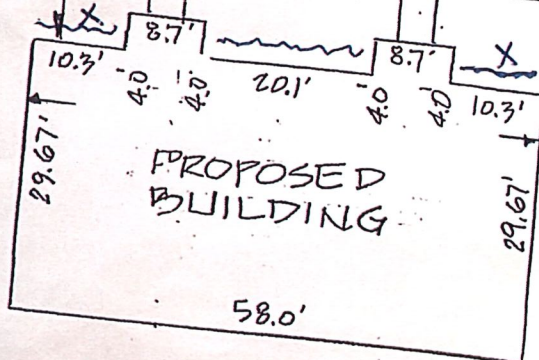
FOUND 3"X3" C.M.
(UNNUMBERED)

PROPOSED
PARKING

PROPOSED WALK

LOT 20
BLOCK 2

4.1'
143.03'



LOT 18
BLOCK 2

4.1'
144.06'

Sod
BATH

~ 3g cocoplum
X - SABOT palm 8'-10' ct
O - oak tree 10-12' ca

86° 09' 08"

93° 50' 52"

FENCE

1.9'

66.50'

1.0'

LOT 2
BLOCK 2

NO.	DATE	REVISIONS
1	04/30/24	ISSUED FOR PERMITS
2	04/30/24	REVISED PER COMMENTS
3	04/30/24	REVISED PER COMMENTS
4	04/30/24	REVISED PER COMMENTS

215 PALM BLVD. SUITE 100
 FT. LAUDERDALE, FL 33309
 (954) 443-1234
 WWW.EFDC.COM



ENGINEERING AND DESIGN CONCEPTS, INC.
 426 N. 14TH ST. FORT PIERCE, FL 34950

DUPLEX FOR - MARCELLINO

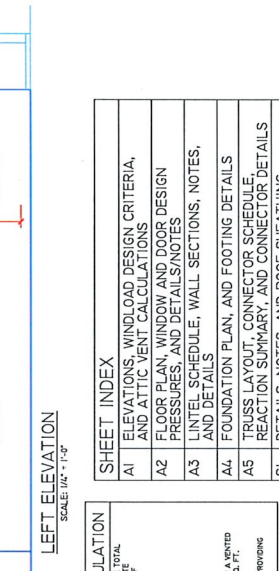
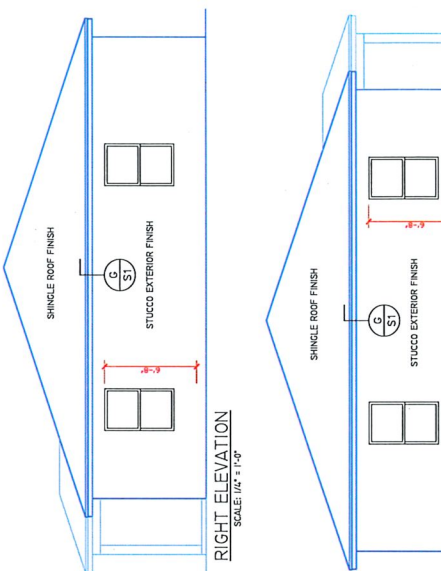
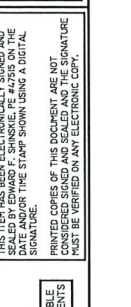
ENGINEER OF RECORD
 EDWARD F. SHINSKIE, P.E.
 4707 WILD TURKEY ROAD
 MIAMI, FLORIDA 33174
 PH: 321-865-5223

AI
 SHEET 1 OF 8
 DATE PLOTTED: 04/30/24

THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 FLORIDA RESIDENTIAL WIND RESISTANCE DESIGN REQUIREMENTS. THE WIND SPEEDS ASSOCIATED WITH A WIND SPEED OF 110 MPH PER HOUR, EXPOSURE 'B', STRUCTURE, CATEGORY 'I' ARE 145 MPH PER HOUR. THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2024 FLORIDA RESIDENTIAL WIND RESISTANCE DESIGN REQUIREMENTS. THE STRUCTURE IS LOCATED IN A WINDBORNE STORM SURF ZONE PER FLORIDA BUILDING CODE. CLADDING PROTECTION IMPACT RATED AND/OR IMPACTING SHATTERED IS REQUIRED TO BE INSTALLED.

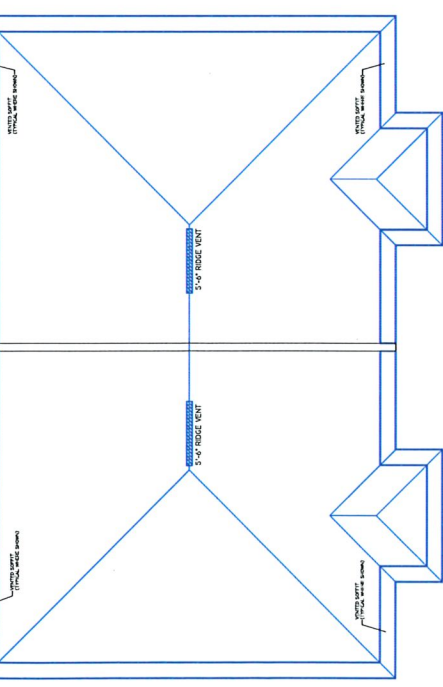
1. ULTIMATE WIND SPEED - 145 MPH PER HOUR, WIND SPEEDS - 145 MPH PER HOUR
2. WIND EXPOSURE CATEGORY - 'B'
3. STRUCTURE CATEGORY - 'I'
4. CLADDING PROTECTION IMPACT RATED AND/OR IMPACTING SHATTERED IS REQUIRED TO BE INSTALLED

ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND SHALL BE PROTECTED AGAINST IMPACT AND SHATTERING AS REQUIRED BY THE 2024 FLORIDA RESIDENTIAL WIND RESISTANCE DESIGN REQUIREMENTS.



SHEET INDEX	
AI	ELEVATIONS, WINDLOAD DESIGN CRITERIA, AND ATTIC VENT CALCULATIONS
A2	FLOOR PLAN, WINDOW AND DOOR DESIGN PRESSURES, AND DETAILS/NOTES
A3	LINTEL SCHEDULE, WALL SECTIONS, NOTES, AND DETAILS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING
EPT	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ELECTRICAL RISER DIAGRAM
EP2	PLUMBING RISE DIAGRAMS, WATER SUPPLY DIAGRAMS, AND PLUMBING NOTES

ATTIC VENTILATION CALCULATION
 REQUIRED ATTIC VENTILATION IS 1450 SQ. FT. OF THE TOTAL AREA OF THE ROOF SURFACE ABOVE THE CEILING SQUARE FOOTAGE OF 940 SQ. FT. A TOTAL OF 442 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.
 120" X 72" X 20" IN. V. @ 97.5 SQ. IN. @ 8.8 SQ. FT.3
 36" X 18" SQ. IN. @ 490 SQ. IN. @ 7.5 SQ. FT.1
 TOTAL PROVIDED VENTILATION = 713 SQ. FT.
 CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.5 SQ. IN. OF VENTILATION PER SQ. FT.
 CALCULATIONS FOR RIDGE VENTS IS BASED ON VENT PROVIDING 18 SQ. IN. OF VENTILATION PER LINEAR FOOT.



DESIGN CRITERIA	DESIGN CRITERIA
1. FULLY ENCLOSED	DESIGN CRITERIA
2. FULLY ENCLOSED	DESIGN CRITERIA
3. EXPOSURE 'B'	DESIGN CRITERIA
4. CATEGORY 'I'	DESIGN CRITERIA

GENERAL NOTES
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS ARE UNLESS OTHERWISE NOTED.

Edward F Shinskie Jr.
 Digitally signed by Edward F Shinskie Jr.
 Date: 2024.04.30 12:52:32 -04'00'

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2024 FLORIDA RESIDENTIAL BUILDING CODE (R1) EDITION AND LATEST ADOPTED SUPPLEMENTS.

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	01/11/12	REVISIONS

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32909
TEL. (321) 726-0760
FAX. (321) 916-0206
G.F.A. INC.
CREATED 11/11/11



ENGINEERING AND DESIGN CONCEPTS, INC.
EDC

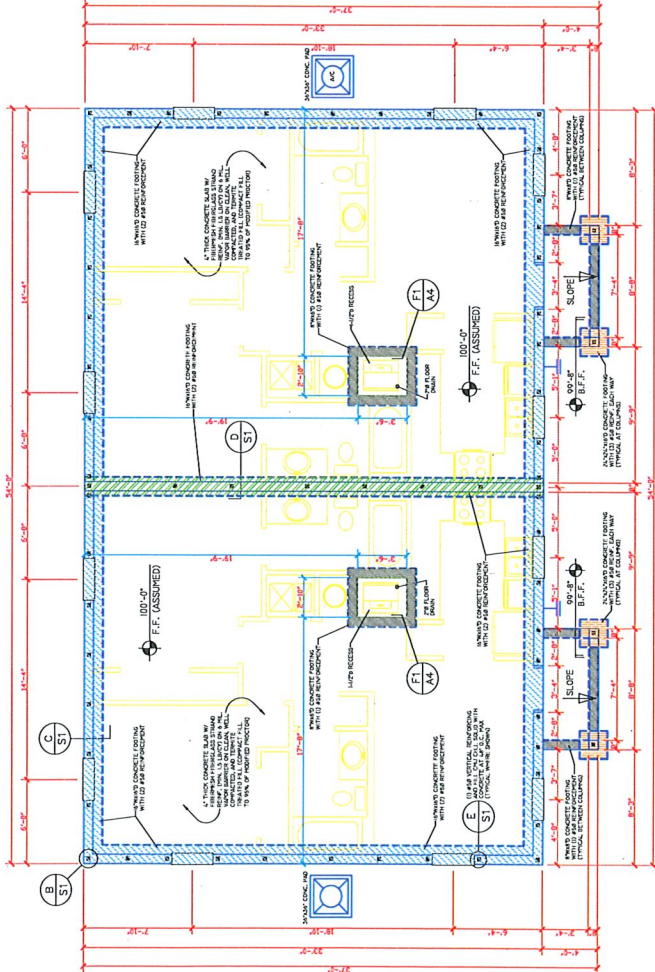
-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FL. 321-865-3223

A4
SHEET 4 OF 8
DATE: 11/11/11

THIS SET HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE. ANY CHANGES TO THE DATE AND/OR THE STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY BEARING THE ORIGINAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

NOTE: PREPARATION NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ENGINEERING AND DESIGN CONCEPTS, INC.
EEDC

215 PALM BAY ROAD STE. 6
 PALM BAY, FL 32909
 TEL. (321) 726-0700
 FAX (321) 911-4706
 E-MAIL: EEDC@EEDC.COM
 WWW.EEDC.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PANEL SCHEDULE

NO.	DESCRIPTION	TYPE	PHASE	WIRING	TERMINALS	NOTES
1	120/240V 1.5 3W NEMA 1-15R	15A	1	120/240V	15	
2	120/240V 1.5 3W NEMA 1-20R	20A	1	120/240V	20	
3	120/240V 1.5 3W NEMA 1-30R	30A	1	120/240V	30	
4	120/240V 1.5 3W NEMA 1-35R	35A	1	120/240V	35	
5	120/240V 1.5 3W NEMA 1-50R	50A	1	120/240V	50	
6	120/240V 1.5 3W NEMA 1-60R	60A	1	120/240V	60	
7	120/240V 1.5 3W NEMA 1-70R	70A	1	120/240V	70	
8	120/240V 1.5 3W NEMA 1-100R	100A	1	120/240V	100	
9	120/240V 1.5 3W NEMA 1-150R	150A	1	120/240V	150	
10	120/240V 1.5 3W NEMA 1-200R	200A	1	120/240V	200	
11	120/240V 1.5 3W NEMA 1-250R	250A	1	120/240V	250	
12	120/240V 1.5 3W NEMA 1-300R	300A	1	120/240V	300	
13	120/240V 1.5 3W NEMA 1-350R	350A	1	120/240V	350	
14	120/240V 1.5 3W NEMA 1-400R	400A	1	120/240V	400	
15	120/240V 1.5 3W NEMA 1-500R	500A	1	120/240V	500	
16	120/240V 1.5 3W NEMA 1-600R	600A	1	120/240V	600	
17	120/240V 1.5 3W NEMA 1-700R	700A	1	120/240V	700	
18	120/240V 1.5 3W NEMA 1-800R	800A	1	120/240V	800	
19	120/240V 1.5 3W NEMA 1-900R	900A	1	120/240V	900	
20	120/240V 1.5 3W NEMA 1-1000R	1000A	1	120/240V	1000	
21	120/240V 1.5 3W NEMA 1-1250R	1250A	1	120/240V	1250	
22	120/240V 1.5 3W NEMA 1-1500R	1500A	1	120/240V	1500	
23	120/240V 1.5 3W NEMA 1-2000R	2000A	1	120/240V	2000	
24	120/240V 1.5 3W NEMA 1-2500R	2500A	1	120/240V	2500	
25	120/240V 1.5 3W NEMA 1-3000R	3000A	1	120/240V	3000	
26	120/240V 1.5 3W NEMA 1-3500R	3500A	1	120/240V	3500	
27	120/240V 1.5 3W NEMA 1-4000R	4000A	1	120/240V	4000	
28	120/240V 1.5 3W NEMA 1-4500R	4500A	1	120/240V	4500	
29	120/240V 1.5 3W NEMA 1-5000R	5000A	1	120/240V	5000	
30	120/240V 1.5 3W NEMA 1-5500R	5500A	1	120/240V	5500	
31	120/240V 1.5 3W NEMA 1-6000R	6000A	1	120/240V	6000	
32	120/240V 1.5 3W NEMA 1-6500R	6500A	1	120/240V	6500	
33	120/240V 1.5 3W NEMA 1-7000R	7000A	1	120/240V	7000	
34	120/240V 1.5 3W NEMA 1-7500R	7500A	1	120/240V	7500	
35	120/240V 1.5 3W NEMA 1-8000R	8000A	1	120/240V	8000	
36	120/240V 1.5 3W NEMA 1-8500R	8500A	1	120/240V	8500	
37	120/240V 1.5 3W NEMA 1-9000R	9000A	1	120/240V	9000	
38	120/240V 1.5 3W NEMA 1-9500R	9500A	1	120/240V	9500	
39	120/240V 1.5 3W NEMA 1-10000R	10000A	1	120/240V	10000	
40	120/240V 1.5 3W NEMA 1-11000R	11000A	1	120/240V	11000	
41	120/240V 1.5 3W NEMA 1-12000R	12000A	1	120/240V	12000	
42	120/240V 1.5 3W NEMA 1-13000R	13000A	1	120/240V	13000	
43	120/240V 1.5 3W NEMA 1-14000R	14000A	1	120/240V	14000	
44	120/240V 1.5 3W NEMA 1-15000R	15000A	1	120/240V	15000	
45	120/240V 1.5 3W NEMA 1-16000R	16000A	1	120/240V	16000	
46	120/240V 1.5 3W NEMA 1-17000R	17000A	1	120/240V	17000	
47	120/240V 1.5 3W NEMA 1-18000R	18000A	1	120/240V	18000	
48	120/240V 1.5 3W NEMA 1-19000R	19000A	1	120/240V	19000	
49	120/240V 1.5 3W NEMA 1-20000R	20000A	1	120/240V	20000	
50	120/240V 1.5 3W NEMA 1-21000R	21000A	1	120/240V	21000	
51	120/240V 1.5 3W NEMA 1-22000R	22000A	1	120/240V	22000	
52	120/240V 1.5 3W NEMA 1-23000R	23000A	1	120/240V	23000	
53	120/240V 1.5 3W NEMA 1-24000R	24000A	1	120/240V	24000	
54	120/240V 1.5 3W NEMA 1-25000R	25000A	1	120/240V	25000	
55	120/240V 1.5 3W NEMA 1-26000R	26000A	1	120/240V	26000	
56	120/240V 1.5 3W NEMA 1-27000R	27000A	1	120/240V	27000	
57	120/240V 1.5 3W NEMA 1-28000R	28000A	1	120/240V	28000	
58	120/240V 1.5 3W NEMA 1-29000R	29000A	1	120/240V	29000	
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62	120/240V 1.5 3W NEMA 1-33000R	33000A	1	120/240V	33000	
63	120/240V 1.5 3W NEMA 1-34000R	34000A	1	120/240V	34000	
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72	120/240V 1.5 3W NEMA 1-43000R	43000A	1	120/240V	43000	
73	120/240V 1.5 3W NEMA 1-44000R	44000A	1	120/240V	44000	
74	120/240V 1.5 3W NEMA 1-45000R	45000A	1	120/240V	45000	
75	120/240V 1.5 3W NEMA 1-46000R	46000A	1	120/240V	46000	
76	120/240V 1.5 3W NEMA 1-47000R	47000A	1	120/240V	47000	
77	120/240V 1.5 3W NEMA 1-48000R	48000A	1	120/240V	48000	
78	120/240V 1.5 3W NEMA 1-49000R	49000A	1	120/240V	49000	
79	120/240V 1.5 3W NEMA 1-50000R	50000A	1	120/240V	50000	
80	120/240V 1.5 3W NEMA 1-51000R	51000A	1	120/240V	51000	
81	120/240V 1.5 3W NEMA 1-52000R	52000A	1	120/240V	52000	
82	120/240V 1.5 3W NEMA 1-53000R	53000A	1	120/240V	53000	
83	120/240V 1.5 3W NEMA 1-54000R	54000A	1	120/240V	54000	
84	120/240V 1.5 3W NEMA 1-55000R	55000A	1	120/240V	55000	
85	120/240V 1.5 3W NEMA 1-56000R	56000A	1	120/240V	56000	
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89	120/240V 1.5 3W NEMA 1-60000R	60000A	1	120/240V	60000	
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91	120/240V 1.5 3W NEMA 1-62000R	62000A	1	120/240V	62000	
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99	120/240V 1.5 3W NEMA 1-70000R	70000A	1	120/240V	70000	
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101	120/240V 1.5 3W NEMA 1-72000R	72000A	1	120/240V	72000	
102	120/240V 1.5 3W NEMA 1-73000R	73000A	1	120/240V	73000	
103	120/240V 1.5 3W NEMA 1-74000R	74000A	1	120/240V	74000	
104	120/240V 1.5 3W NEMA 1-75000R	75000A	1	120/240V	75000	
105	120/240V 1.5 3W NEMA 1-76000R	76000A	1	120/240V	76000	
106	120/240V 1.5 3W NEMA 1-77000R	77000A	1	120/240V	77000	
107	120/240V 1.5 3W NEMA 1-78000R	78000A	1	120/240V	78000	
108	120/240V 1.5 3W NEMA 1-79000R	79000A	1	120/240V	79000	
109	120/240V 1.5 3W NEMA 1-80000R	80000A	1	120/240V	80000	
110	120/240V 1.5 3W NEMA 1-81000R	81000A	1	120/240V	81000	
111	120/240V 1.5 3W NEMA 1-82000R	82000A	1	120/240V	82000	
112	120/240V 1.5 3W NEMA 1-83000R	83000A	1	120/240V	83000	
113	120/240V 1.5 3W NEMA 1-84000R	84000A	1	120/240V	84000	
114	120/240V 1.5 3W NEMA 1-85000R	85000A	1	120/240V	85000	
115	120/240V 1.5 3W NEMA 1-86000R	86000A	1	120/240V	86000	
116	120/240V 1.5 3W NEMA 1-87000R	87000A	1	120/240V	87000	
117	120/240V 1.5 3W NEMA 1-88000R	88000A	1	120/240V	88000	
118	120/240V 1.5 3W NEMA 1-89000R	89000A	1	120/240V	89000	
119	120/240V 1.5 3W NEMA 1-90000R	90000A	1	120/240V	90000	
120	120/240V 1.5 3W NEMA 1-91000R	91000A	1	120/240V	91000	
121	120/240V 1.5 3W NEMA 1-92000R	92000A	1	120/240V	92000	
122	120/240V 1.5 3W NEMA 1-93000R	93000A	1	120/240V	93000	
123	120/240V 1.5 3W NEMA 1-94000R	94000A	1			

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

2115 PALM BAY ROAD, STE. 6
 PALM BAY, FL 32909
 TEL. (321) 924-4200
 FAX. (321) 924-4200
 E-MAIL: OFFICE@EFCDC.COM



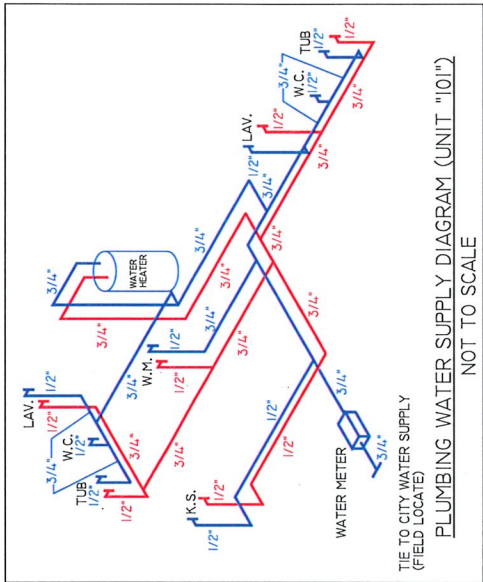
ENGINEERING AND DESIGN CONCEPTS, INC.
EFCDC

-DUPLEX FOR-
MARCELLINO
 426 N. 14TH ST. FORT PIERCE, FL 34950

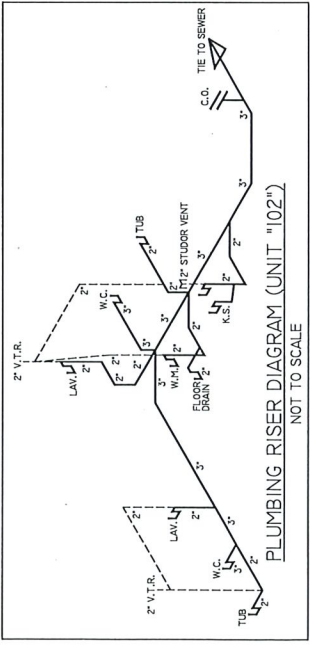
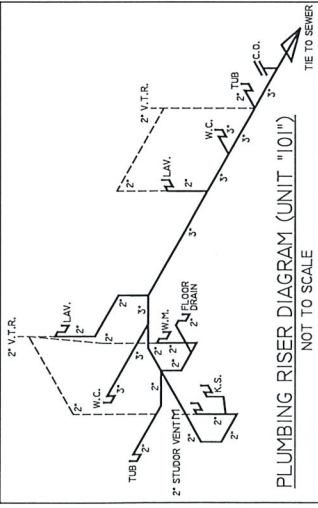
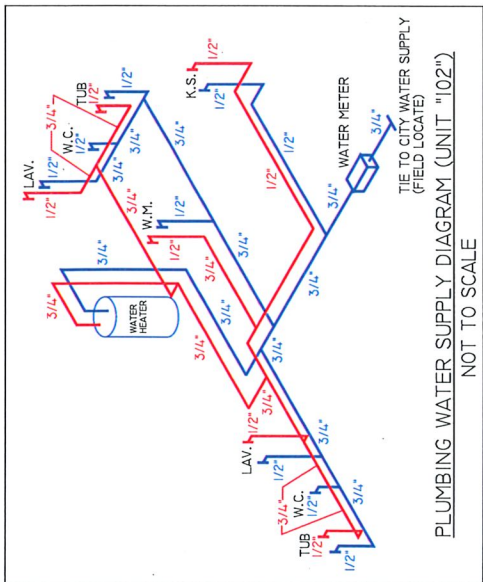


EP2
 SHEET 8 OF 8
 DWG. PROJECT

- GENERAL NOTES
1. THESE DRAWINGS SHALL BE CONSIDERED VALID ONLY IF USED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND ALL REVISIONS AND AMENDMENTS TO THE DRAWINGS ARE INCORPORATED INTO THE DRAWINGS.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK.
 3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK.
 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK.
 5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK.
 6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE PROJECT BEFORE BEGINNING WORK.



- PLUMBING GENERAL NOTES
1. PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC PLUMBING SYSTEM IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND ALL REVISIONS AND AMENDMENTS TO THE DRAWINGS.
 2. ALL MATERIALS SHALL BE NEW AND APPROVED BY APPLICABLE CODES.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND ALL REVISIONS AND AMENDMENTS TO THE DRAWINGS.
 4. PROVIDE AND INSTALL A PRINCIPAL WATER METER AS SHOWN IN THESE DRAWINGS. FIELD VERIFY.
 5. DO NOT SCALE FOR THE FACT PIPES, PIPING, EQUIPMENT, ETC.
 6. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROJECTS.
 7. WATER PIPING TO BE CPVC.
 8. FLOOR AND INSTALL APPROVED AIR CONDENSERS OR SPOON DRAINS AT EACH PLUMBING FIXTURE GROUP.
 9. SEE APPROVED MECHANICAL DRAWING FOR JUNCTION SIGNALS TO SALS.
 10. FLOOR AND INSTALL COMPACTIBLE DRAIN PIPING TO A POINT WITHIN 6 FT OF EACH UNIT AND ON TO AN APPROVED DISCHARGE POINT.





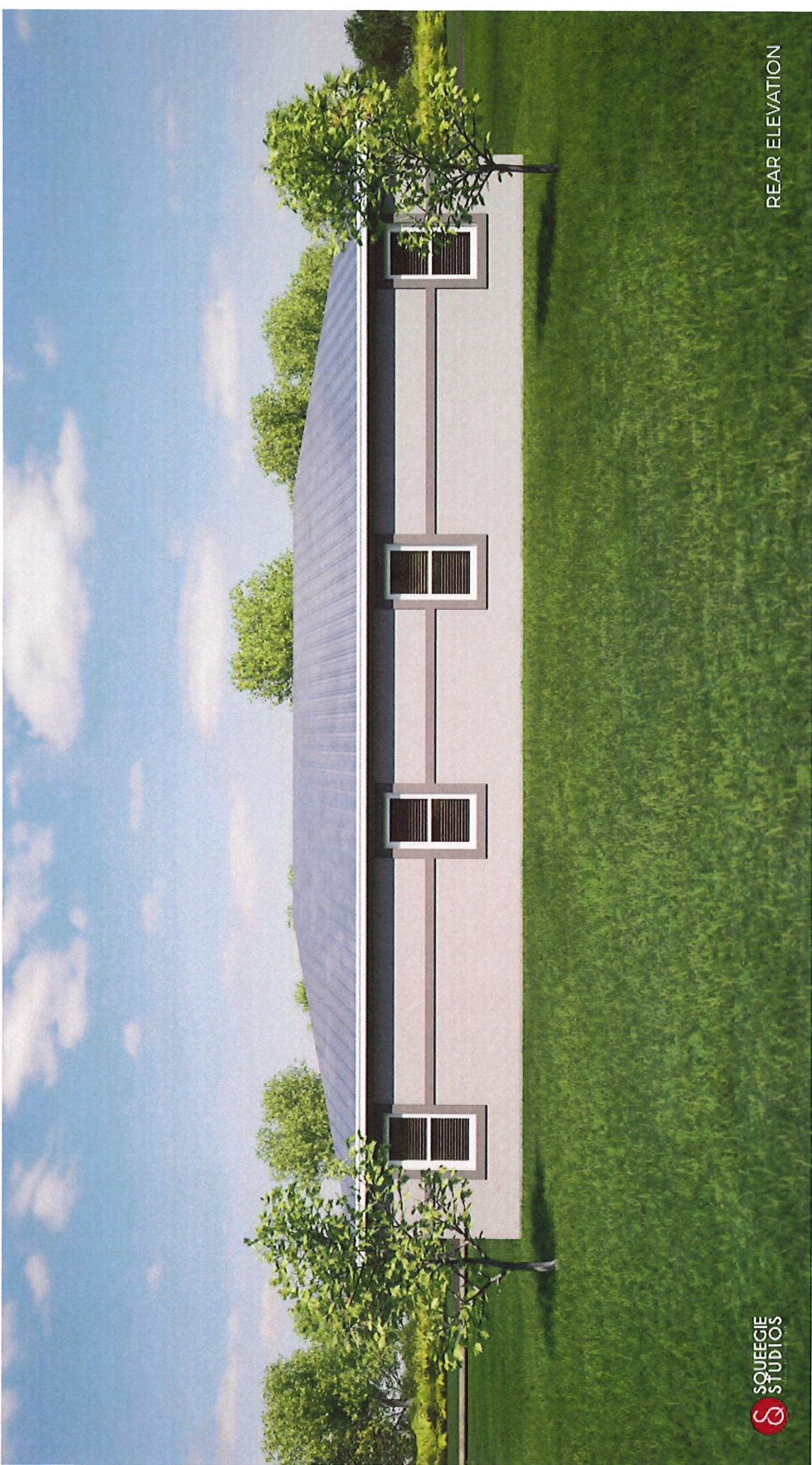


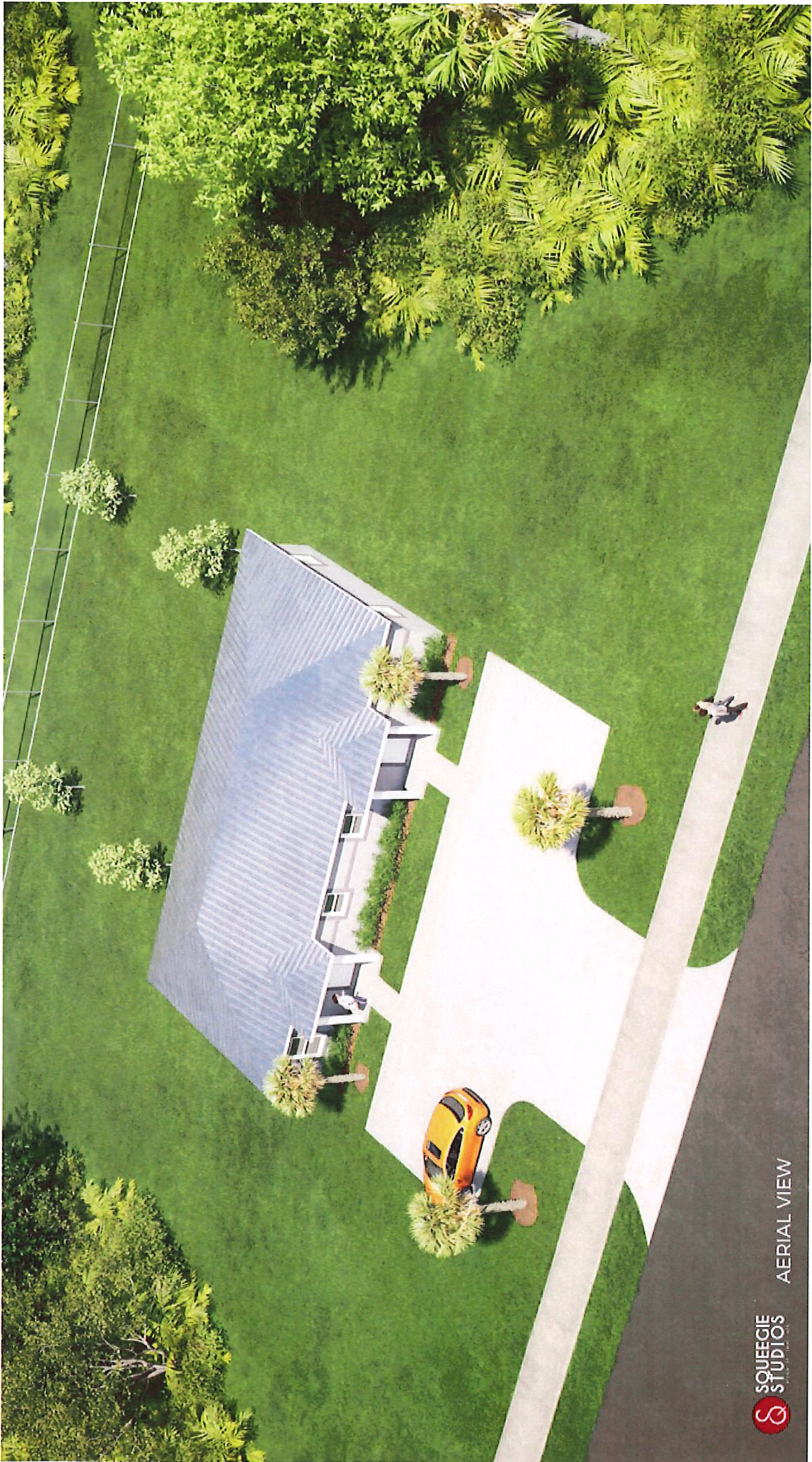






LEFT ELEVATION





Property Identification

Site Address: 426 N 14TH ST
 Sec/Town/Range: 09/35S/40E
 Parcel ID: 2409-502-0049-000-7
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 21324
 Map ID: 24/09N
 Zoning: Medium Den

Ownership

Vincent Marcellino
 8015 Plantation Lakes DR
 Port St Lucie, FL 34986

Legal Description

CLYDE KILLER'S A/D BLK 2 LOT 19

Current Values

Just/Market Value: \$19,500
 Assessed Value: \$19,500
 Exemptions: \$0
 Taxable Value: \$19,500



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): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.22
 Land Size (SF): 9,510

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 21, 2023	4965 / 1544	0111	QC	Marcellino Vincent	\$100
Sep 14, 2022	4890 / 2616	0001	WD	Keith Willie E	\$22,000
Sep 16, 2005	2436 / 1325	XX01	WD	Flagg Khrishandra D	\$100
Mar 11, 2004	1930 / 0145	XX01	QC	Johnson Willie J	\$100
Mar 11, 2004	1919 / 2227	XX01	QC	Johnson (LF EST) Willie J	\$100
May 10, 2003	1710 / 1078	XX01	QC	Johnson Willie J	\$16,000
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:

Roof Cover:

Roof Structure:

Building Type:

Year Built: N/A

Frame:

Grade:
Story Height:

Effective Year: N/A
No. Units: 0

Primary Wall:
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

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



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0
Land: \$19,500
Just/Market: \$19,500
Ag Credit: \$0
Save Our Homes or 10% Cap: \$0
Assessed: \$19,500
Exemption(s): \$0
Taxable: \$19,500

Current Year Special Assessment Breakdown

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

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$19,500	\$19,500	\$0	\$19,500
2022	\$14,700	\$4,002	\$0	\$4,002
2021	\$12,400	\$3,639	\$0	\$3,639
2020	\$5,900	\$3,309	\$0	\$3,309

Permits

Number	Issue Date	Description	Amount	Fee
F94-000446	Apr 6, 1994	Carport	\$400	\$400
0700001102	Nov 8, 2007	Demolition	\$0	\$130

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 24-25 – Residential Duplex – 426 N 14th Street

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

NOTICE BY NEWSPAPER: May 17, 2024

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 5/17/2024

Historic Preservation Board

6. a.

Meeting Date: 05/28/2024

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - April 2024

SUMMARY

Certificates of Appropriateness issued administratively in April 2024.

- COA #23-22, 315 510 N 9th Street – Roof

LOCATION

510 N 9th Street, Parcel ID #2410-601-0101-000-8

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

Administrative COA Approvals, April 2024

Form Review

Form Started By: Maria Lewicka

Started On: 05/21/2024 11:45 AM

Final Approval Date: 05/22/2024

Administrative Certificates of Appropriateness

Certificates of Appropriateness issued administratively in April 2024.

- COA #23-22, 315 510 N 9th Street – Roof



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#24-22 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 510 N 9th Street

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 Date
 Historic Preservation Board

 04/11/2024
 Bridgette Romer Date
 Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

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

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Good News Missionary Baptist Church Inc 510 N 9 th Street Fort Pierce, FL 34950	E-Mail
Applicant	Andros Roofing Constructions, LLC 2706 Atlantic Ave Fort Pierce, FL 34947	E-Mail androsconstruction@gmail.com



Bldg. Permit #

24-200000345

COA#

24-22

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 510 N 9th St
Parcel ID #: 2410-601-0101-000-8
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): Good News Missionary Baptist Church Inc
Mailing Address: 510 N 9th St, Fort Pierce, FL 34950
Phone Number(s): _____ Email: _____

Applicant
Name(s): Good News Missionary Baptist Church Inc
Mailing Address: 510 N 9th St, Fort Pierce, FL 34950
Phone Number(s): _____ Email: _____

Representative
Name(s): Andros Roofing * Construction, LLC
Mailing Address: 2706 Atlantic Ave, Fort Pierce, FL 34947
Phone Number(s): 772-475-4915 Email: androsconstruction@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 photography 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 Harry Shaw as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Harry Shaw
Signature of Owner

4-2-2024
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) Remove and replace the entire roof system with Architectural Shingle.
 Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____
Remove and replace the entire roof system with Architectural Shingle

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.





Good News
Missionary Baptist Church
SA S. TOEWINT
Sunday School 10:00 AM
Worship 11:00 AM
Prayer Service
Tuesday 7:00 PM
Prayer and Bible Study







