

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, September 23, 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 July 22, 2024 meeting
5. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness PZCOA 2024-00004 - Single Family Residence - 513 North 14th Street
  - b. Certificate of Appropriateness PZCOA2024-0005 - Demolition - 409 and 411 Cedar Place
6. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - August 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:** 09/23/2024

**Re:** Historic Preservation Board Minutes 7/22/24

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the July 22, 2024 meeting

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**Attachments**

Historic Preservation Board Minutes 7/22/24

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 07/24/2024 03:47 PM

Final Approval Date: 08/13/2024

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 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: Minnie Spivey; Anthony Westbury; Betty Jo Starke; Charlie Hayek; Patrece Frisbee; KeAndrea Davis, Chair

Absent: Andrea Anicito

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the May 28, 2024 meeting

Motion was made by Charlie Hayek, and seconded by Patrece Frisbee to approve the minutes from the May 28, 2024 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness #24-35 - Fence and Deck with Variance  
109 Fisherman's Wharf**

The clerk introduced Certificate of Appropriateness 24-35 for a fence and deck with a Variance located at 109 Fisherman's Wharf.

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.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

Madam Chair Davis inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Starke - no

Mr. Hayek - yes

Dr. Frisbee - no

Ms. Spivey - no

Mr. Westbury - no

Madam Chair Davis - no

Madam Chair Davis 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 on May 28, 2024, the Historic Preservation Board approved a Certificate of Appropriateness for the installation of a new fence, deck and handicap access ramp. She stated the location of the deck and fence was slightly adjusted to what was originally approved, and the fence does not meet the required 15-foot setback from the street. Ms. Lewicka explained a Variance is required because the proposed setback ranges from 13.6 feet to 14 feet due to the fence curvature.

Board questions for staff: none

Applicant Presentation: Jon Nolli, sworn, stated the previous owner took down the fence and replaced it with a wall. He said they are putting up a new fence where it was originally located. Mr. Nolli said the deck is inside the fence.

Board questions for Applicant: none

Staff final comments: none

Madam Chair Davis, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness 24-35 for the proposed modifications and Variance as requested for 109 Fisherman's Wharf.

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

Passed

## **6. NEW BUSINESS**

Chair Davis asked how staff determines what is approved administratively and how Historic Preservation Board appeals are handled. Ms. Lewicka explained the Certificate of Appropriateness approval matrix located in the Code of Ordinances, Sec.111-151, lists the different types of approval actions and whether the actions can be approved by staff or the Historic Preservation Board. She stated that the City Commission is talking about increasing the action items that staff can approve. Ms. Lewicka said changes to the matrix will require Historic Preservation Board and City Commission approval.

Ms. Lewicka said that the staff does not handle appeals, they are filed with the City Clerk.

- a. Administratively Approved Certificates of Appropriateness - May 2024
- b. Administratively Approved Certificates of Appropriateness - June 2024

## **7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **8. CONSIDERATION OF ABSENCES**

Ms. Anicito was excused.

## **9. ADJOURNMENT**

**Historic Preservation Board**

**5. a.**

Meeting Date: 09/23/2024

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Information

**REQUESTED ACTION**

Certificate of Appropriateness PZCOA 2024-00004 - Single Family Residence - 513 North 14th Street

**SUMMARY**

Approval of a COA for a new construction of a single family home with associated driveway, parking and landscaping.

**LOCATION**

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

**RESPONSIBLE STAFF**

Maria Lewicka, AICP, Historic Preservation Planner

**RECOMMENDATION**

Approval/Approval with recommendations

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Attachments

Staff Report  
Application  
Property Card  
Public Notification

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 09/17/2024

Started On: 09/16/2024 11:04 AM



SEPTEMBER 23, 2024

**PZCOA 2024-00004**

***Owner***

A 433 LLC (Daniel Jules)

***Representative***

Daniel Jules

***Location***

513 N 14th Street

***Parcel***

2409-503-0008-000-1

***Historic Status***

Vacant lot in Lincoln Park Historic District

***Requested Action***

Construction of a single family home.

***Recommendation***

Approval/Approval with recommendations

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**Subject Site**

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**B A C K G R O U N D**

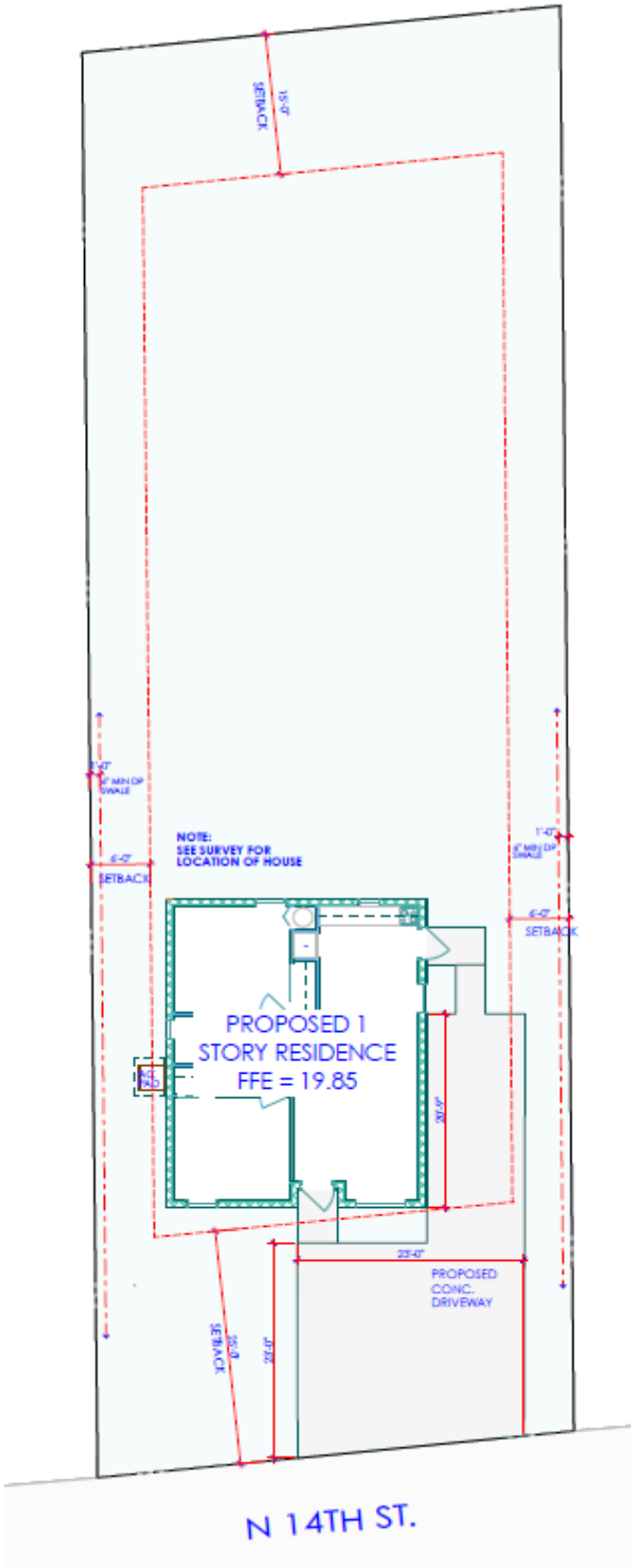
The subject site is located in the Lincoln Park Historic District. The zoning designation is Medium Density Residential (R-4).

**R E Q U E S T**

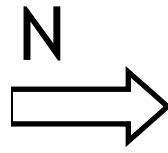
The applicant is requesting approval of a COA for a new construction of a single family home with associated driveway, parking and landscaping.



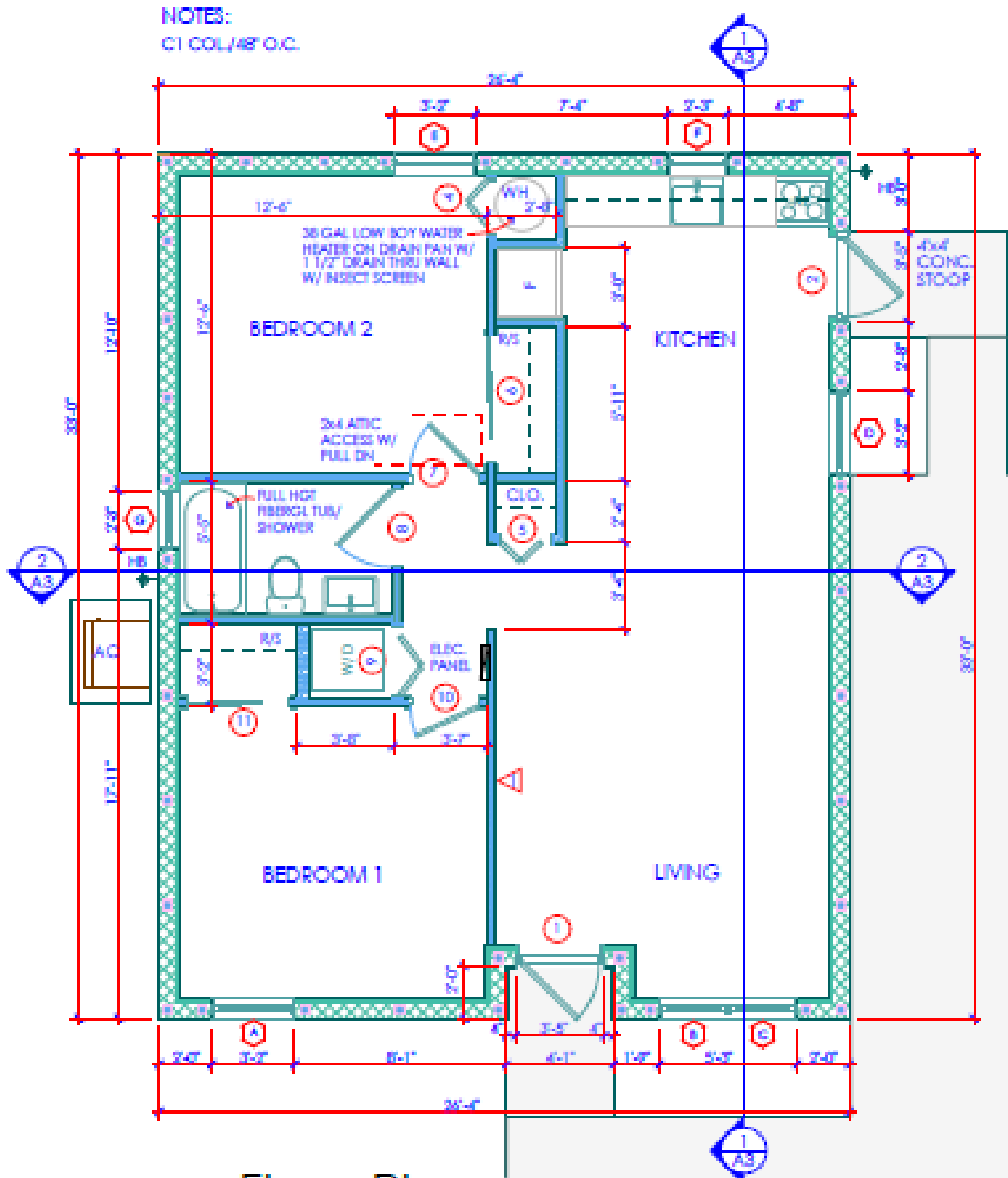
Property Location - Aerial Photo



**Proposed Site Plan**



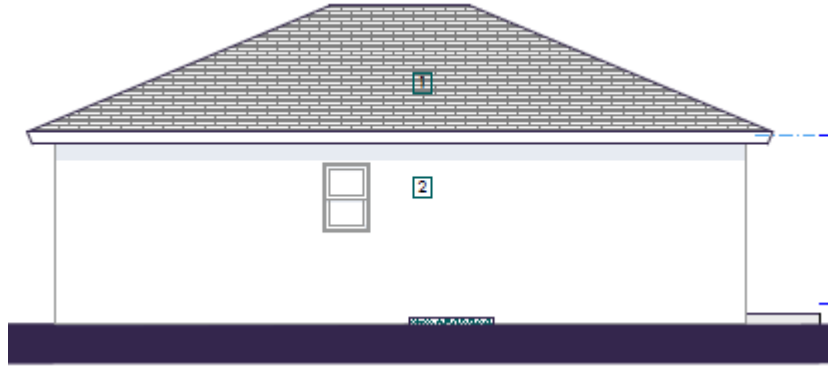
**Proposed Residence—  
Color Rendering**



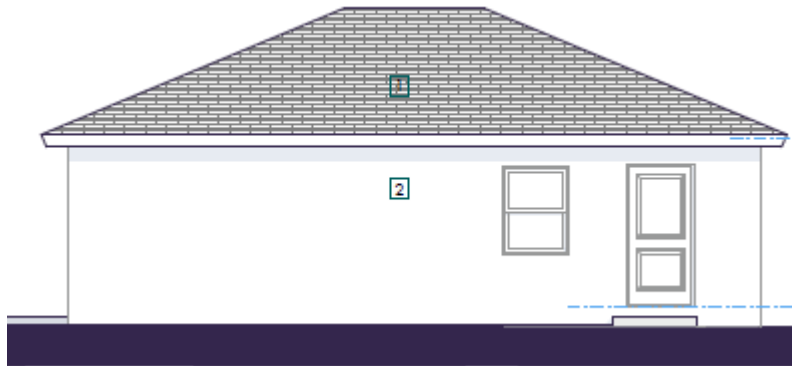
**Proposed Floor Plan**  
**Total Area = 860.83 SQ. FT.**



**Front Elevation**



**Left Side Elevation**



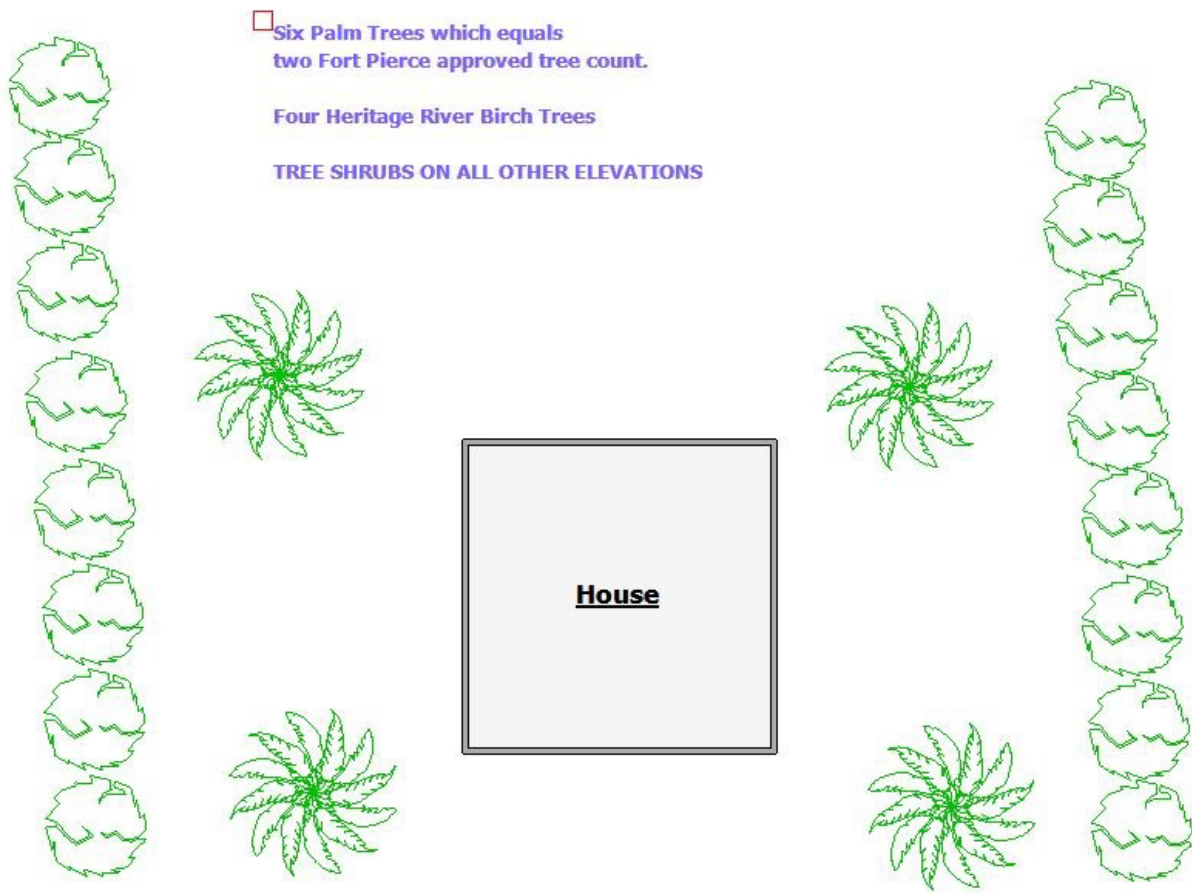
**Right Side Elevation**



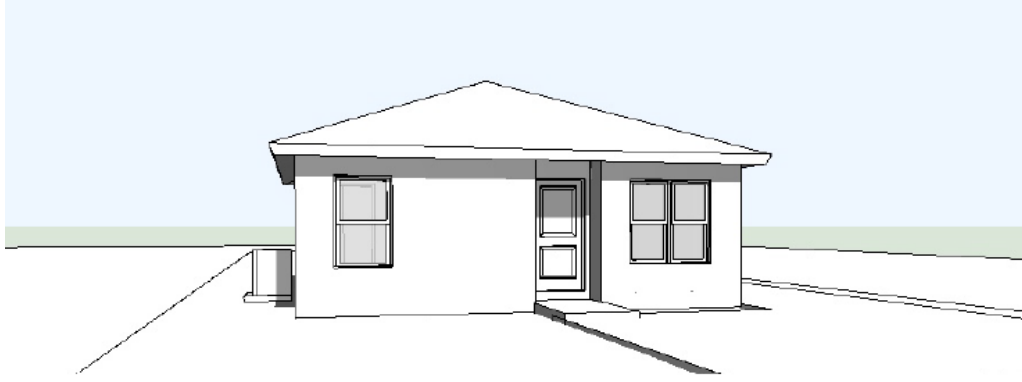
**Rear Elevation**

**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.



**Landscape Plan**



## Proposed Residence— Rendering

### 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 recommendation:

- Additional architectural details, like decorative window shutters and/or grids, and perhaps porch or entryway features be incorporated into the final design to better comport with the character of the historic district.



## Neighborhood Houses - Examples



**Example architectural design elements and colors.**



#200A2024-00004

Bldg. Permit # 2024-00034

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 513 North 14th Street  
Parcel ID #: 240950300090008  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner/ Applicant Information

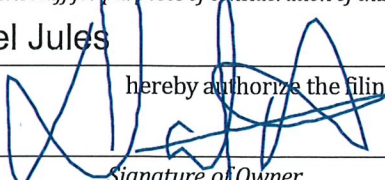
Property Owner(s) Name(s): A 433, LLC (Daniel Jules)  
Mailing Address: 4371 Northlake Blvd Ste. 116, PBG, FL. 33410  
Phone Number(s): 954-464-4258 Email: Just1construction2022@gmail.com

Applicant Name(s): Same as above  
Mailing Address: Same as above  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative Name(s): Same as above  
Mailing Address: Same as above  
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, Daniel Jules as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
\_\_\_\_\_  
Signature of Owner

08/14/2024

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) Build a single family home 860 sf

Other (describe) \_\_\_\_\_

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

Plans are to build a single family house (two bedrooms, one bathroom, more than two parking spaces. Average car is 14.5 ft. front driveway is 25ft side of the house is an extra 32 ft.

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): \_\_\_\_\_

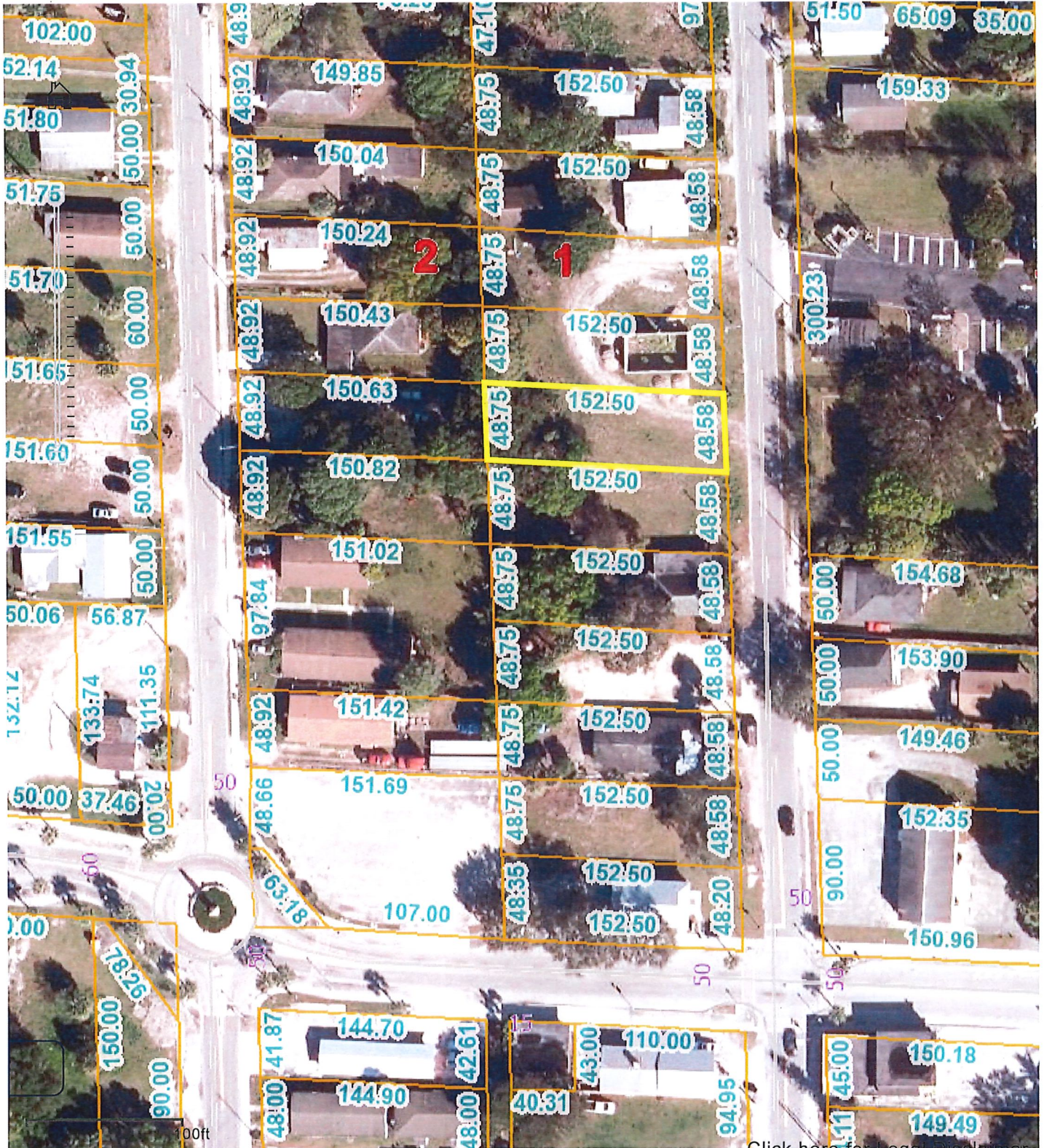
**Application Requirements**

- \$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.



(<https://paslc.gov/>)

**Saint Lucie County Property Appraiser**  
**Michelle Franklin CFA**



2024-07-31

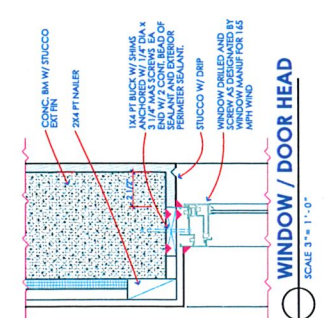
[Click here for Legal Disclaimer](#)



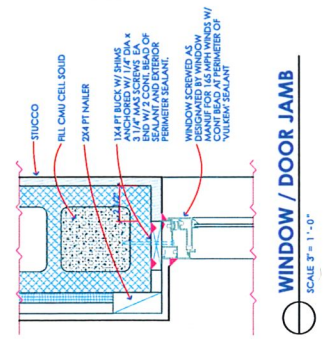




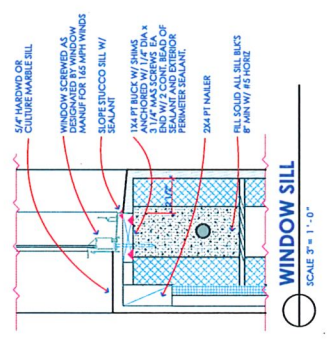




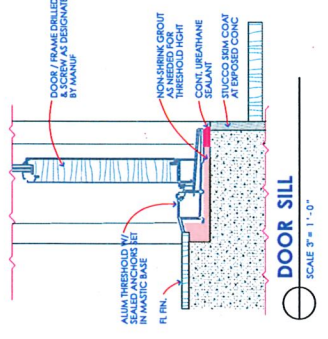
**WINDOW / DOOR HEAD**  
SCALE 3" = 1'-0"



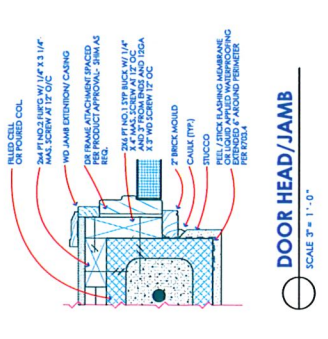
**WINDOW / DOOR JAMB**  
SCALE 3" = 1'-0"



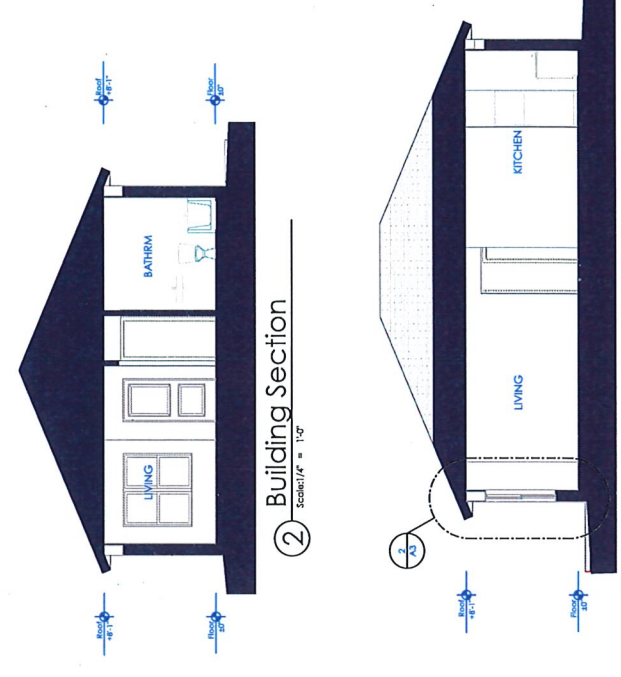
**WINDOW SILL**  
SCALE 3" = 1'-0"



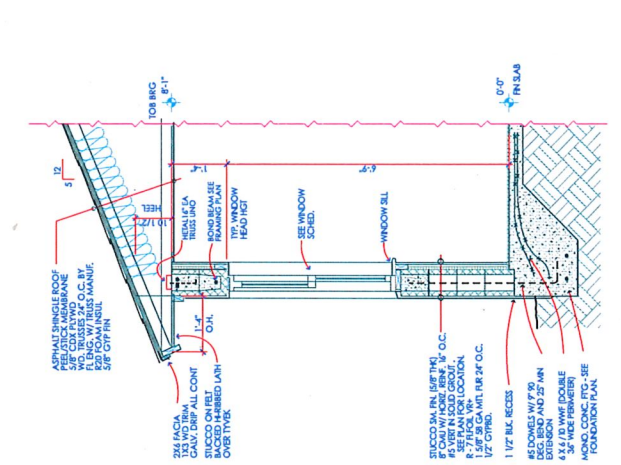
**DOOR SILL**  
SCALE 3" = 1'-0"



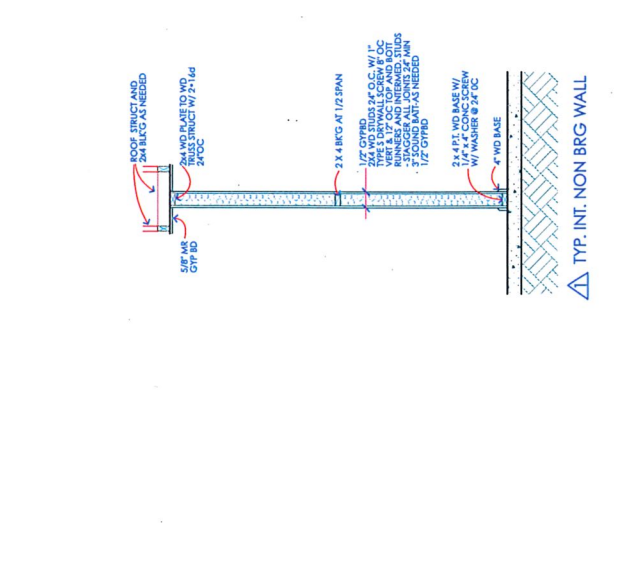
**DOOR HEAD/JAMB**  
SCALE 3" = 1'-0"



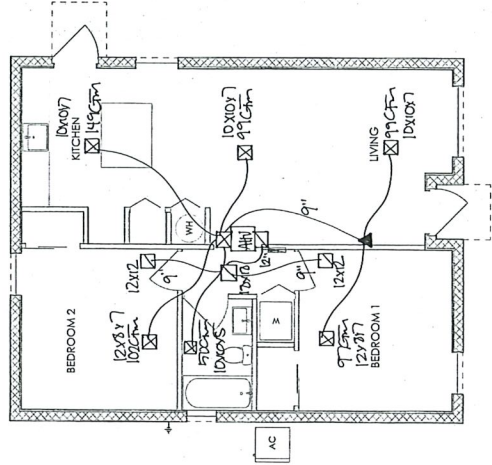
**Building Section**  
SCALE 1/4" = 1'-0"



**Typ. Conc. Wall Section**  
SCALE 1/4" = 1'-0"

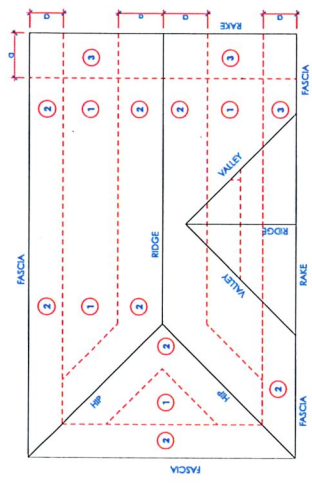


**TYP. INT. NON BRG WALL**

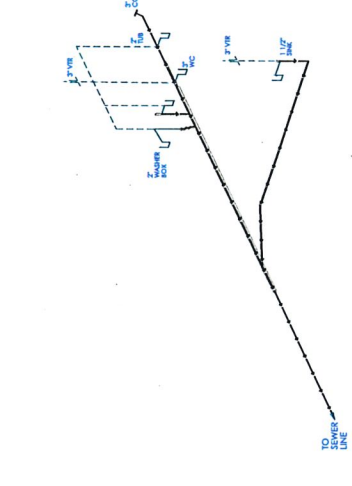
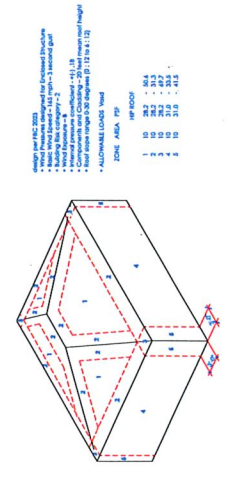


HVAC Layout  
Scale: 1/4" = 1'-0"





- ROOF NAILING PATTERN**
- 1 RIDGE: USE 16D SHANK NAILS AT 12" OC (ROWS 1" OC IN-BETW)
  - 2 RAKE: USE 16D SHANK NAILS AT 12" OC (ROWS 1" OC IN-BETW)
  - 3 VALLEY: USE 16D SHANK NAILS AT 12" OC (ROWS 1" OC IN-BETW)
  - 4 FASCIA: USE 16D SHANK NAILS AT 12" OC (ROWS 1" OC IN-BETW)



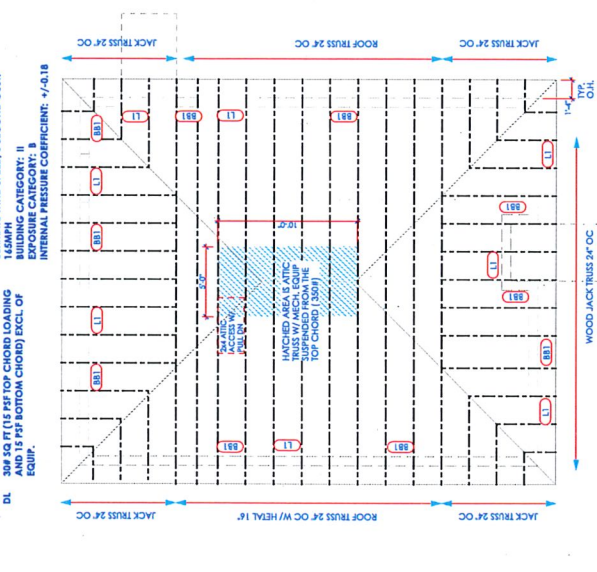
③ Plumbing Riser  
Scale: 1/4" = 1'-0"

**Beam Schedule**

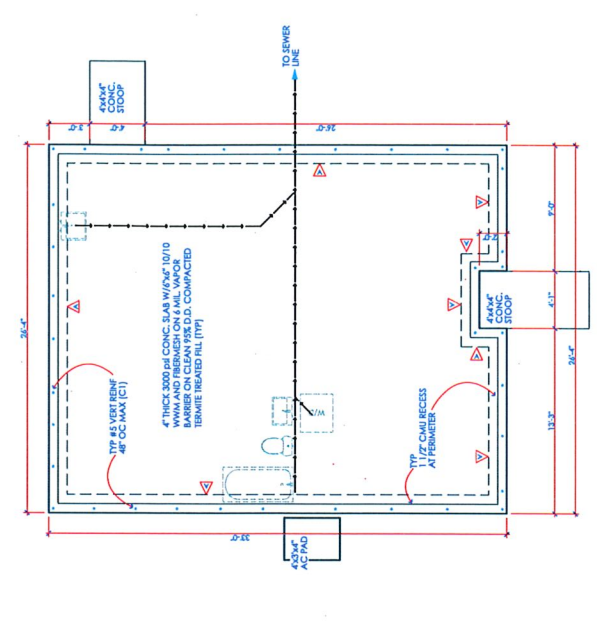
ID	Width	Height	Top Reinf.	Mid Reinf.	Bottom Reinf.	Stirrups	I.O.B.	Remarks/Connection
BH1	8"	1'-4"	2 #5	1 #5	1 #5	7" x 7" @ 18" B.C.	8'-1"	2 COURSE CMU (1" AND 1" PROFILE) WITH WALL SPANNING. CONCL. CONC. IN L.
LI	8"	8"		1 #5 FULL SOLID		7" x 7" @ 18" B.C.	7'-3"	1 #5 FULL SOLID

**Column Schedule**

ID	Profile	Width	Height	Top Reinf.	Mid Reinf.	Bottom Reinf.	T.O.F.	Remarks
A	1'-4" x 1'-4" (Typical)	1'-4"	1'-8"	2 #5	2 #5	2 #5	0'	



② Framing Plan  
Scale: 1/4" = 1'-0"

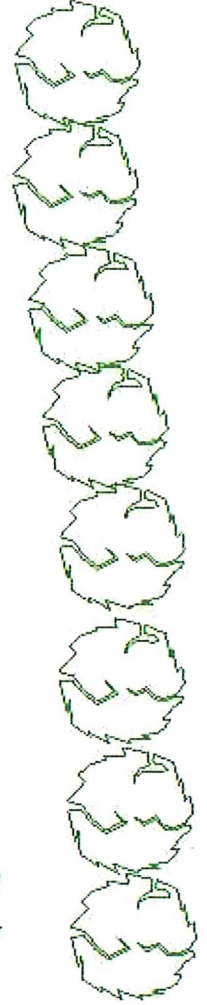
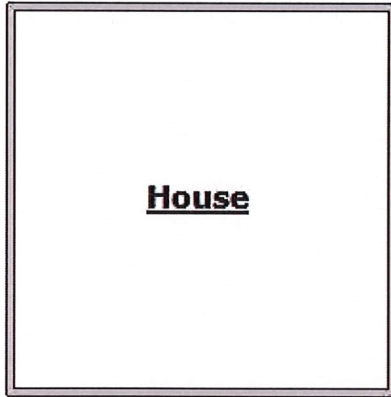
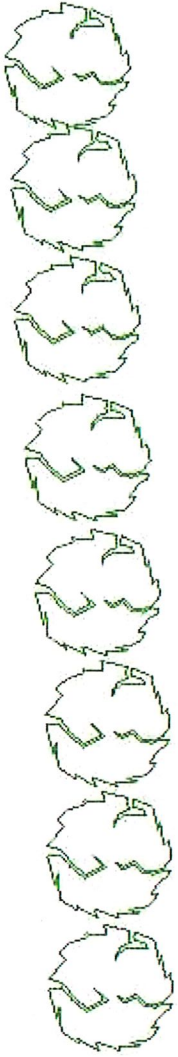


① Foundation Plan  
Scale: 1/4" = 1'-0"

- Six Palm Trees which equals two Fort Pierce approved tree count.

Four Heritage River Birch Trees

TREE SHRUBS ON ALL OTHER ELEVATIONS







### Property Identification

Site Address: 513 N 14TH ST  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-503-0009-000-8  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 21333  
 Map ID: 24/09N  
 Zoning: Medium Den

### Ownership

A 433 LLC  
 4371 Northlake BLVD Ste 116  
 Palm Beach Gardens, FL 33410

### Legal Description

GOLDSMITH'S S/D BLK 1 LOT 8 AND E 7.5 FT OF VAC ALLEY ADJ ON W

### Current Values

Just/Market Value: \$18,900  
 Assessed Value: \$18,900  
 Exemptions: \$0  
 Taxable Value: \$18,900



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 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.

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
Oct 25, 2023	5066 / 2458	0001	DEED-WD	Etienne Dominique	\$9,900
Oct 17, 2022	4904 / 0168	0111	TXDEED	N R L L East LLC	\$3,800
Mar 28, 2011	3292 / 2577	0111	FJ	Fuentes Felix	\$0
Mar 28, 2011	3283 / 1278	0111	FJ	N R L L East LLC	\$0
Feb 16, 2011	3271 / 2716	0111	FJ	N R L L East LLC	\$0
Nov 14, 2007	2913 / 1027	XX00	WD	NRL East LLC	\$9,100
Mar 8, 2007	2775 / 2289	XX01	TXDEED	Johnson Eric L	\$3,300
Oct 31, 1990	0717 / 0799	XX02	QC	Johnson Jr Augustus	\$100
Jun 1, 1986	0532 / 2819	XX01	CV		\$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 and SFYI: \$0  
 Land: \$18,900  
 Just/Market: \$18,900  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$18,900  
 Exemption(s): \$0  
 Taxable: \$18,900

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
2024	\$18,900	\$18,900	\$0	\$18,900
2023	\$17,300	\$17,300	\$0	\$17,300
2022	\$13,000	\$3,063	\$0	\$3,063
2021	\$11,000	\$2,785	\$0	\$2,785

### Permits

Number	Issue Date	Description	Amount	Fee
F93-000616	May 7, 1993	Demolition	\$2,200	\$2,200

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

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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:** PZCOA 2024-00004– Single Family Residence – 513 North 14<sup>th</sup> Street

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

**NOTICE BY NEWSPAPER:** September 13, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 9/13/2024

**Historic Preservation Board**

**5. b.**

Meeting Date: 09/23/2024

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Information

REQUESTED ACTION

Certificate of Appropriateness PZCOA2024-0005 - Demolition - 409 and 411 Cedar Place

SUMMARY

Approval for the demolition of two deteriorated residential structures.

LOCATION

409 and 411 Cedar Place, Parcel ID # 2403-705-0135-000-2

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Staff Report  
Application  
Property Card  
Public Notification

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 09/17/2024

Started On: 09/16/2024 12:30 PM



SEPTEMBER 23, 2024

**PZCOA2024-0005**

***Owner/Applicant***

Cedar Place LLC

***Representative***

Marcos Jimenez

***Location***

409 & 411 Cedar Place

***Parcel***

2403-705-0135-000-2

***Historic Status***

Noncontributing structures located in the Lincoln Park Historic District.

***Requested Action***

Demolition

***Recommendation***

Approval

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**SUBJECT BUILDINGS, AERIAL VIEW**

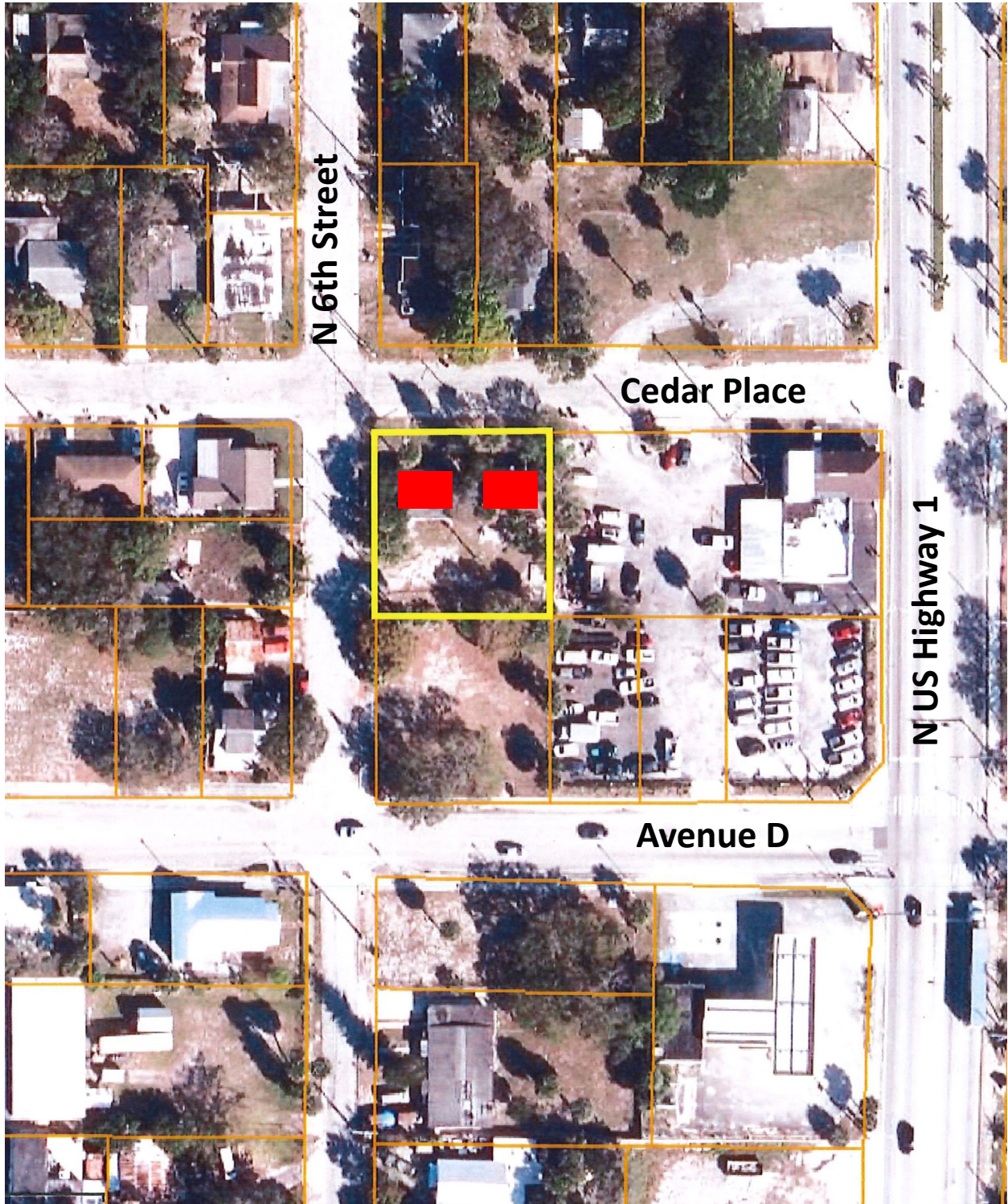
**B A C K G R O U N D**

The subject structures are one story, two unit buildings with shingle gable roof. They were built in 1947.

Property is located within General Commercial (C-3 ) Zoning District.

**R E Q U E S T**

The applicant is requesting COA approval for the demolition of two deteriorated residential structures.



 Buildings proposed for the demolition

**SUBJECT PROPERTY - AERIAL PHOTO**

Criteria for Demolition (Sec. 111-157): 409 & 411 Cedar Place	Applicant Responses
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No
D. Does the structure contribute significantly to the historic character of a designated historic district?	No
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No
F. Are there definite plans for re-use of the property if the proposed demolition is carried out and what will be the effect of those plans on the character of the surrounding area?	No, however It would have a positive impact on the property value of the surrounding homes. This property is deem an eye sore and epicenter for drug and crime activity.



**409 CEDAR PLACE**



**411 CEDAR PLACE**

**EXTERIOR DAMAGE OF THE STRUCTURES**



**EXTERIOR DAMAGE  
OF THE STRUCTURE**



## STAFF RECOMMENDATION

The building proposed for demolition is in very poor condition. It was left to deteriorate for an extended period of time.

While reconstruction of the building is possible, it would be at considerable expense.

Given that the application meets A, B, C, D, and E criteria for demolition of a structure within a designated historic district, staff recommends the Historic Preservation Board approve the demolition request with recommendation that a new development will take place as soon as possible and in a style and manner compatible with the surrounding Historic District.



**EXTERIOR DAMAGE OF THE STRUCTURE**



Bldg. Permit # BDEMO 2024-00005

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

**Address of the Site:** 409 Cedar Place Fort Pierce Fl 34950

**Parcel ID #:** 2403-705-0135-000-2

**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): Cedar Place LLC

Mailing Address: 1860 SW Fountainview Blvd #100 Port St. Lucie Fl 34986

Phone Number(s): 201-281-9638 Email: acdanielesq@gmail.com

**Applicant**  
Name(s): Cedar Place LLC

Mailing Address: 1860 Fountainview Blvd #100 Port St. Lucie Fl 34986

Phone Number(s): 201-281-9638 Email: acdanielesq@gmail.com

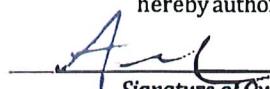
**Representative**  
Name(s): Marcos Jimenez

Mailing Address: 20351 SW 198 Ave Miami Fl 33187

Phone Number(s): 305-506-5358 Email: Marcos@dgcgcorp.net

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

  
Signature of Owner

8-28-24  
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) None
- Other (describe) \_\_\_\_\_

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

The two standing structures located on the subject parcel will be demolished.

There are no plans at the current moment to replace these structures.

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.



PZCOA 2024-0005

Bldg. Permit # RDEM02024-00006

COA# \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 411 Cedar Place Fort Pierce FI 34950

Parcel ID #: 2403-705-0135-000-2

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): Cedar Place LLC

Mailing Address: 1860 SW Fountainview Blvd #100 Port St. Lucie FI 34986

Phone Number(s): 201-281-9638 Email: acdanielesq@gmail.com

Applicant Name(s): Cedar Place LLC

Mailing Address: 1860 Fountainview Blvd #100 Port St. Lucie FI 34986

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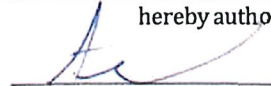
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\_\_\_\_\_  
Signature of Owner

8-28-24  
\_\_\_\_\_  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |  |                                     |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed             | <input type="checkbox"/> Door(s)               | <input 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) None
- Other (describe) \_\_\_\_\_

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

The two standing structures located on the subject parcel will be demolished.

There are no plans at the current moment to replace these structures.

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): \_\_\_\_\_

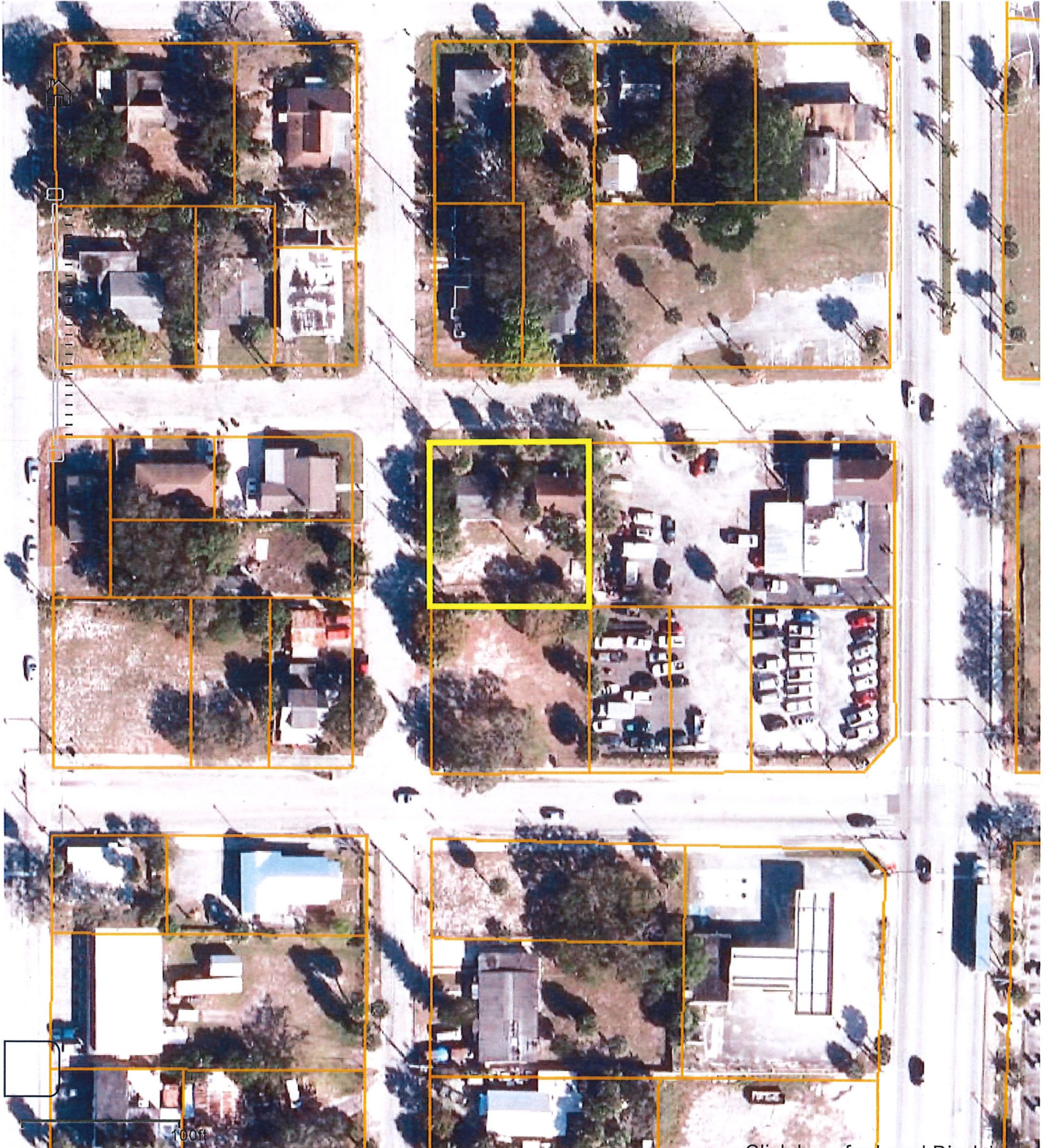
**Application Requirements**

- \$10.00 Application fee
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- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
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- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



(<https://paslc.gov/>)

**Saint Lucie County Property Appraiser**  
**Michelle Franklin CFA**



2024-07-31

[Click here for Legal Disclaimer](#)

**409 & 411 Cedar Place Fort Pierce FL 34950 | Sec. 111-157. - Demolition.**

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1)

The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to 18 months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

(2)

In connection with any certificate of appropriateness for demolition of buildings or improvements, the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for re-use in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.

(3)

In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district:

a.

Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure? **No**

b.

Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty, expense, or undue economic hardship? **No**

c.

Is the structure one of the last remaining examples of its kind in the city, county or region? **No**

d.

Does the structure contribute significantly to the historic character of a designated district? **No**

e.

Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage? **No**

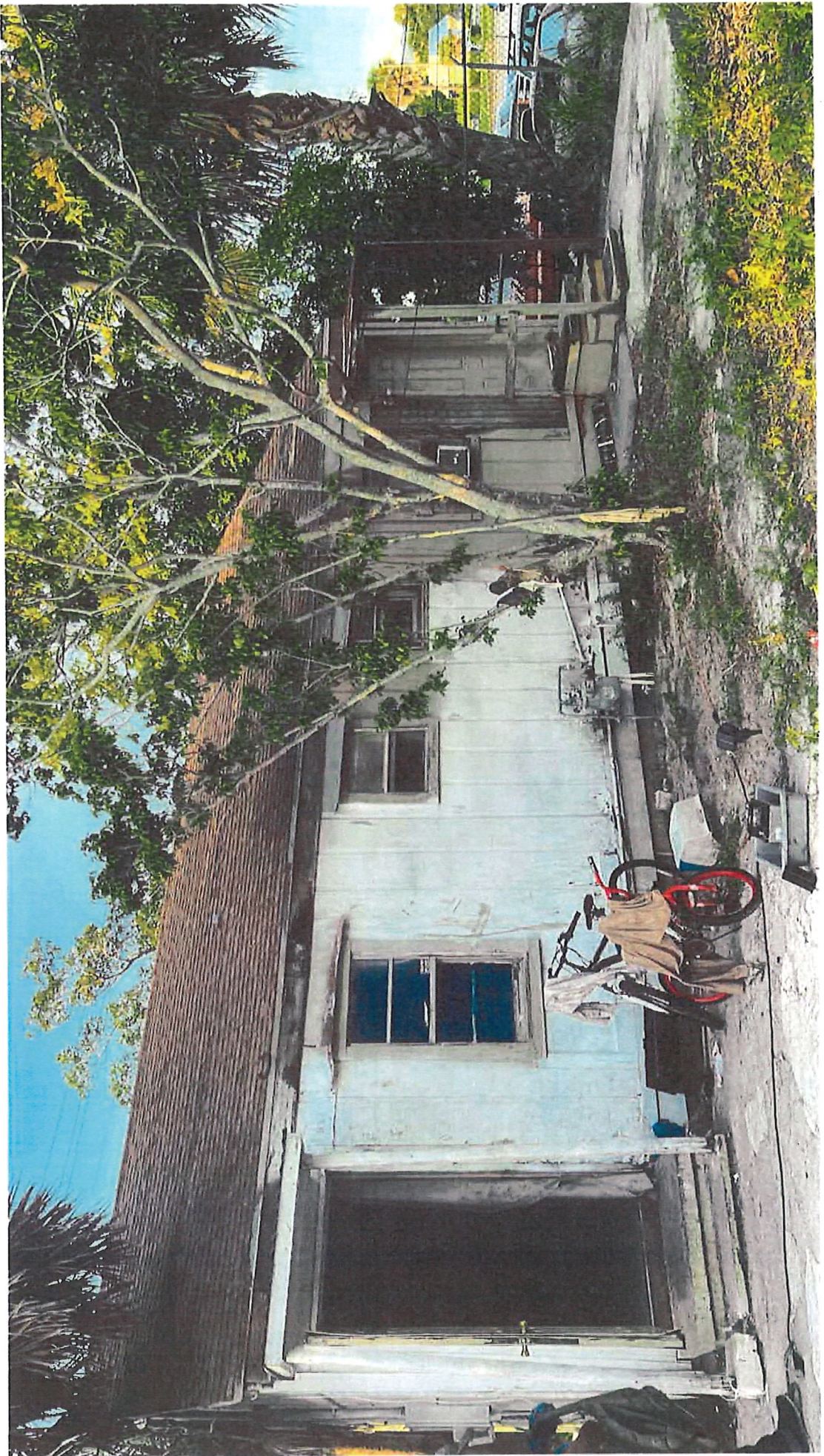
f.

Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area? **No, however It would have a positive impact on the property value of the surrounding homes. This property is deem an eye sore and epicenter for drug and crime activity.**

(4)

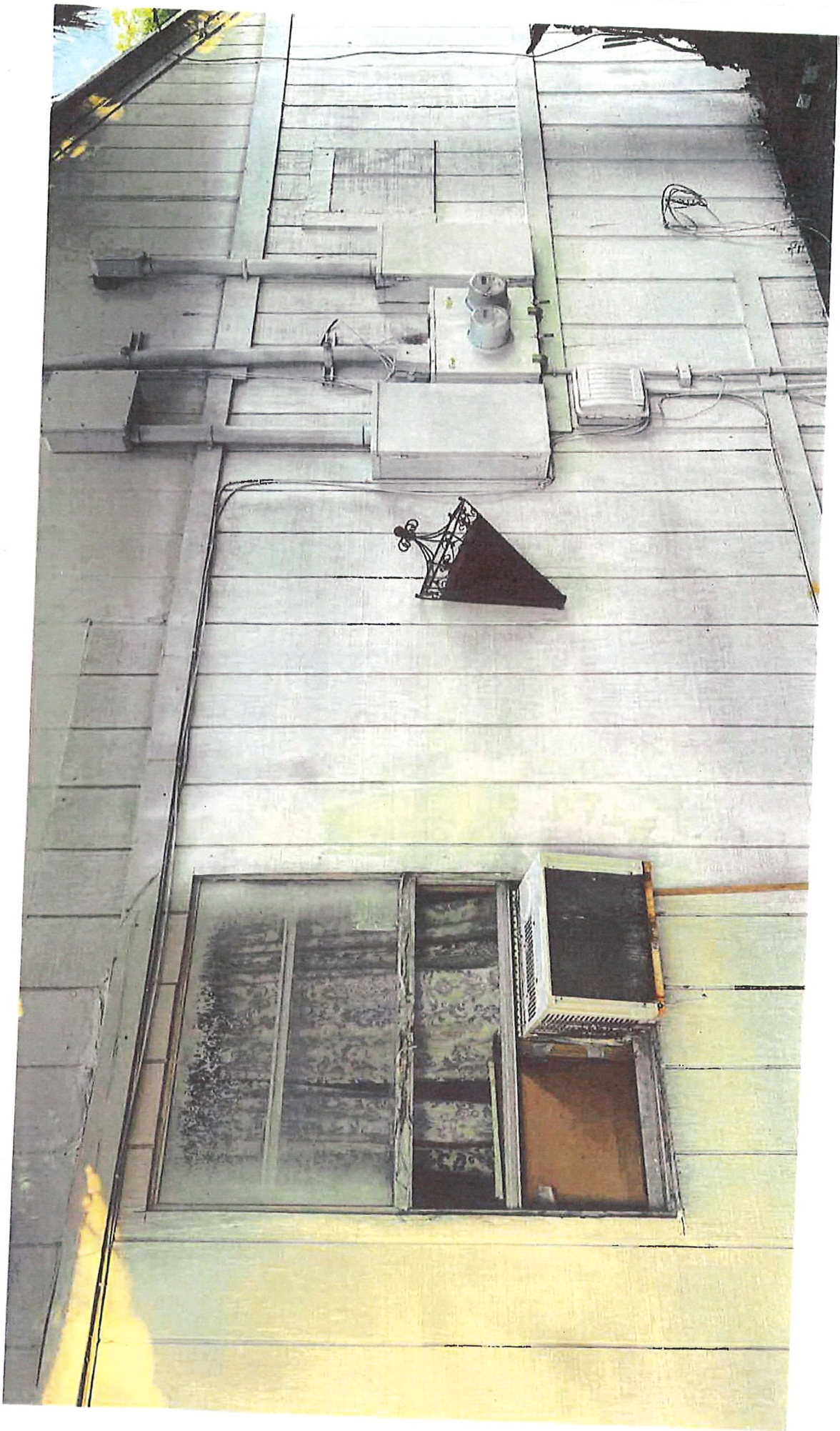
Affirmative maintenance. A property owner shall not permit a structure or a structure within an historic district to fall into a state of disrepair which may result in the deterioration of exterior appurtenance or architectural features so as to produce or tend to produce, in the judgment of the historic preservation board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question. If the historic preservation board finds a designated historic structure has been deliberately neglected, the board may refer the property to the department of building and code enforcement for immediate attention and may be subject to code violation fines in addition to the penalties in accordance with section 23-67.



















### Property Identification

Site Address: 409 CEDAR PL  
 Sec/Town/Range: 10/35S/40E  
 Parcel ID: 2403-705-0135-000-2  
 Jurisdiction: Fort Pierce

Use Type: 0800  
 Account #: 16032  
 Map ID: 24/10N  
 Zoning: General Co

### Ownership

CEDAR PLACE LLC  
 1860 SW Fountainview BLVD #  
 STE100  
 Port Saint Lucie, FL 34986

### Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 10  
 AND 12 (MAP 24/10C)

### Current Values

Just/Market Value: \$78,000  
 Assessed Value: \$78,000  
 Exemptions: \$0  
 Taxable Value: \$78,000



**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.

### Total Areas

Finished/Under Air (SF): 1,612  
 Gross Sketched Area (SF): 1,612  
 Land Size (acres): 0.23  
 Land Size (SF): 10,000

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
Aug 7, 2023	5028 / 2812	0111	DEED-WD	Cruickshank Cephus W	\$100
Jul 13, 2006	2629 / 1688	XX01	QC	Cruickshank Cephus	\$100
Apr 1, 1986	0498 / 0478	XX00	CV		\$30,000
Aug 1, 1972	0204 / 2356	XX00	CV		\$11,500

### Building Information (1 of 2)

Finished Area: 832 SF

Gross Sketched Area: 832 SF

#### Exterior Data

View:

Roof Cover: Dim Shingle

Roof Structure: Gable

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

Year Built: 1947  
 Effective Year: 1947  
 No. Units: 2

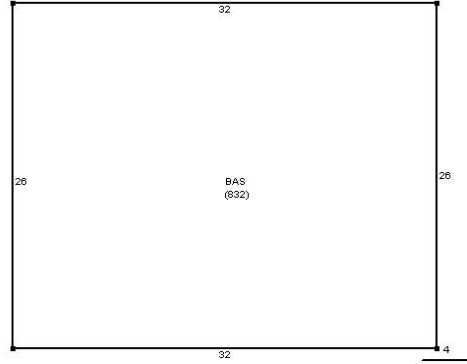
Frame:  
 Primary Wall: Wood no Sh  
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	832	832	116

Building Information (2 of 2)

Finished Area: 780 SF

Gross Sketched Area: 780 SF

Exterior Data

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

Roof Cover: Dim Shingle  
 Year Built: 1947  
 Effective Year: 1947  
 No. Units: 2

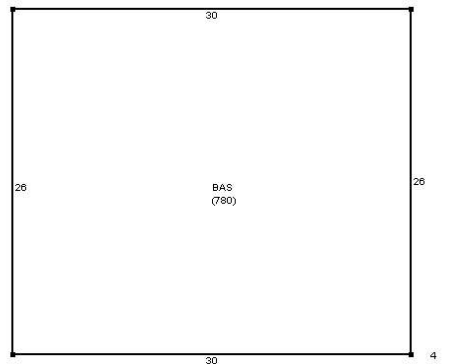
Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood no Sh  
 Secondary Wall:

Interior Data

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

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

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



## Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	780	780	112

## Special Features and Yard Items


Type	Qty	Units	Year Blt
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## Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building and SFYI:	\$41,400		
Land:	\$36,600		
Just/Market:	\$78,000		
Ag Credit:	\$0		
Save Our Homes or 10% Cap:	\$0		
Assessed:	\$78,000		
Exemption(s):	\$0		
Taxable:	\$78,000		

## Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.4	Fort Pierce Stormwater Charge	\$165.60

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
2024	\$78,000	\$78,000	\$0	\$78,000
2023	\$47,000	\$47,000	\$0	\$47,000
2022	\$45,900	\$45,900	\$0	\$45,900
2021	\$44,600	\$44,600	\$0	\$44,600

## Permits

Number	Issue Date	Description	Amount	Fee
BP16-2469	Nov 7, 2016	Electric	\$900	\$0
BP16-2470	Nov 7, 2016	Electric	\$900	\$0
BP17-2284	Feb 28, 2018	Shed	\$8,000	\$0
BP21-2694	May 3, 2021	Electric	\$100	\$0
24-1408	Apr 25, 2024	Roof	\$8,000	\$0
24-1409	Apr 25, 2024	Roof	\$8,000	\$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



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** PZCOA 2024-00005– Demolition - 409 & 411 Cedar Place

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

**NOTICE BY NEWSPAPER:** September 13, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 9/13/2024

**Historic Preservation Board**

**6. a.**

Meeting Date: 09/23/2024

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Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - August 2024

SUMMARY

Certificates of Appropriateness issued administratively in August 2024.

- COA #2024-00001, 602 N 9<sup>th</sup> Street – Roof
- COA #23-59, 200 N Indian River Drive – Pavers
- COA #24-39, 517 S 8<sup>th</sup> Street - Roof
- COA #2024-00002, 909 Atlantic Avenue – Roof
- COA #2024-00003, 615 S Indian River Drive – Windows

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Administrative COA Approvals, August 2024

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**Form Review**

Form Started By: Maria Lewicka

Started On: 09/16/2024 10:53 AM

Final Approval Date: 09/16/2024

## **Administrative Certificates of Appropriateness**

Certificates of Appropriateness issued administratively in August 2024.

- COA #2024-00001, 602 N 9<sup>th</sup> Street – Roof
- COA #23-59, 200 N Indian River Drive – Pavers
- COA #24-39, 517 S 8<sup>th</sup> Street - Roof
- COA #2024-00002, 909 Atlantic Avenue – Roof
- COA #2024-00003, 615 S Indian River Drive – Windows





# 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: 602 N 9th St  
Parcel ID #: 2410.601.0117.000.3  
Type of Designation:  Contributing  Non-contributing  Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Lizette Miranda  
Mailing Address: 4445 SE Nimrod Ln Stuart FL 34997  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Applicant  
Name(s): Leakbusters Roof Repair  
Mailing Address: 3420 25th St SW Vero Beach FL 32968  
Phone Number(s): 7723328450 Email: richiecolletti@gmail.com

Representative  
Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

I / We, Lizette Miranda as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.  
Lizette Miranda Signature of Owner  
7/19/2024 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) Re-roof
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: Remove existing roof system down to deck, re-nail to code, install hi temp underlayment, install 1" metal roof system to code.

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.
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**Product Approval**  
USER: Public User

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 **Application Detail**



FL #	FL29523-R4								
Application Type	Revision								
Code Version	2023								
Application Status	Approved								
Comments									
Archived									
Product Manufacturer	Metal Alliance Inc.								
Address/Phone/Email	2120 SW Poma Dr. Palm City, FL 34990 (844) 638-2548 orders@metalalliance.com								
Authorized Signature	Tara Faulkner orders@metalalliance.com								
Technical Representative									
Address/Phone/Email									
Quality Assurance Representative									
Address/Phone/Email									
Category	Roofing								
Subcategory	Metal Roofing								
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received								
Florida Engineer or Architect Name who developed the Evaluation Report	David Eng								
Florida License	PE-81377								
Quality Assurance Entity	Keystone Certifications, Inc.								
Quality Assurance Contract Expiration Date	04/22/2030								
Validated By	James R Wally, PE Validation Checklist - Hardcopy Received								
Certificate of Independence	<a href="#">FL29523 R4 COI 32Al 100SL plywood nonHVHZ.pdf</a>								
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>TAS 100</td> <td>2023</td> </tr> <tr> <td>TAS 125</td> <td>2003</td> </tr> <tr> <td>UL 580</td> <td>2006</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	TAS 100	2023	TAS 125	2003	UL 580	2006
<u>Standard</u>	<u>Year</u>								
TAS 100	2023								
TAS 125	2003								
UL 580	2006								

# 100SL

## 1" NAILSTRIP 26GA

26ga (min) 1" Nail Strip over 15/32" (min) plywood



### Metal Alliance, Inc:

2120 SW Poma Dr | Palm City FL 34990

Produced by Metal Alliance's Network of Approved Regional Manufacturers

### Product Description

Nailstrip, snaplock style panel with a 16" maximum panel width and a nominal rib height of 1"

### Product Material

26ga (min) steel

26ga is nominally 0.0185" with yield strength of at least 50ksi, and shall be corrosion resistant per FBC 1507.4.3 where required.

### Fastener

#10 1-inch pancake style fastener. Compliant with FBC 1506.6 where required.

### Substrate/Deck

15/32" (min) plywood or 3/4" (min) thick wood plank (min S.G. of 0.42)

### EVALUATED BY:

**David Eng, PE**

Timberlake Cove, LLC

FL PE 81377 • FL CA 33344

1317 Edgewater Dr Ste 2339

Orlando FL

timberlakecove.com



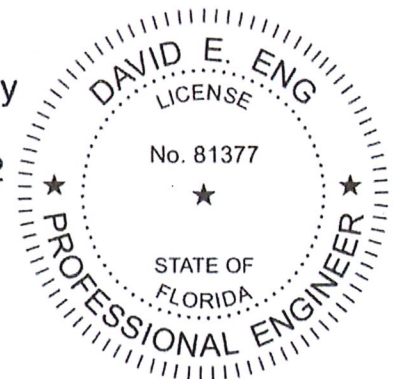
Digitally signed by

David E Eng

Date: 2023.12.02

13:43:28-05'00'

This item has been digitally signed and sealed by David Eng, PE on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.









OCT 30 2023

COA#

23-59

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

CITY OF FORT PIERCE  
PLANNING & ZONING

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 200 N Indian River Drive Ft Pierce Florida 34950  
 Parcel ID #: 241050300420108  
 Type of Designation:  Contributing  Non-contributing Site within the X Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner / Applicant Information

Property Owner(s)  
 Name(s): FPRA  
 Mailing Address: 100 US Hwy 1 Ft Pierce FL 34950  
 Phone Number(s): 772-467-3730 Email: \_\_\_\_\_

Applicant  
 Name(s): Cobb's Landing  
 Mailing Address: 200 N Indian River dr  
 Phone Number(s): 772-708-4555 Email: donna@originaltikibar.com

Representative  
 Name(s): Donna Qvarnstrom  
 Mailing Address: 200 N Indian River Dr Ft Pierce FL 34950  
 Phone Number(s): 772-708-4555 Email: donna@originaltikibar.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, Nicholas C. Mimms as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
 Signature of Owner

10/30/2023  
 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 type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) Remove old landscaping and dirt to replace with pavers
- Other (describe) \_\_\_\_\_

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

Removing dirt and grass that caused flooding and limited access to the back entry when it would rain replaced with pavers

Have other alterations been made to the site within the last 12 months?  No  Yes, Tiki and extended paver area

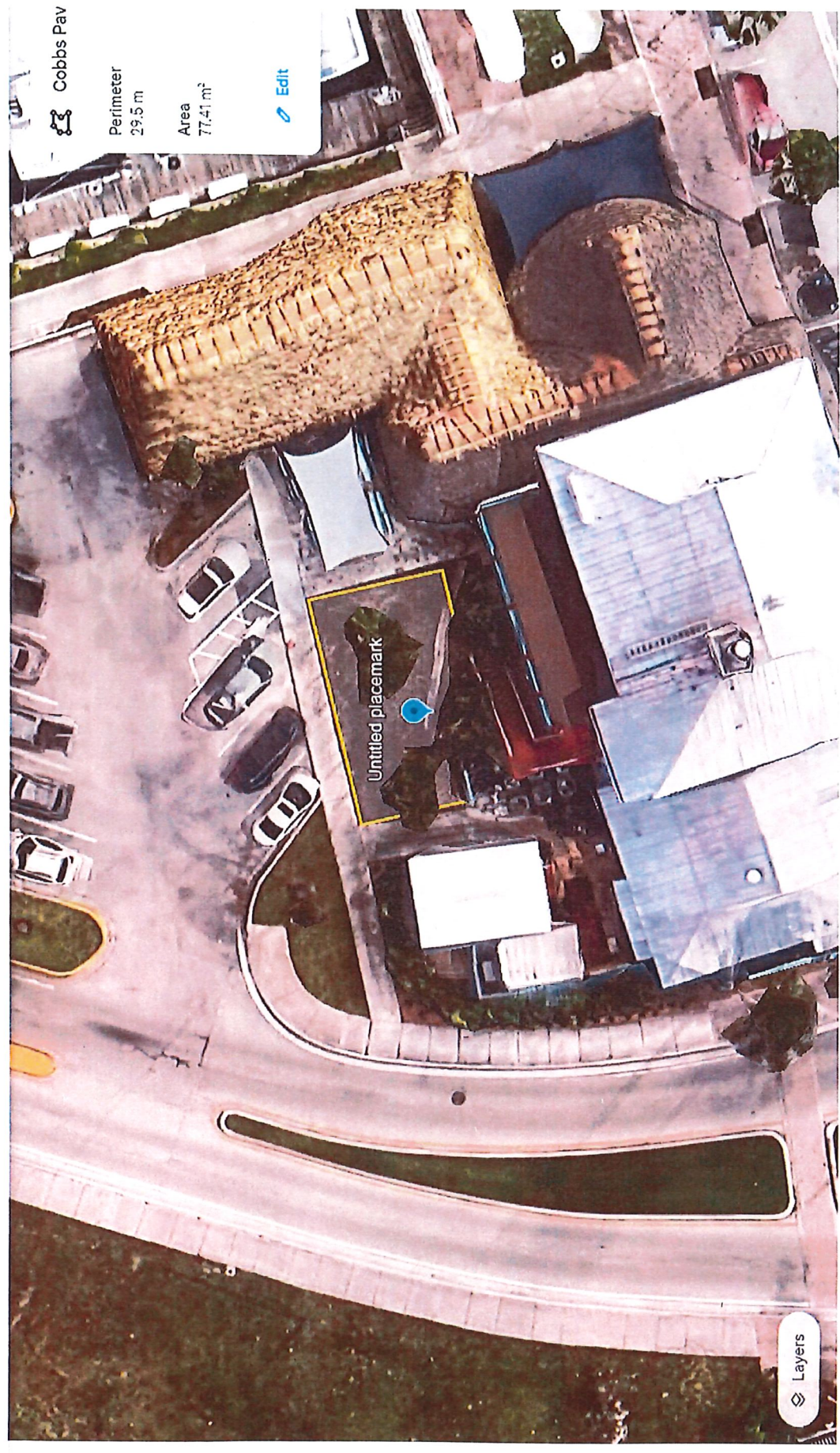
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**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.

A new look, designed to speed up how you create and share

lp





$9\frac{1}{2} \times 6\frac{1}{4} \times 2\frac{1}{2}$



**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#24-39  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 517 S 8<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions of Approval	Applicable Standards
Roof replacement. Remove and replace existing shingles with new shingles. See attached		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard #9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 KeAndrea Davis, Chair Date  
 Historic Preservation Board

  
 \_\_\_\_\_  
 Maria Lewicka, AICP Date  
 Historic Preservation Planner

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](mailto: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	Santos Ramos Aguirre 517 S 8 <sup>th</sup> Street Fort Pierce, FL 34950	E-Mail <a href="mailto:dramos88@hotmail.com">dramos88@hotmail.com</a>
Applicant	Kevin O. Santos Santaella 6963 Old Nasa Blvd West Melbourne, FL 32904	E-Mail <a href="mailto:kss.contractor321@gmail.com">kss.contractor321@gmail.com</a>



# 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: 517 S 8th St, Fort Pierce, FL 34950

Parcel ID #: 2410-709-0043-000-4

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

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

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Santos Ramos Aguirre

Mailing Address: 517 S 8th St, Fort Pierce, FL 34950

Phone Number(s): 772-559-4706 Email: \_\_\_\_\_

Applicant  
Name(s): Kevin O. Santos Santaella

Mailing Address: 6963 Old Nasa Blvd, West Melbourne, FL 32904

Phone Number(s): 32-8067-0552 Email: kss.contractor321@gmail.com

Representative  
Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

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

  
\_\_\_\_\_  
Signature of Owner

7-24-2024  
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 type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Reroof house from shingle to shingles

Other (describe) \_\_\_\_\_

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

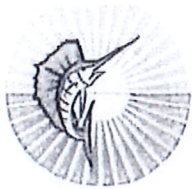
We are going to reroof the house

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.



Reroofing Form

Property Address: 517 S. 8th Street, Fort Pierce, FL 34950

Owners Name: Aguirre Ramos Santos

Description of Work: Reroof house from shingles to shingles. 24 Squares

Roof Specifications: Shingles

**Roof Deck 1:**

Roof Dimensions: 18x20

Square Footage: 1622

Mean Roof Height: 17

Pitch/Slope: 5:12

Rotten Wood:  Yes  No

Roof Type:  Gable  Hip  Flat  Other: \_\_\_\_\_

Roof Material:  Shingle  Metal  Tile  Mod. Bit.  Other: \_\_\_\_\_

Underlayment: Peel & Stick Felt (lb.): \_\_\_\_\_

**Roof Deck 2 (If applicable):**

Roof Dimensions: \_\_\_\_\_

Square Footage: \_\_\_\_\_

Mean Roof Height: \_\_\_\_\_

Pitch/Slope: \_\_\_\_\_

Rotten Wood:  Yes  No

Roof Type:  Gable  Hip  Flat  Other: \_\_\_\_\_

Roof Material:  Shingle  Metal  Tile  Mod. Bit.  Other: \_\_\_\_\_

Underlayment: \_\_\_\_\_ Felt (lb.): \_\_\_\_\_

\*\*Florida Product Approval or Miami-Dade Notice of Acceptance is required for all products other than felt\*\*









**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

PZCOA#2024-00002

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 909 Atlantic Avenue

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Roof replacement. Remove existing shingles and install standing seams metal roof.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 KeAndrea Davis, Chair                      Date  
 Historic Preservation Board

*Maria Lewicka*  
 \_\_\_\_\_                      8/19/2024  
 Maria Lewicka, AICP                      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](mailto: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
Applicant	Treasure Coast Roofing 4252 Bandy Blvd. Fort Pierce, FL 34981	E-Mail <a href="mailto:tcroofingllc@gmail.com">tcroofingllc@gmail.com</a>



# 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:** 909 ATLANTIC AVE  
**Parcel ID #:** 2410-706-0034-000-9  
**Type of Designation:**  Contributing  Non-contributing Site within the ST LUCIE Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner / Applicant Information

**Property Owner(s)**  
Name(s): Carolyn A Norman  
Mailing Address: 909 Atlantic AVE Fort Pierce, FL 34950  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant**  
Name(s): TREASURE COAST ROOFING  
Mailing Address: 4252 BANDY BLVD FORT PIERCE FL 34981  
Phone Number(s): 772-370-9770 Email: TCROOFINGLLC@GMAIL.COM

**Representative**  
Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

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

[Signature]  
Signature of Owner

8/13/24  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) RE-ROOF

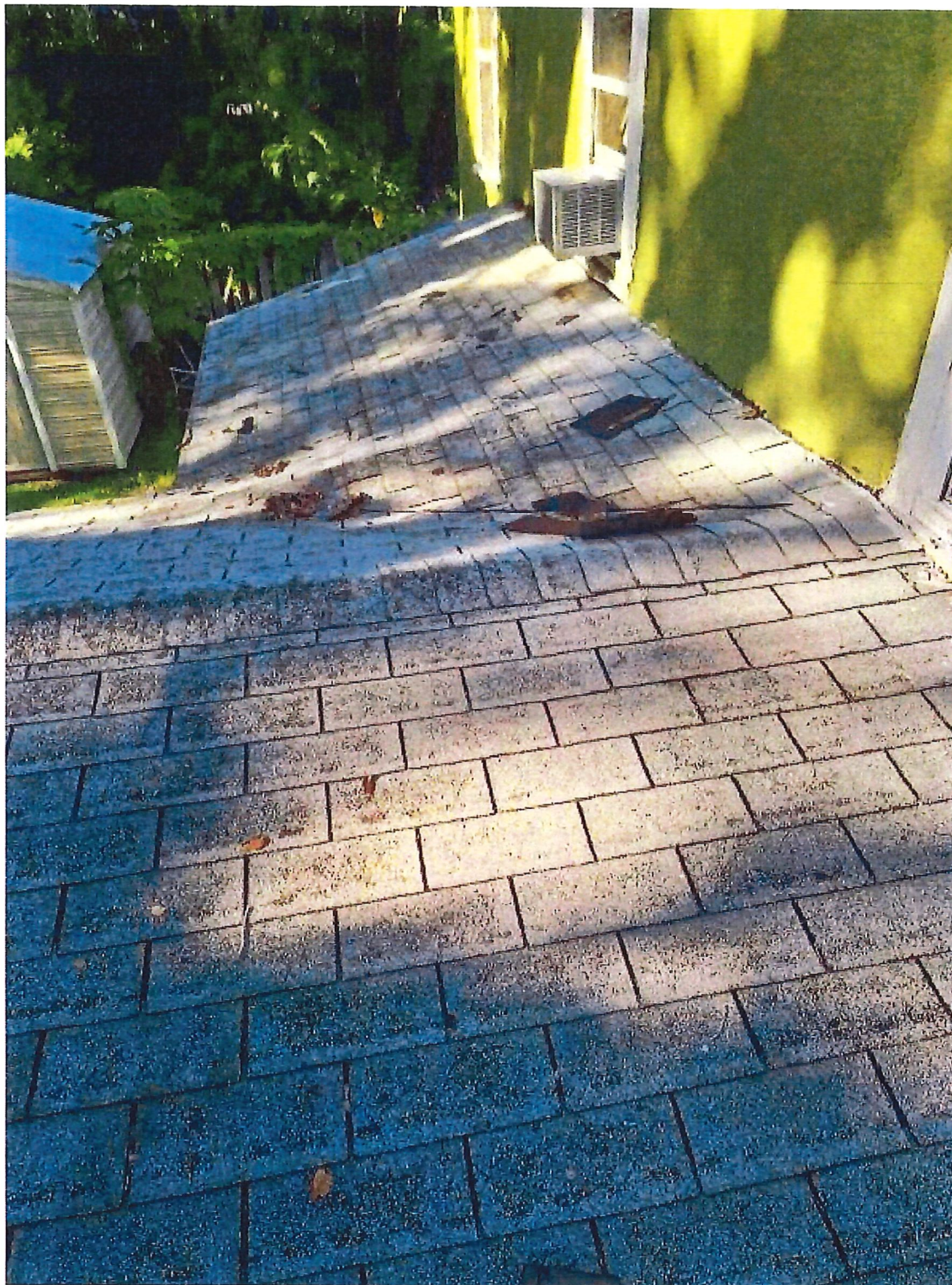
Please provide a detailed description of the proposed work to be performed: \_\_\_\_\_  
TEAR OFF EXISITNG ROOF AND DOWN TO PLYWOOD AND INSTALL NEW  
STANDING SEAMS METAL ROOF

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

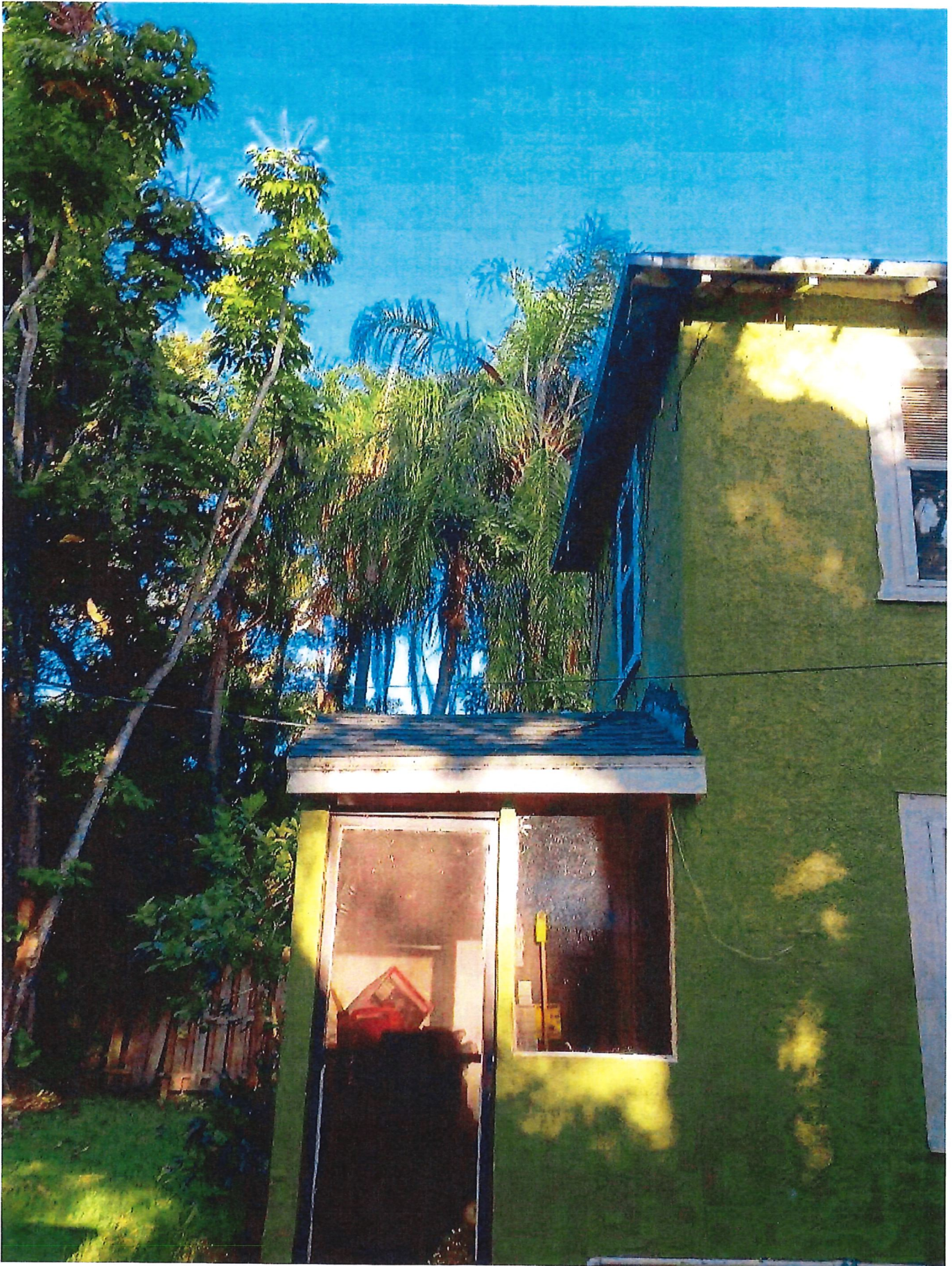
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**Application Requirements**

- \$10.00 Application fee
  - Site Plan with dimensions.
  - Architectural Drawings:
    - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
    - Drawings should indicate materials to be used.
  - Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
  - Material(s) specifications and/or sample(s)
  - Color samples.
- 
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



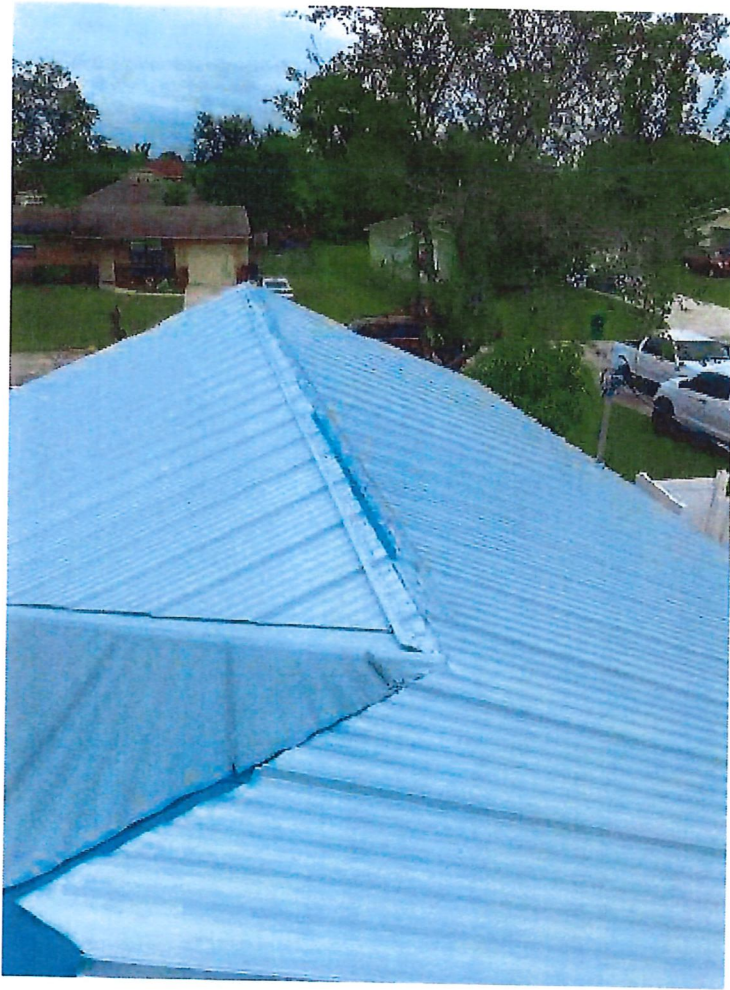




8/13/24, 9:33 AM











**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

PZCOA#2024-00003

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 615 S Indian River Drive

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing windows and replace them with impact windows.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 KeAndrea Davis, Chair                      Date  
 Historic Preservation Board

  
 \_\_\_\_\_ 8/30/2024  
 Maria Lewicka, AICP                                      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](mailto: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
Applicant/Owner	Jacob Berg 137 Parliament Ct Hutchinson Island, FL 34949	E-Mail <a href="mailto:zaneberg@gmail.com">zaneberg@gmail.com</a>

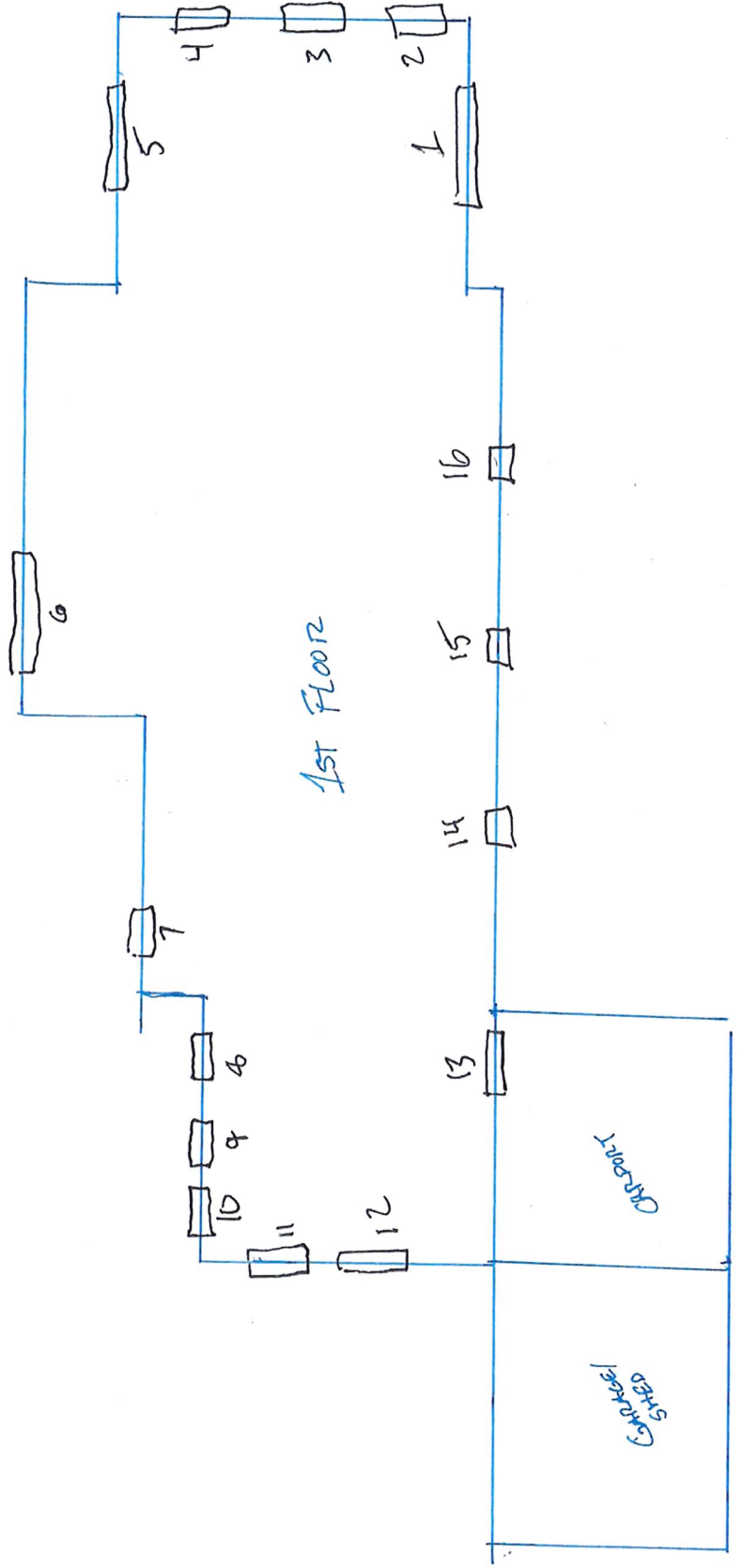
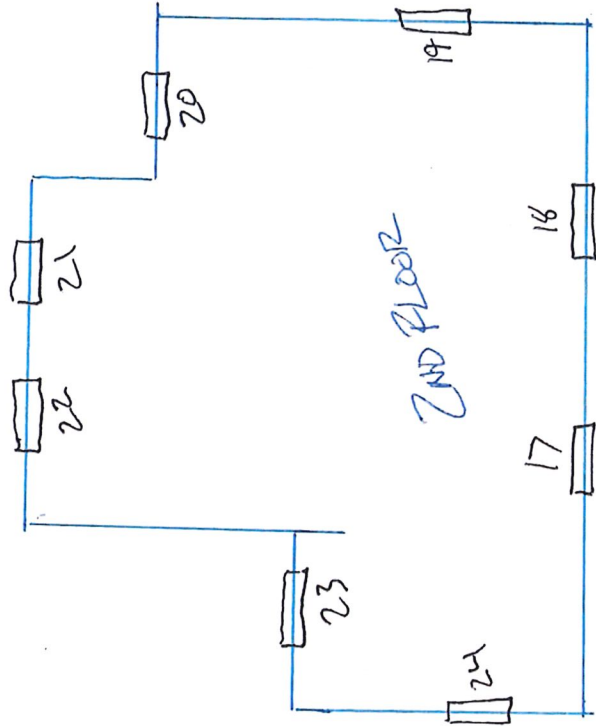
Berg – 615 S. Indian River Dr

## Impact Windows

White

	Window Size WxH
	DownStairs
1	68x81.5
2	68x81.5
3	68x81.5
4	68x81.5
5	103x81.5
6	83x71
7	45x71
8	36x51
9	44x62
10	52x62
11	52x62
12	52x62
13	52x62
14	32x38
15	32x42
16	32x42
	Up Stairs
17	32x71
18	32x71
19	32x71
20	32x71
21	32x71
22	32x71
23	46x30
24	32x71

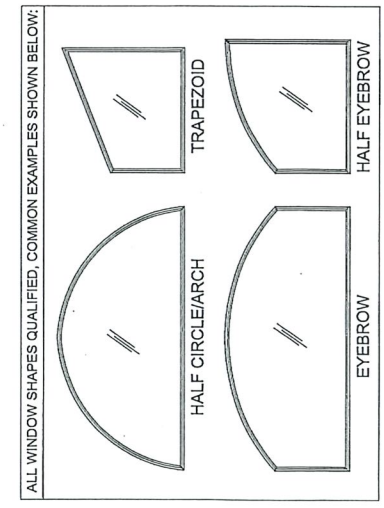
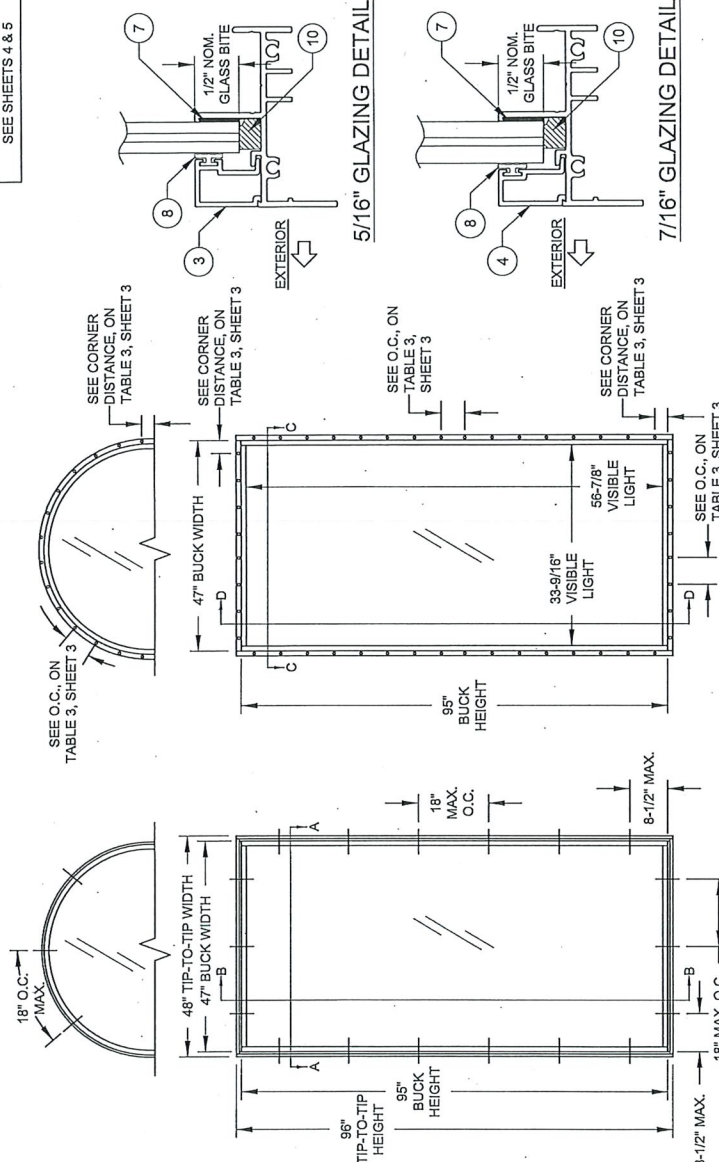
615 S. Indian River Dr



FLORIDA PRODUCT APPROVAL #26995

**SERIES PW4120A IMPACT RESISTANT  
FIXED WINDOW**

- THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.
- MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.
- ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH, OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- SHIMS ARE REQUIRED AT EACH FLANGE ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-3/16" STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1:6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.



**TYP. FLANGE FRAME  
ANCHOR LOCATIONS  
@ MAX. SIZE**

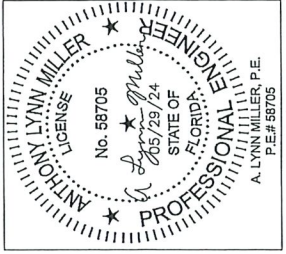
**TYP. FIN FRAME  
ANCHOR LOCATIONS  
@ MAX. SIZE**

TABLE 1:

Laminated Glass Types	
1	1/8" Annealed, 0.090" PVB, 1/8" Annealed
2	1/8" Heat Strengthened, 0.090" PVB, 1/8" Heat Strengthened
3	3/16" Annealed, 0.090" PVB, 3/16" Annealed
4	3/16" Heat Strengthened, 0.090" PVB, 3/16" Heat Strengthened

INTERLAYER MAY BE SAFLEX PVB OR TROSIFOL PVB  
SEE SHEETS 4 & 5 FOR GLASS DETAILS

ALL TEMPERED AND/OR LAMINATED GLASS OPTIONS IN THIS APPROVAL HAVE BEEN CERTIFIED BY THE SGCC FOR COMPLIANCE TO ANSI Z97.1, CLASS A AND CPSC 16 CFR 1201, CATEGORY II. THIS INCLUDES LAMINATED GLASS THAT IS MANUFACTURED WITH ANNEALED GLASS PILES. FOR APPLICATIONS WHERE THE WINDOW IS BEING USED AS A GUARD, HEAT STRENGTHENED OR TEMPERED LAMINATED GLASS MUST BE USED.



**Impact Resistant Windows & Doors**  
1070 TECHNOLOGY DRIVE  
N. VENICE, FL 34275  
(941) 480-1600  
REGISTRATION #29296  
CGI WINDOWS AND DOORS  
3780 W. 104TH STREET  
HIALEAH, FL 33018  
COPYRIGHT © 2024 CGI, INC. LIMITED LICENSE  
TO MAKE COPIES FOR PERMITTING.  
PREPARED BY A. LYNN MILLER

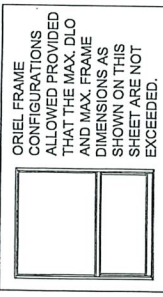
**ALUMINUM FIXED WINDOW (LM)**  
ELEVATION & GENERAL NOTES  
DATE: 01/09/18  
DRAWN BY: A MORLESIN  
SHEET: 1 OF 5  
DWG No: PW4120FLPA

DESIGN PRESSURE RATING  
VARIES,  
SEE SHEETS 4 & 5

IMPACT RATING  
RATED FOR LARGE & SMALL  
MISSILE IMPACT RESISTANCE

DESIGN PRESSURE RATING  
**+55/-65 PSF**

IMPACT RATING  
RATED FOR LARGE & SMALL MISSILE IMPACT RESISTANCE



FLORIDA PRODUCT APPROVAL #23358

**SERIES SH4100A IMPACT RESISTANT SINGLE HUNG WINDOW**

- THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.
- MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.
- ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH, OVERALL SEALING & FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- SHIMS ARE REQUIRED AT EACH FLANGE ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.8 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

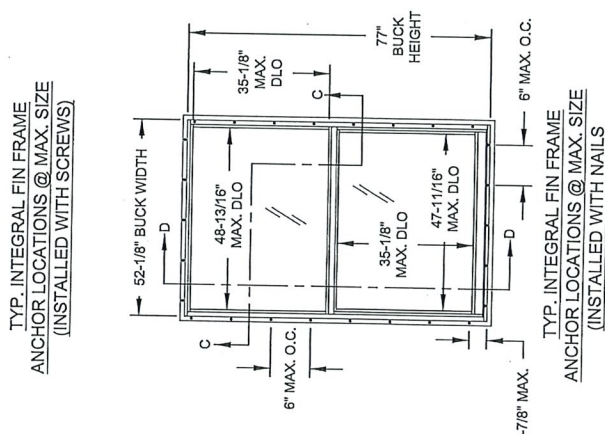
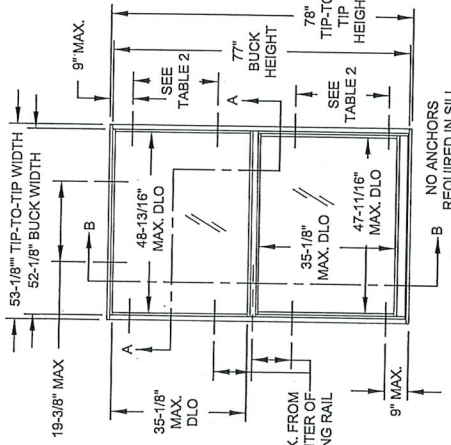
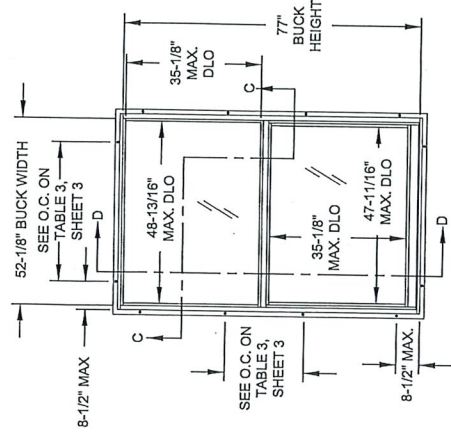
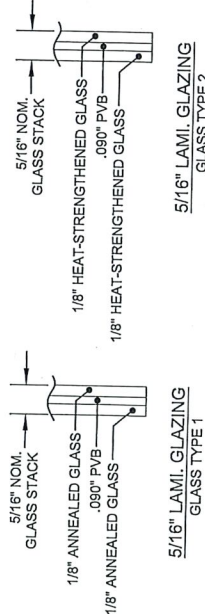
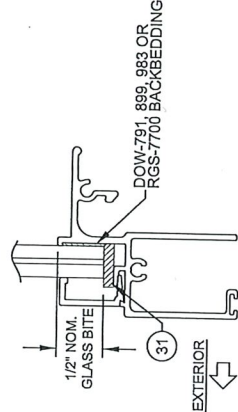


TABLE 1:

Laminated Glass Types	
1	1/8" Annealed, 0.090" PVB, 1/8" Annealed
2	1/8" Heat-strengthened, 0.090" PVB, 1/8" Heat-strengthened INTERLAYER MAY BE SAFLEX PVB OR TROSIFOL PVB



Prepared by A. LYNN MILLER  
1070 TECHNOLOGY DRIVE  
N. VENICE, FL 34275  
(941) 480-1600

REGISTRATION #29296  
CGI WINDOWS AND DOORS  
3780 W. 104TH STREET  
HIALEAH, FL 33018

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Title: SH WINDOW INSTALLATION (LM)  
ELEVATION & GENERAL NOTES  
Drawn By: A MORLESIN  
Sheet: SH4100A  
DWG No.: 1 OF 4

ANTHONY LYNN MILLER  
No. 58705  
01/03/24  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
A. LYNN MILLER, P.E.  
P.E.# 58705



