

BOA, Narrative Statement

Project Address: 1144 S Ocean Drive, Fort Pierce, FL 34949

Applicant: Douglas Hixson

Prepared By: Roger Templeman, CAD-Con Design

Date: 06-03-25

Project Description:

The applicant proposes the vertical expansion of an existing legally non-conforming four-unit residential structure located at 1144 S Ocean Drive. The project includes the addition of a third and fourth floor, while maintaining the total number of dwelling units at four. The first (ground) floor, which is currently habitable, will be converted entirely into parking and non-habitable storage, in accordance with floodplain regulations.

A structural superstructure with driven piles will be constructed around the existing building to support the new floors and enhance the building's resilience to flooding and storm-related hazards. The design intent is to strengthen the structure while improving safety, sustainability, and long-term compliance with current codes.

Variance Justification:

- No Increase in Dwelling Units:

The total number of residential units will remain at four, consistent with the existing legal non-conforming use. This maintains the established density and does not add to the residential intensity of the property.

- Flood Mitigation and Resiliency Measures:

The structure is located in a high-risk coastal flood zone. In accordance with Florida Administrative Code 62B-33 and local amendments, the project is designed to elevate habitable space above the 100-year storm elevation requirement of 17.0 ft NAVD88.

- The existing first-floor slab is at 8.19 ft NAVD88.

- With a floor-to-floor height of 10 ft, the new habitable second floor will be approximately 18.19 ft NAVD88, meeting and exceeding code requirements.

- The project includes flood vents, breakaway walls, and no living space on the ground floor, further reinforcing its compliance with floodplain regulations.

- Minimal Footprint Modification:

While a small footprint increase may occur to accommodate the structural supercolumns and balconies, no significant expansion of the building envelope is proposed. These changes are structurally necessary and do not alter the fundamental land use or setbacks.

- Improved Parking and Access:

Converting the ground floor into parking enhances compliance with parking requirements and ensures all required spaces are met within the site.

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- No Increase in Impervious Area:

The site will not see an increase in impervious surface. No new drainage burdens will be created, and the City staff has confirmed that no concurrency review or conceptual drainage plan is required at this time.

Conclusion:

This proposal improves the safety, sustainability, and code compliance of an existing non-conforming structure without increasing density or altering land use. The vertical expansion supports the City's resiliency goals and sets a precedent for flood-conscious redevelopment in vulnerable coastal areas. The applicant respectfully requests approval of the requested variance to proceed with this essential upgrade.

Please note: *The interior floor plans provided are conceptual and subject to refinement following variance approval. This application strictly seeks approval for vertical expansion of the existing structure through the addition of a third and fourth floor. There will be no increase in the total number of dwelling units or any change in use.*

The proposed configuration includes converting the current ground floor into enclosed garage space with integrated flood vents and breakaway wall sections, in full compliance with floodplain regulations. The second floor will maintain two residential units, while the third and fourth floors will each contain one unit. An elevator is proposed to provide access to all levels.

1144 S Ocean Drive – Variance Criteria Response Sheet

Plan Number: PZVAR2025-00004

Applicant: Roger Templeman, Cad-Con Design

Date: June 16, 2025

Sec. 125-100 – Criteria for Granting Variances

1. (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

The subject property contains a legally non-conforming four-unit structure located within a high-risk coastal VE flood zone. Its location, combined with its substandard lot size and age of construction, presents unique challenges not typically encountered by newer or conforming structures in the area. These factors make modern compliance with current floodplain elevation standards uniquely burdensome.

2. (2) The special conditions and circumstances do not result from the actions of the applicant:

The existing non-conforming structure and its location in a designated coastal flood zone predate the applicant's involvement. No action by the applicant has contributed to the conditions requiring the variance; instead, the variance is a response to updated code and flood resilience standards.

3. (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant:

Strict adherence to current zoning limitations would prevent vertical expansion necessary to meet FEMA and state-required base flood elevation, effectively barring redevelopment and adaptation. This would deprive the applicant of the reasonable ability to improve safety, longevity, and code compliance, which are rights commonly exercised by other property owners with more conforming sites.

4. (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

The requested variance is limited strictly to the addition of two floors—no change in use, dwelling unit count, or building footprint is proposed. This approach allows for elevation above flood levels while preserving the existing residential use and is the minimum relief necessary to reasonably adapt the structure.

5. (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

The project enhances public safety and environmental resilience without increasing density or impervious surface area. It is consistent with the city's vision for flood-conscious redevelopment and supports long-term neighborhood stability by replacing vulnerable ground-floor living areas with code-compliant parking and elevating all habitable space.

2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Prepared by Cad-Con Design



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Consultant
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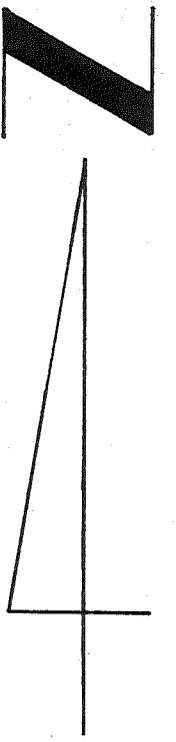
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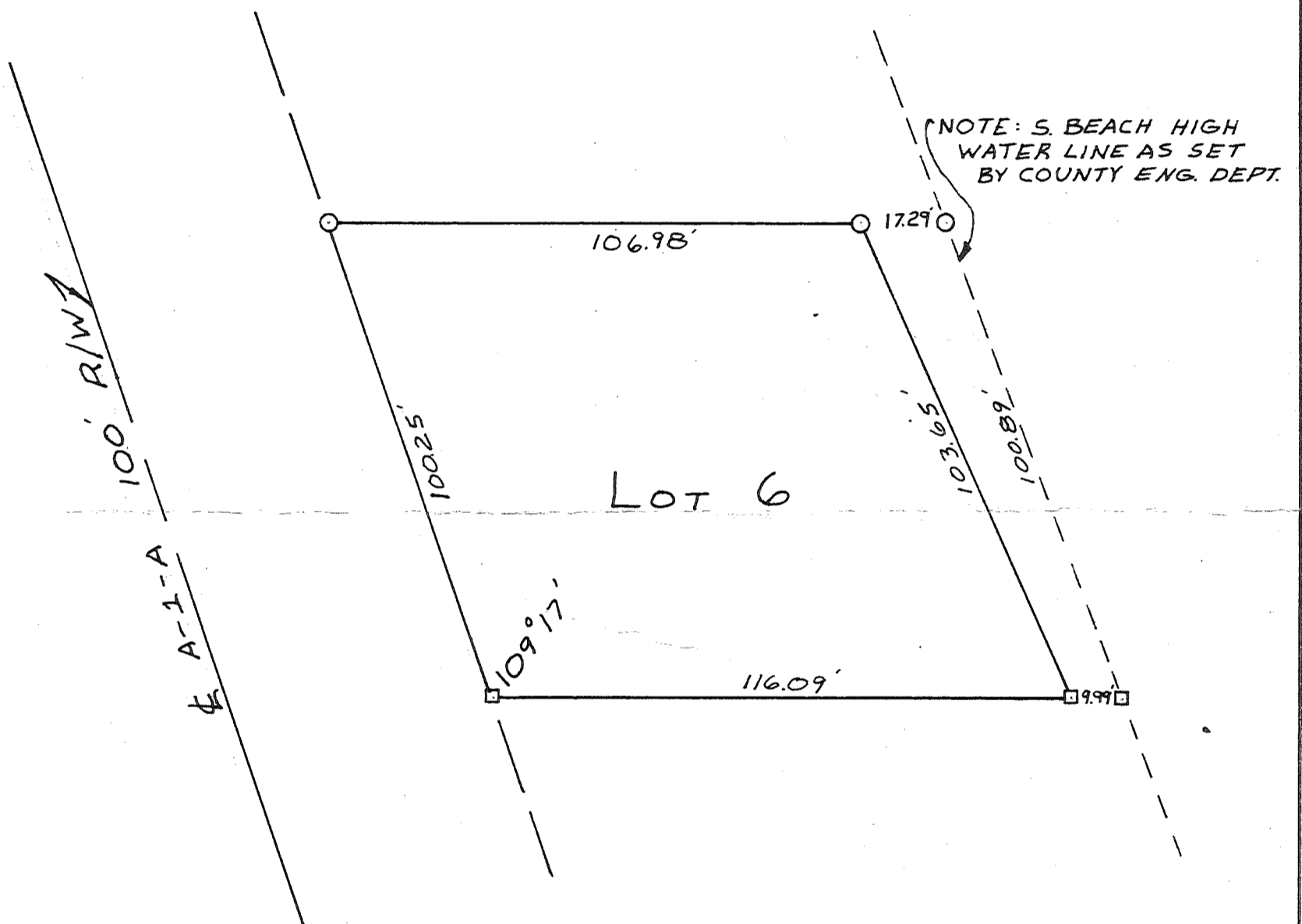
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Project Number 1144 S Ocean Dr
Date Issue Date





SCALE: 1" = 30'
O = IRON PIPE
□ = CON. MON.
APRIL 13, 1972



SKETCH OF SURVEY

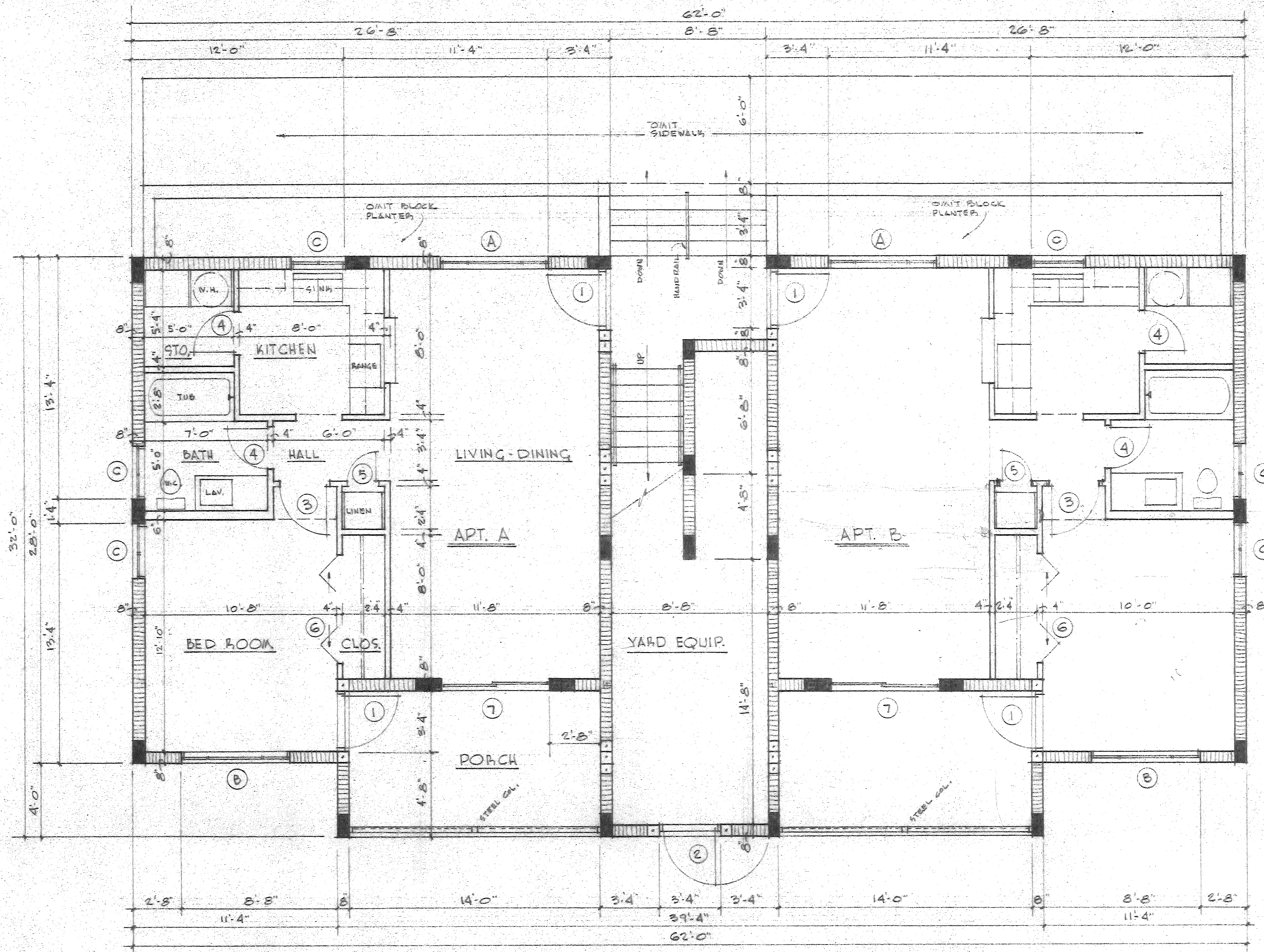
LOT 6, BLOCK 1 OF TROPICAL BEACH SUBDIVISION,
AS RECORDED IN PLAT BOOK 9, PAGE 26, SAINT
LUCIE COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, A. G. WEATHERINGTON, HEREBY CERTIFY THAT
THE ABOVE SKETCH REPRESENTS A CORRECT SURVEY
MADE UNDER MY DIRECTION. THERE ARE NO EN-
CROACHMENTS.


FLORIDA CERTIFICATE NO. 1859

A. G. WEATHERINGTON & SONS, INC.
SURVEYORS
1000 S. BEACH
FORT MYERS, FLORIDA 33901

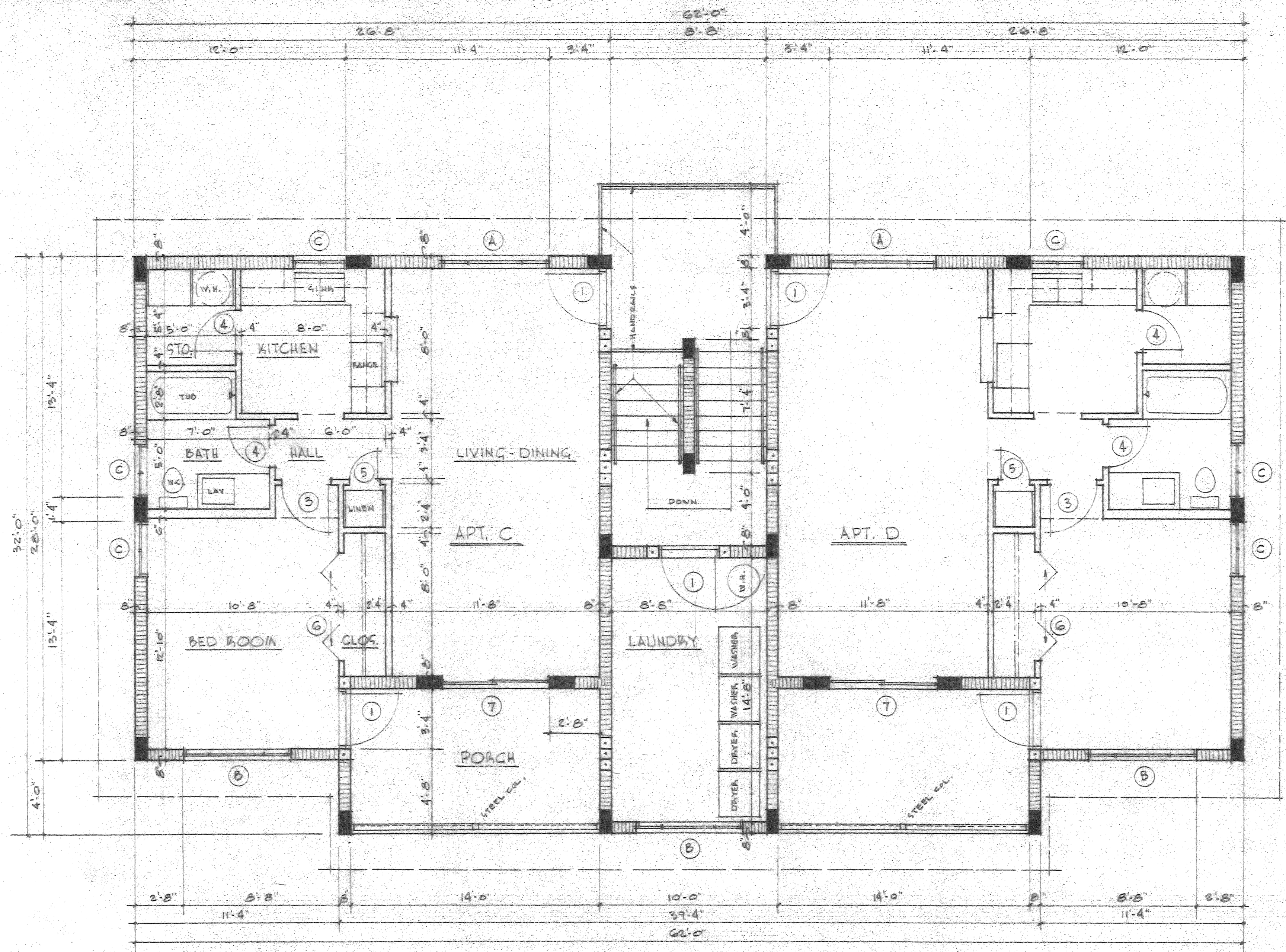


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Hogan
 DIRECTOR OF BUILDING DEPARTMENT

Jude H. Scott

4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: J.H.S.	SHEET:
SCALE: AS SHOWN	2 OF 17
DATE: AUG. 8, 1972	

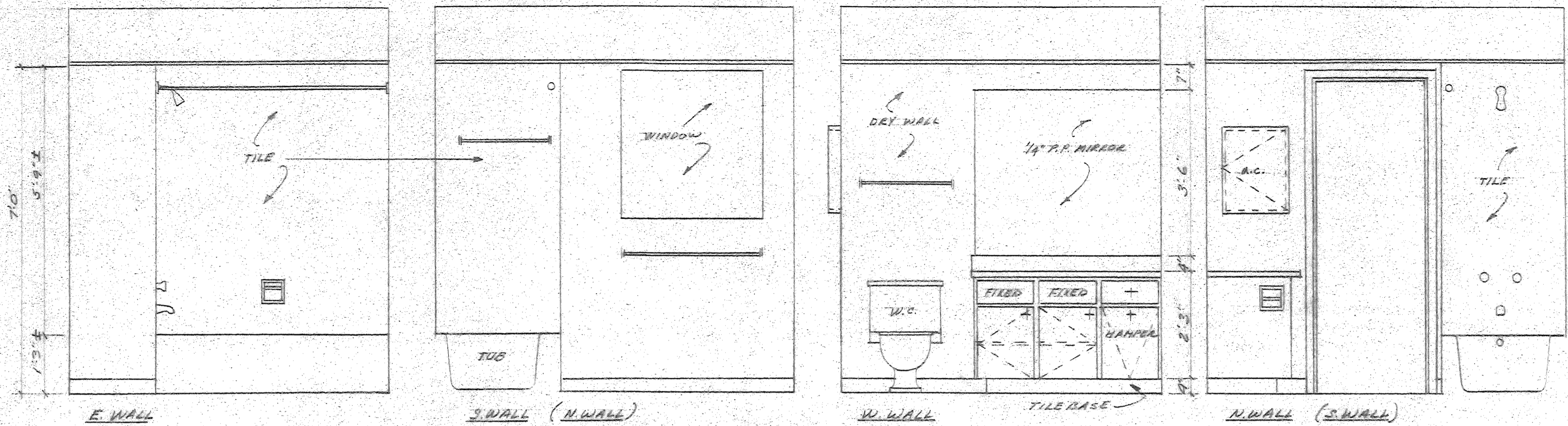


SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

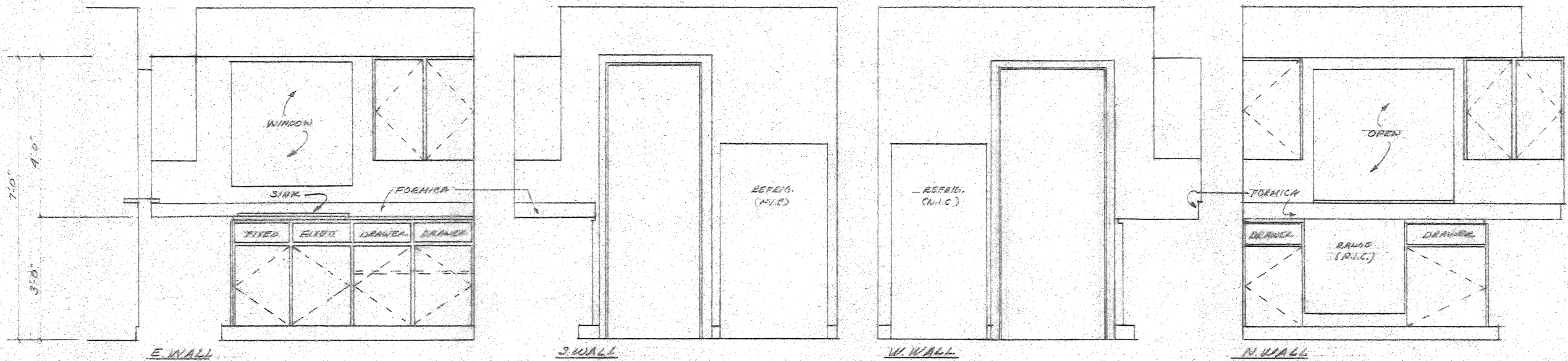
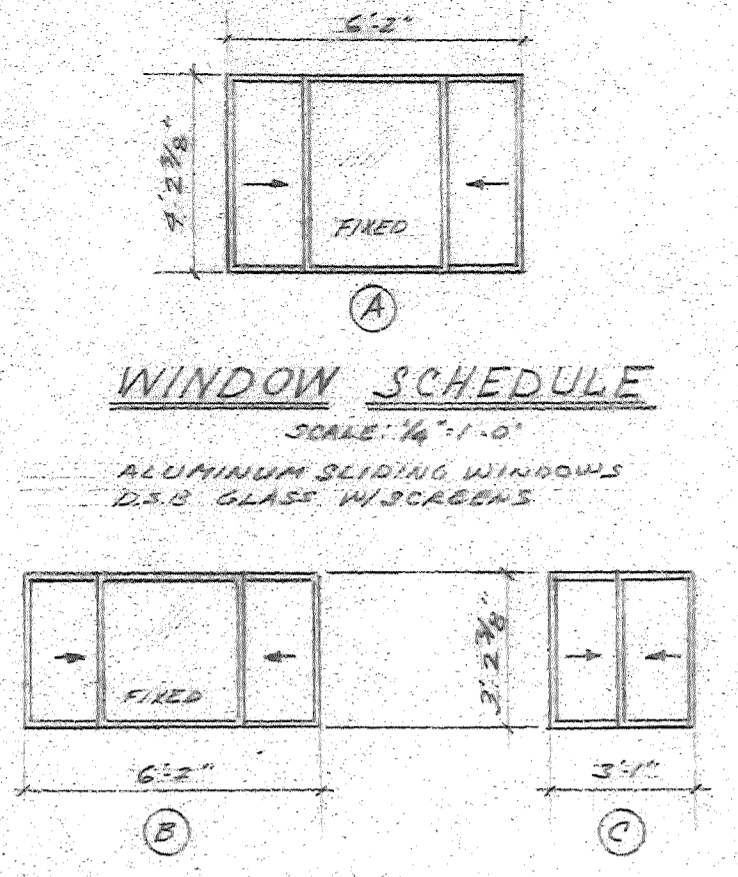
PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING

Jack H. Scott

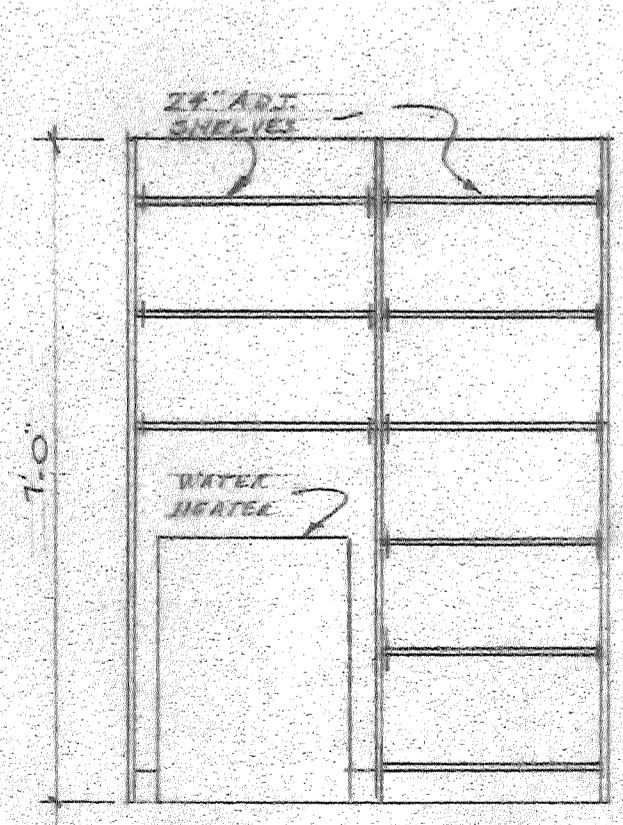
4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: JMS	SHEET
SCALE: AS SHOWN	3 of 17
DATE: AUG. 8, 1972	



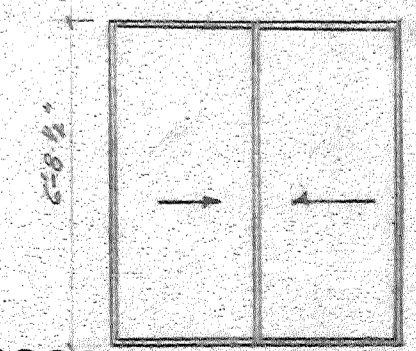
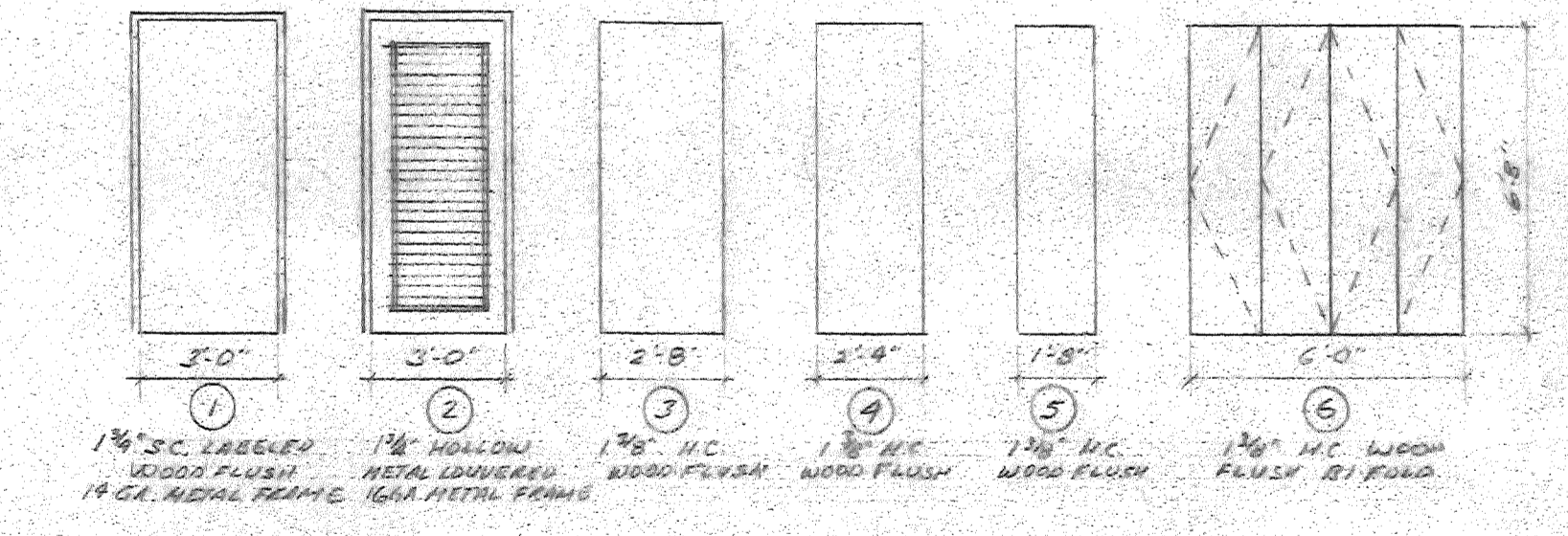
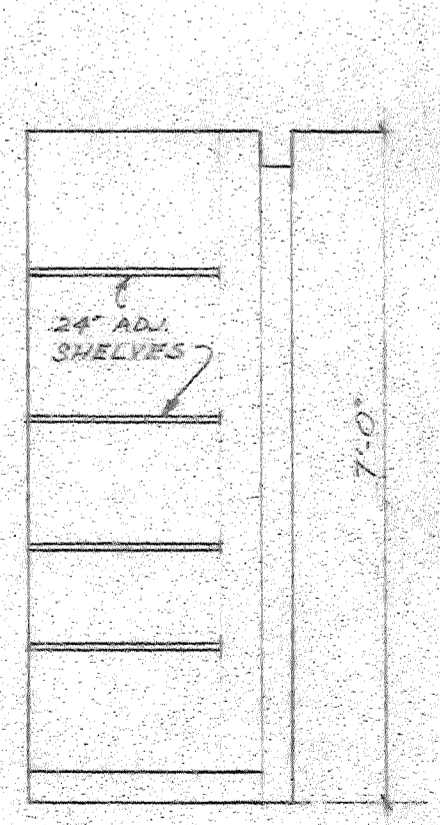
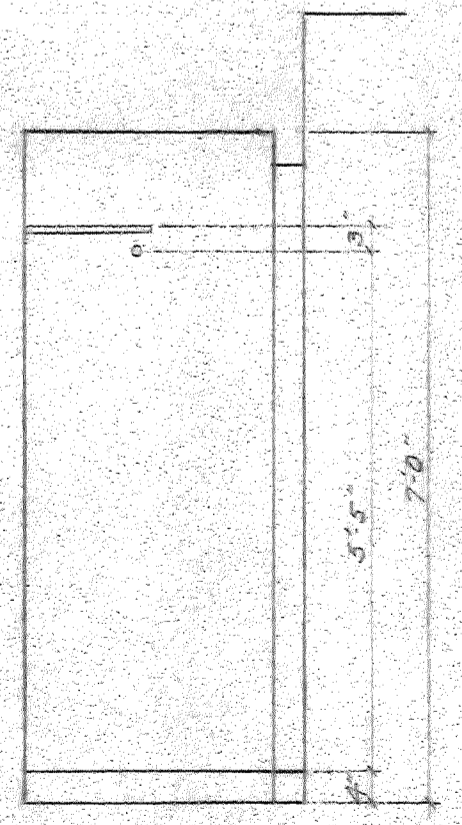
BATH APT. BED SCALE: 1/4"=1'-0" (APT. A & C SAME BUT OPP. HAND)



KITCHEN APT. BED SCALE: 1/2"=1'-0" (APT. A & C SAME BUT OPP. HAND)



PANTRY APT. BED (APT. A & C SAME BUT OPP. HAND)
SCALE: 1/2"=1'-0"

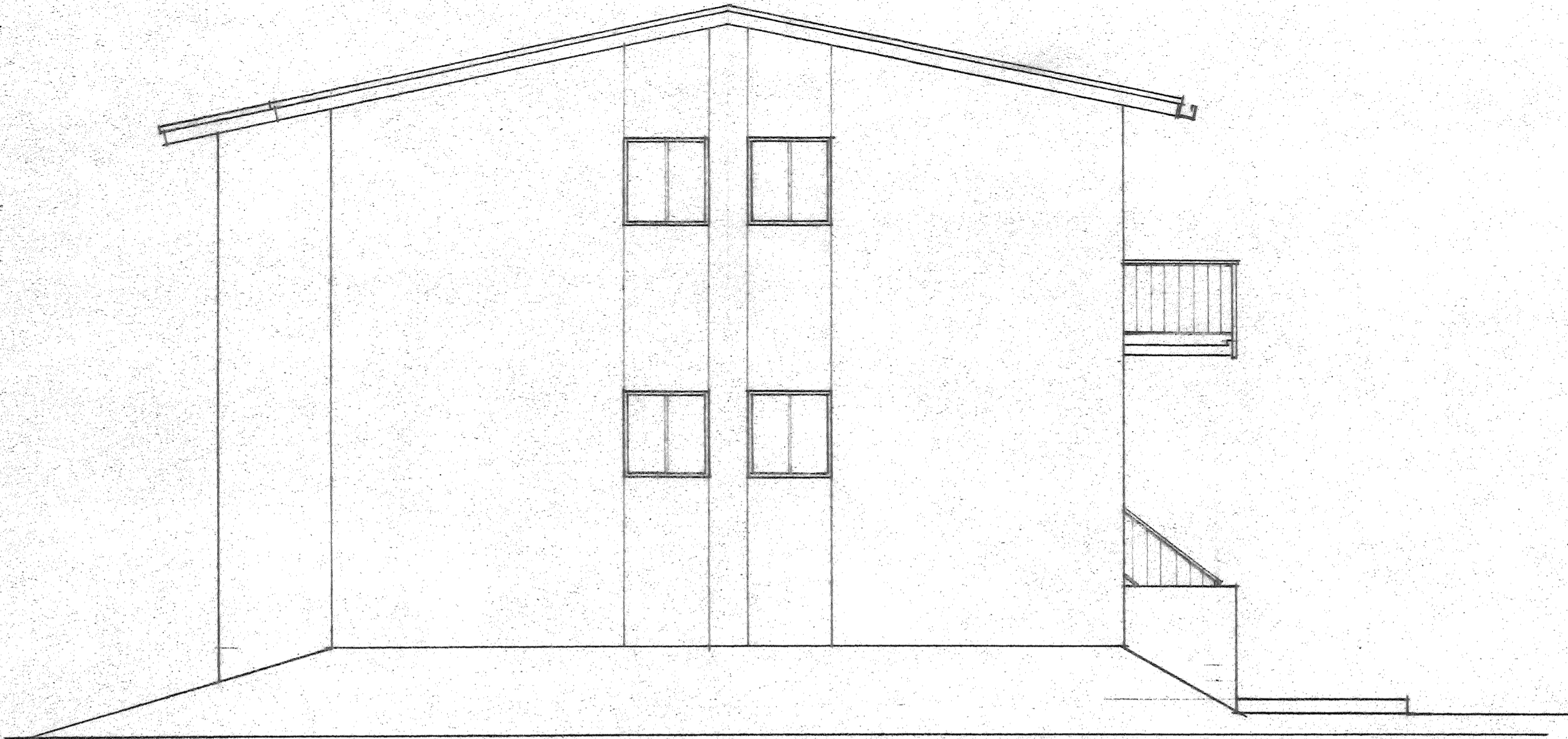


DOOR SCHEDULE SCALE: 1/4"=1'-0"

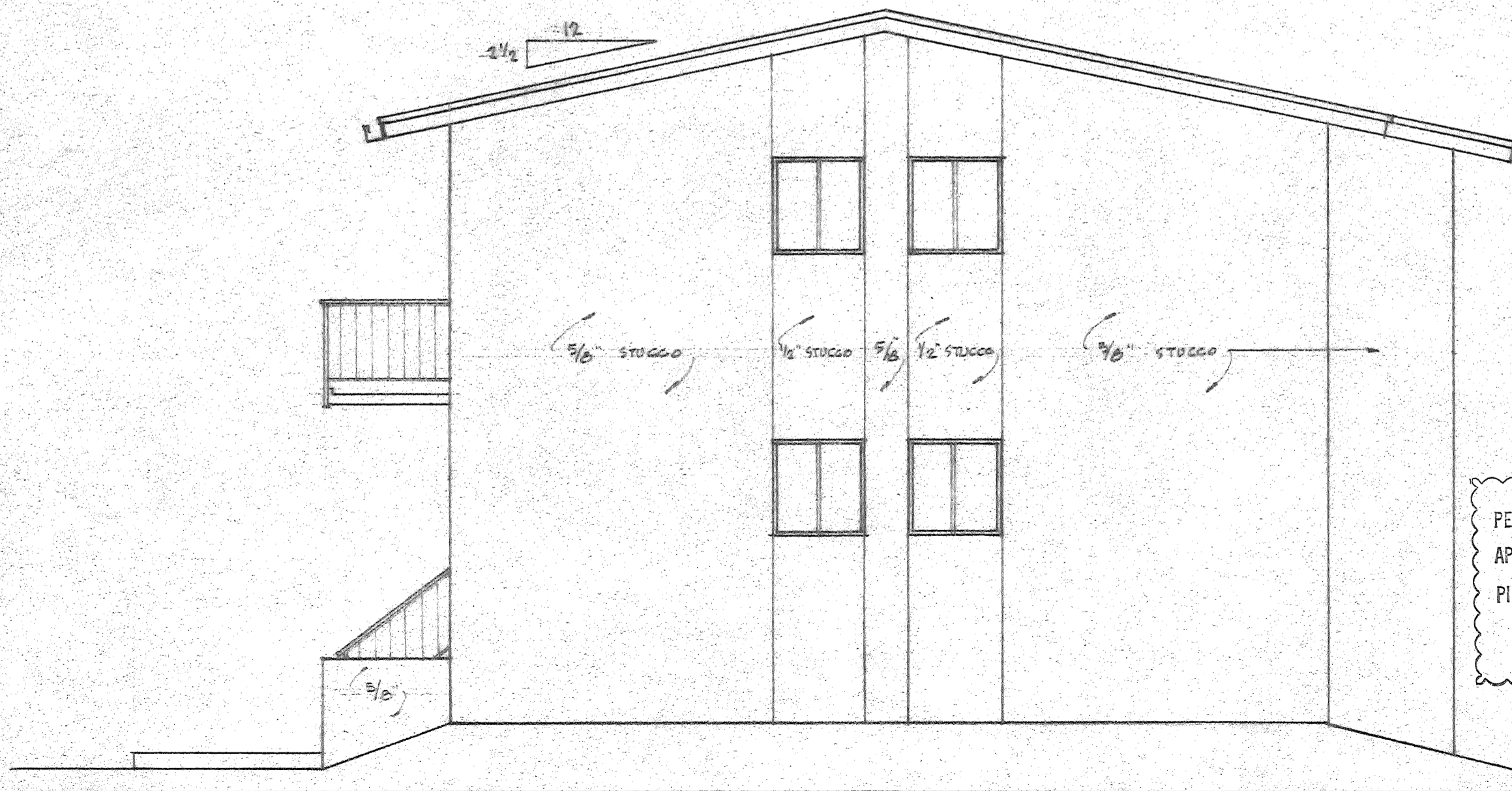
PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF PIERCE
PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND ORDINANCES
Frank W. Poyant
DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. W.A. ANDERSON - FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: J.P.	SHEET
SCALE: AS SHOWN	4 OF 17
DATE: AUG. 5, 1972	



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



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

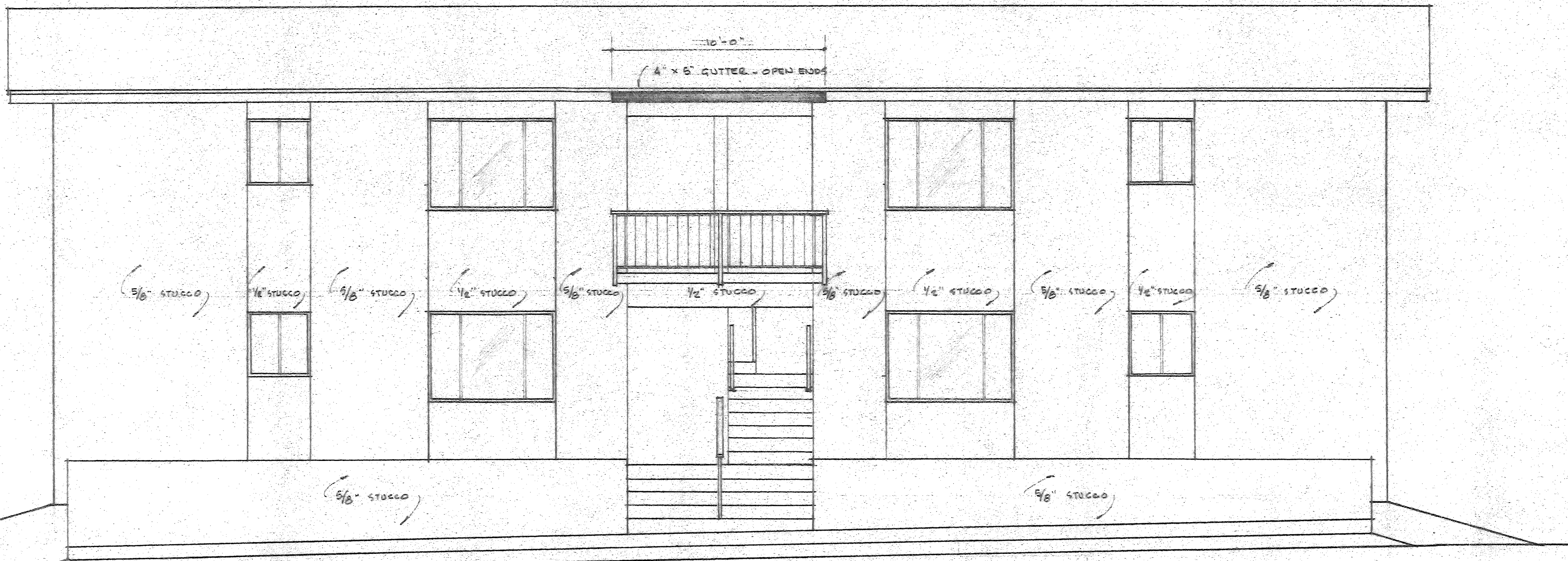
PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING

ROOM FINISH SCHEDULE

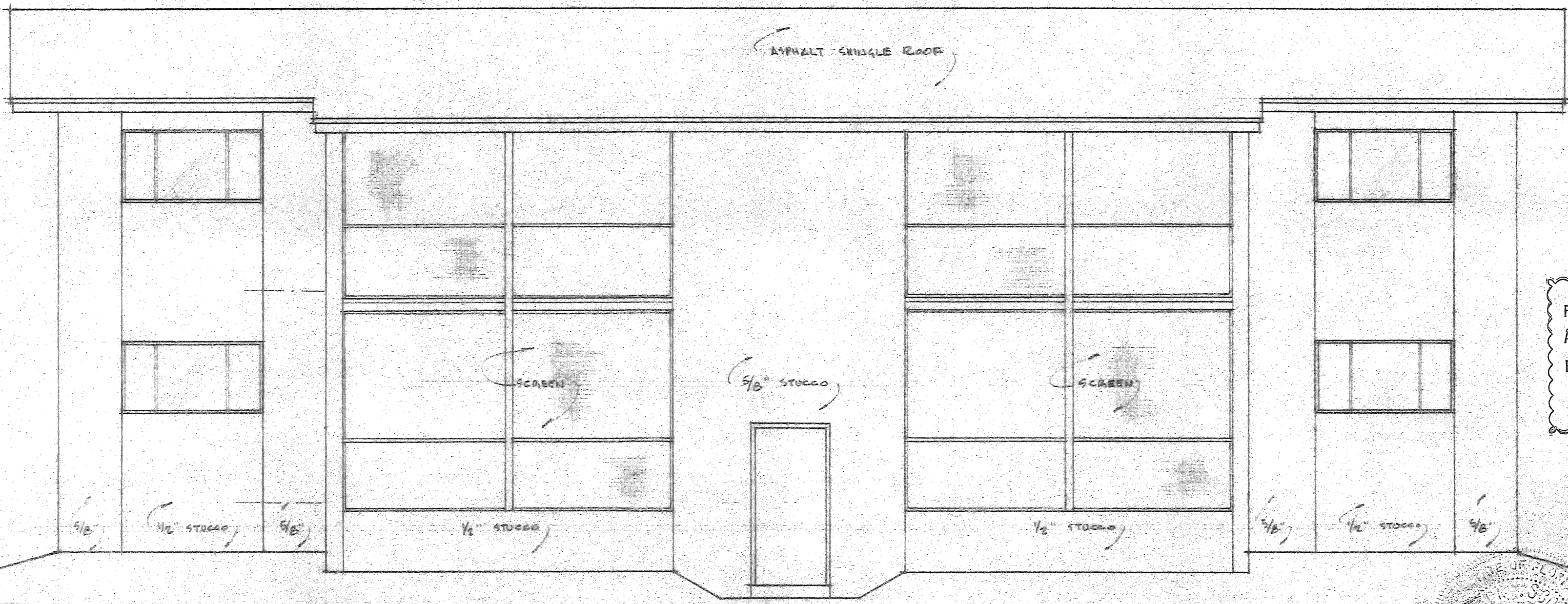
SPACE	FLOOR	BASE	WALLS	WAINSCOT	CEILING	STOOL	BEADERS
LIVING DINING	EXPOSED CONC.	WOOD	DRYWALL	NONE	DRYWALL	MARBLE	
HALL	do.	do.	do.	do.	do.	NONE	
BED ROOM	do.	do.	do.	do.	do.	MARBLE	
CLOSET	do.	do.	do.	do.	do.	NONE	
BATH	CER. TILE	CER. TILE	do.	CER. TILE	do.	CER. TILE	
KITCHEN	EXPOSED CONC.	WOOD	do.	NONE	do.	MARBLE	
STORAGE	do.	do.	do.	do.	do.	NONE	
YARD EQUIP.	do.	NONE	EXPOSED	do.	EXPOSED	NONE	
LAUNDRY	do.	VINYL	do.	do.	DRYWALL	EXPOSED	



4 UNIT APARTMENT BUILDING FOR
 MR. W. A. ANDERSON FT. PIERCE, FLA.
 TERRY & SCOTT, ARCHITECTS
 FT. PIERCE, FLA.
 DRAWN: J.M.S. SHEET
 SCALE: AS SHOWN 5 OF 17
 DATE: AUG 8, 1972



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

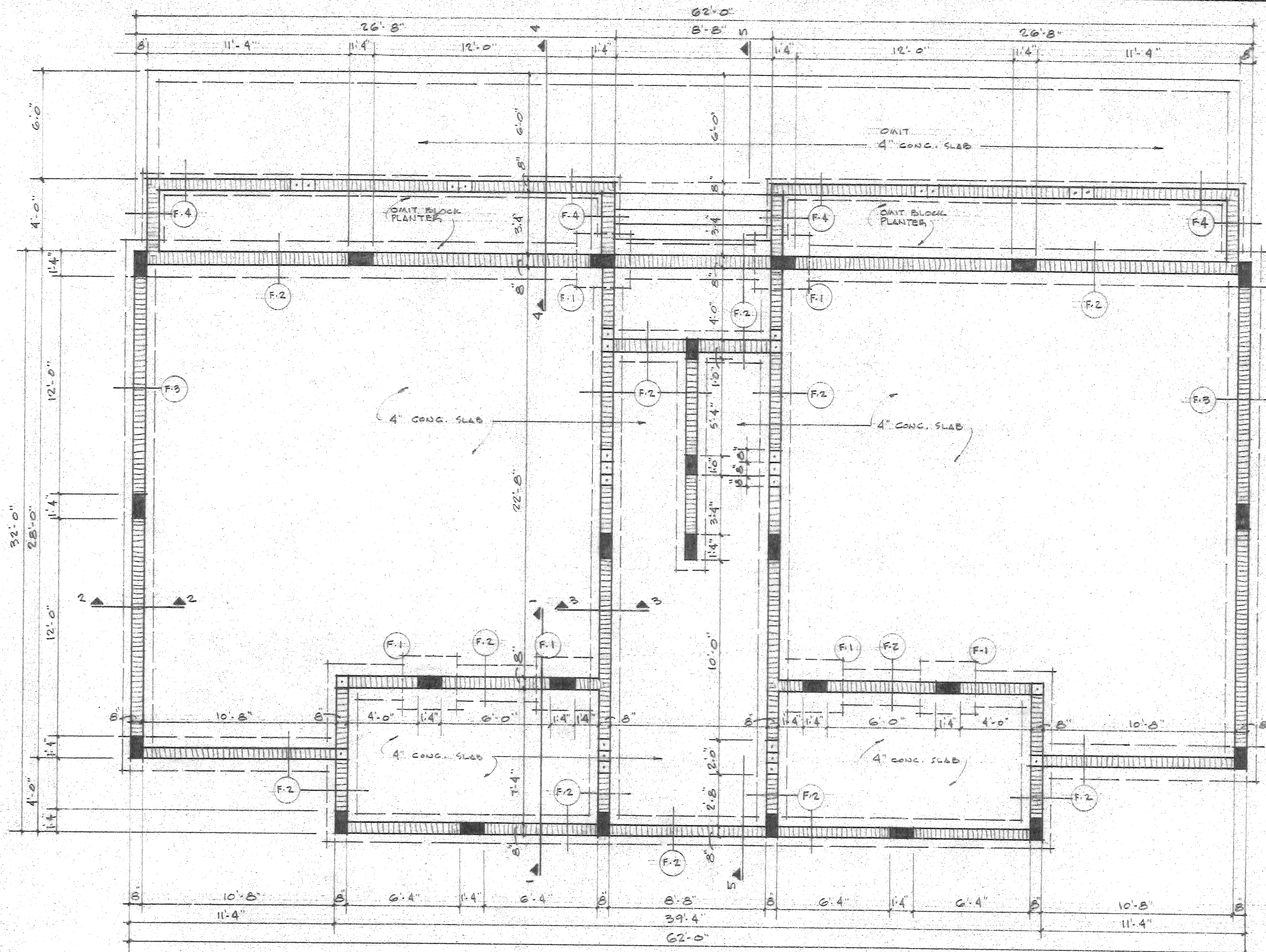


EAST ELEVATION SCALE: 1/4" = 1'-0"

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
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 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Hogan
 DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: J.H.S.	SHEET
SCALE: AS SHOWN	6 OF 17
DATE: AUG. 8, 1972	



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

NOTES

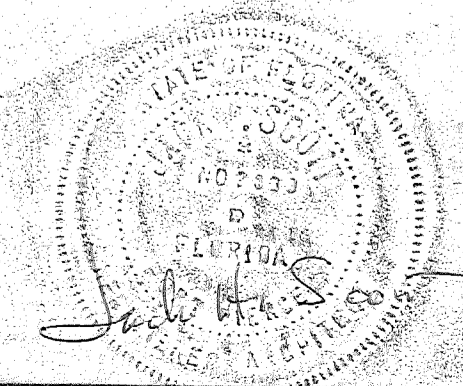
CONCRETE SLABS ON GRADE SHALL BE 4" THICK W/ 6" x 6" WVA & INTEGRAL W.P. ON CLEAN, WELL COMPACTED, TAMPED SAND FILL -- PROVIDE 1/2" ASPHALT IMPREGNATED EXP. JOINT AT ALL MASONRY WALLS --

CONCRETE COLUMNS SHALL BE SIZE AS SHOWN W/ (4) #5 BARS & #2 TIES AT 12" O.C. EACH FILLED CELL SHALL HAVE (1) #5 BAR. FOR EACH SOL. AND FILLED CELL BAR PROVIDE (1) #5 DOWEL TO FOOTING --

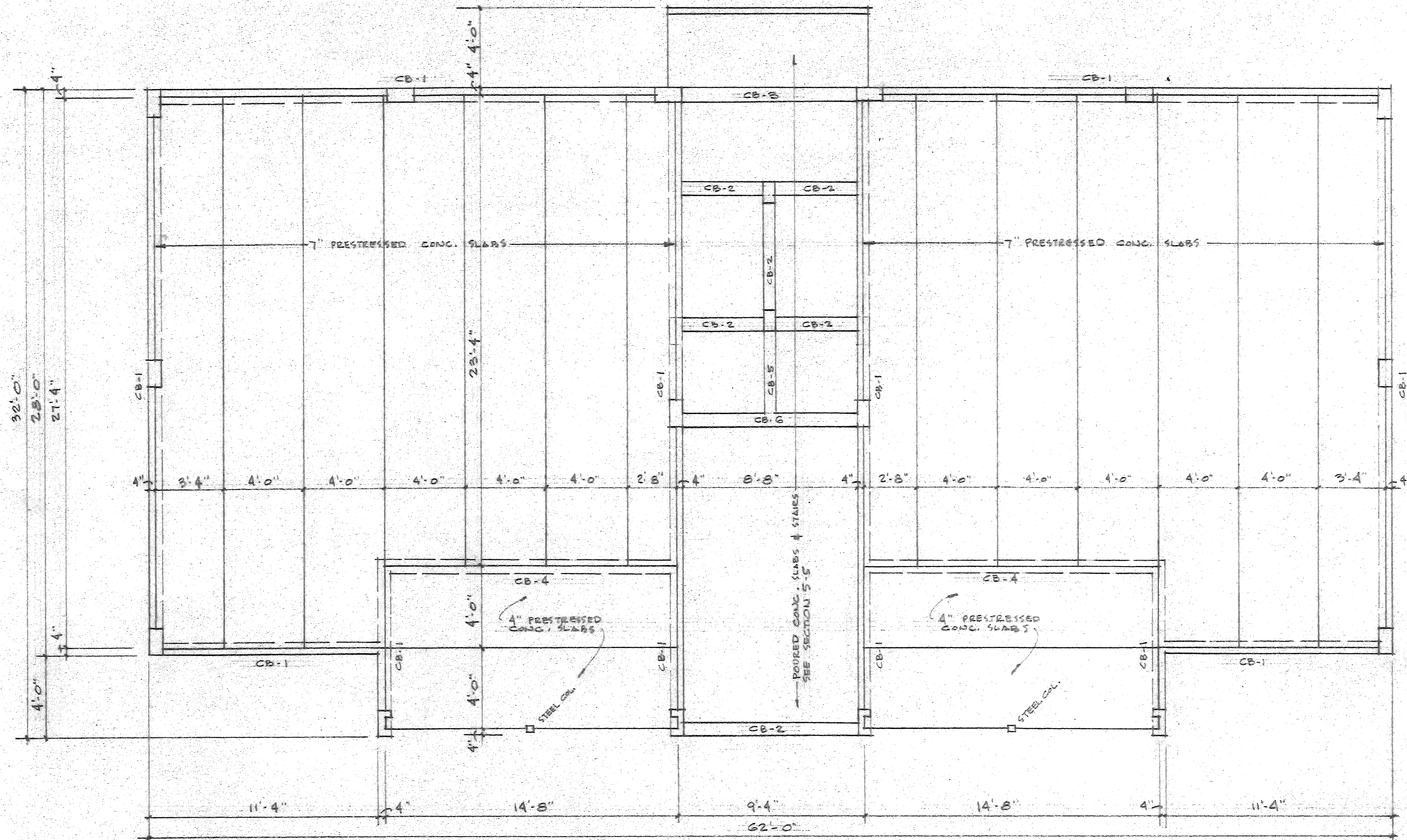
FOOTINGS-

- F-1 3'-0" x 3'-0" x 1'-0" DEEP W/ (4) #5 EACH WAY BOTTOM
- F-2 12" x 24" CONT. W/ (1) #5 TOP & (2) #5 BOTTOM
- F-3 10" x 20" CONT. W/ (1) #5 TOP & (2) #5 BOTTOM
- F-4 8" x 16" CONT. W/ (2) #4 BOTTOM

PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
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 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank Bogan
 DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. V. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: JMS	SHEET:
SCALE: AS SHOWN	7 OF 17
DATE: AUG 8, 1972	



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

PRESTRESSED CONG. SLABS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE FOLLOWING LOADS:

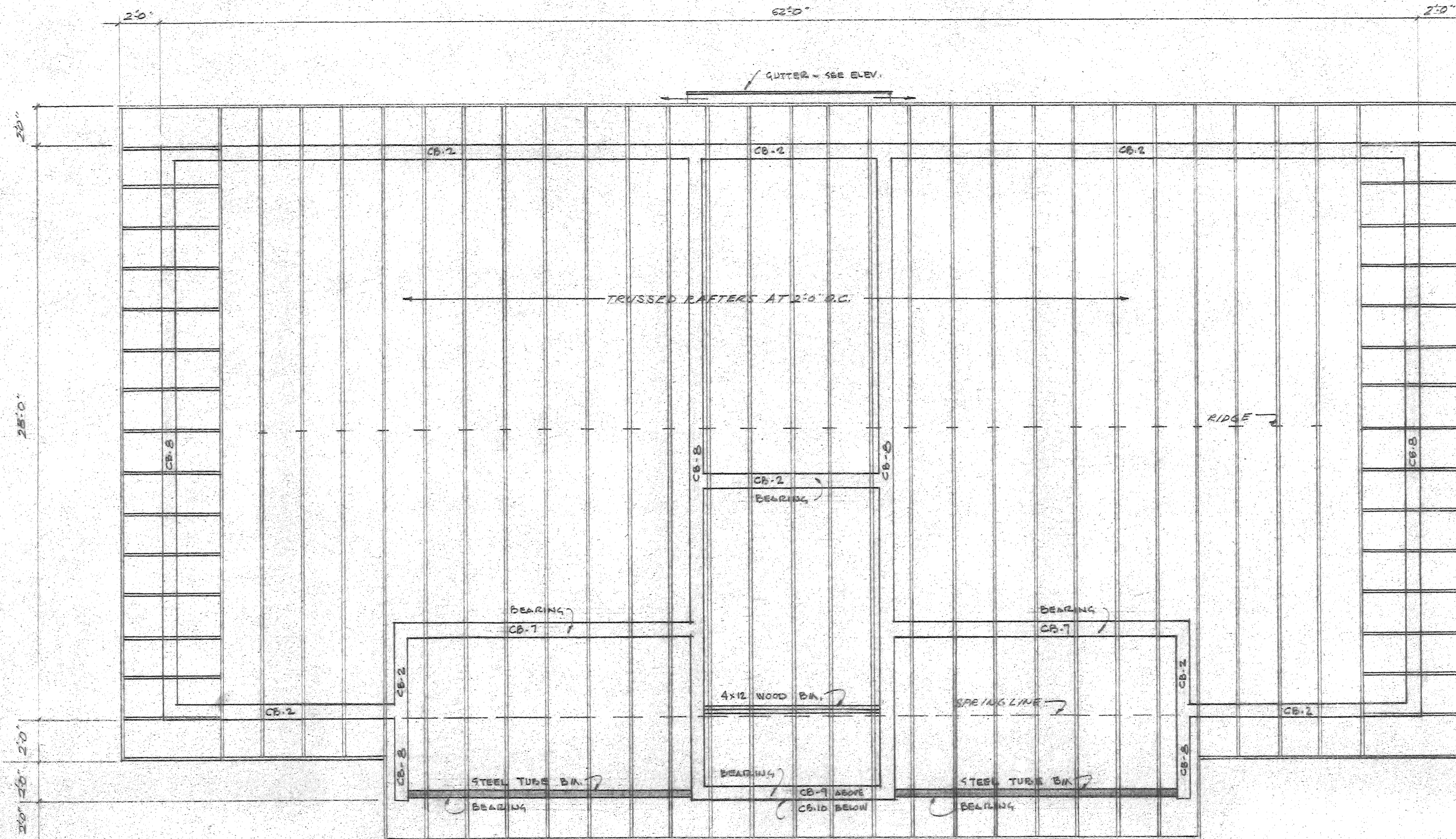
4" SLABS		7" SLABS	
100 #/ft ²	LIVE LOAD	40 #/ft ²	LIVE LOAD
25	TOPPING	25	TOPPING
50	SLAB WT. (ASSUMED)	50	SLAB WT. (ASSUMED)
		3	FIN. FLOOR
		2	CEILING
175 #/ft ²	TOTAL LOAD	120 #/ft ²	TOTAL LOAD

NOTE THAT SLABS MUST BE NOTCHED FOR POURED CONG. AND STEEL COLS.

PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. W.A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: J.H.S.	SHEET
SCALE: AS SHOWN	8 OF 17
DATE: AUG. 8, 1972	



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

TRUSS RAFTERS SHALL BE DESIGNED BY THE MANUFACTURER FOR 25 LB./FD LINE LOAD PLUS ALL DEAD LOADS. SHOP DRAWINGS MUST BE PRESENTED TO THE ARCHITECT AND APPROVED PRIOR TO FABRICATION. ROOF PITCH = 3 1/2 - 12. TRUSS BEARING SHALL BE AT SPRING LINE, WHEN POSSIBLE & AT OTHER POINTS AS INDICATED --

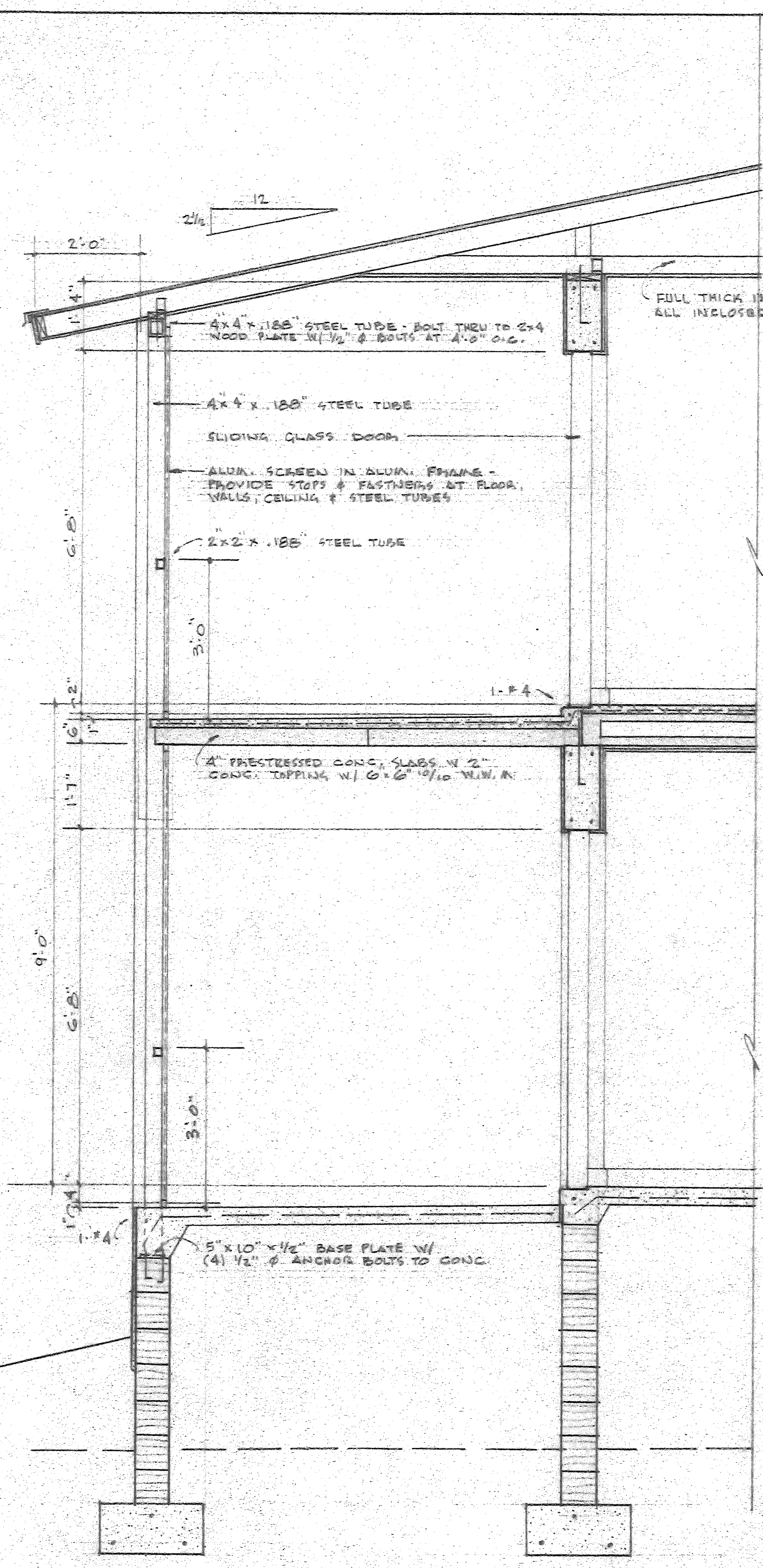
CONCRETE BEAMS

- CB-1 8' x 15" W/ 4-#5 BARS
- CB-2 8' x 12" W/ 4-#5 "
- CB-3 8' x 17 1/2" W/ 4-#6 "
- CB-4 8' x 19" W/ 4-#6 "
- CB-5 8' x 6 1/2" W/ 2-#5 BARS BOTTOM
- CB-6 8' x 17 1/2" W/ 4-#5 BARS
- CB-7 8' x 16" W/ 4-#5 BARS
- CB-8 8' x 12" MIN W/ 4-#5 BARS -- RIBBE BEAM
- NOTE -- AT DOORS & WINDOWS DROP BOTTOM OF BEAM TO 6'-10" ABOVE FIN. FLOOR.
- CB-9 8' x 15 1/2" W/ 4-#5 BARS
- CB-10 8' x 16" H-BLOCK BEAM W/ (2) #7 BARS

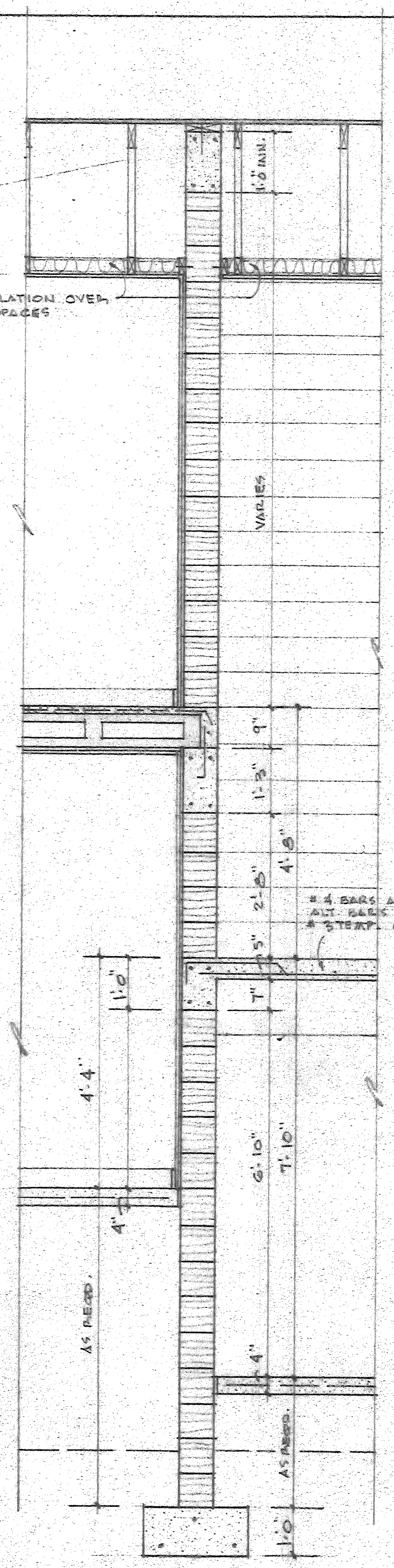
PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING



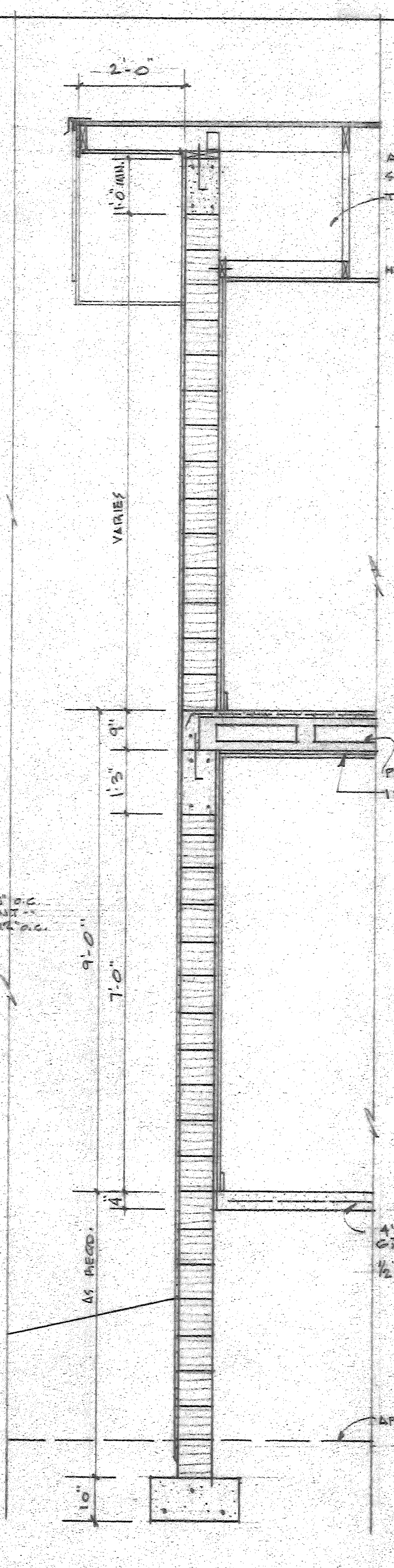
4 UNIT APARTMENT BUILDING FOR
 MR. W. A. ANDERSON FT. PIERCE, FLA.
 TERRY & SCOTT, ARCHITECTS
 FT. PIERCE, FLA.
 DRAWN: J.B.F. SHEET
 SCALE: AS SHOWN 9 of 17
 DATE: AUG. 8, 1972



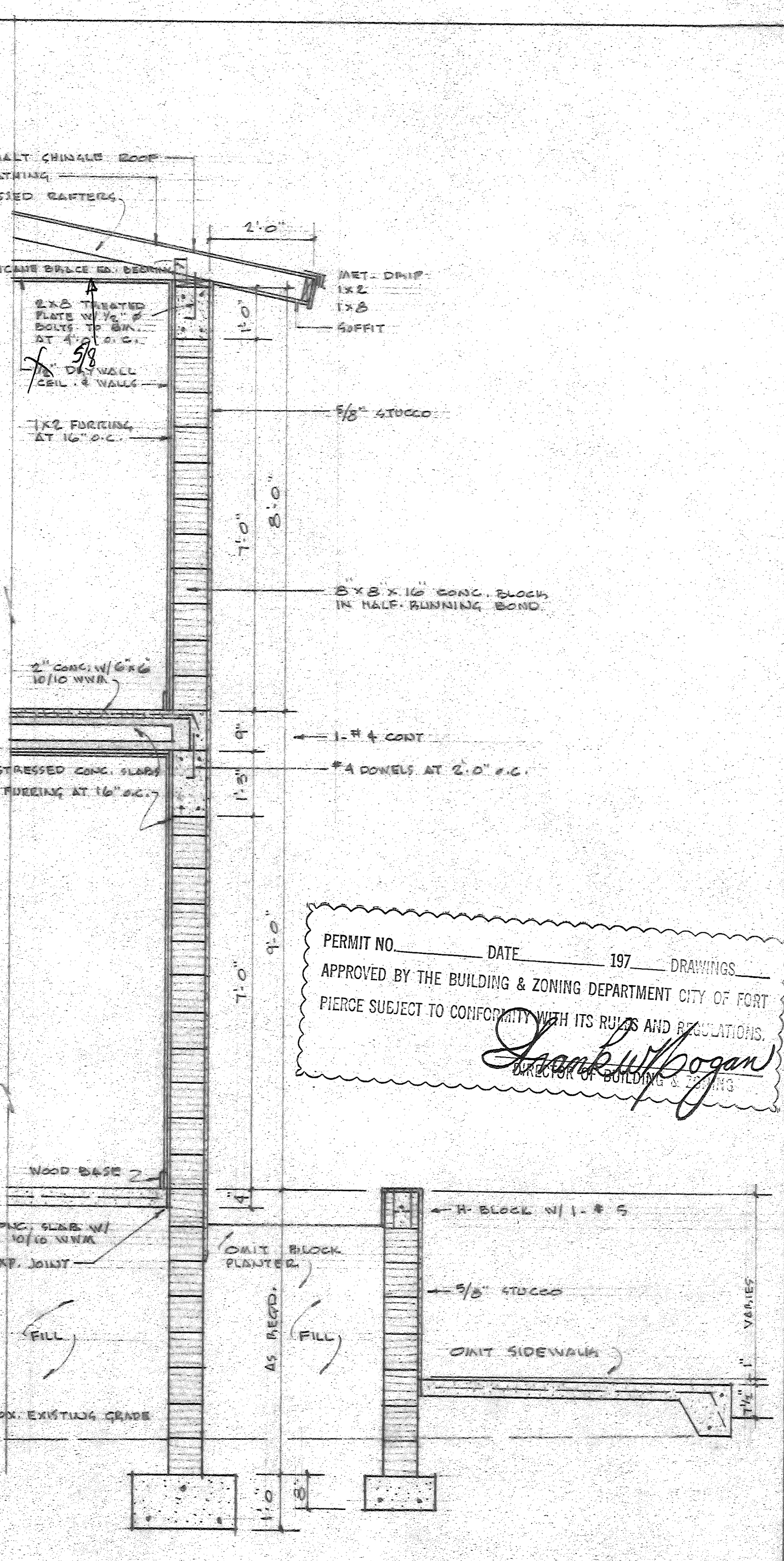
SECTION 1-1 SCALE: 1/2" = 1'-0"



SECTION 2-2 SCALE: 1/2" = 1'-0"



SECTION 3-3 SCALE: 1/2" = 1'-0"

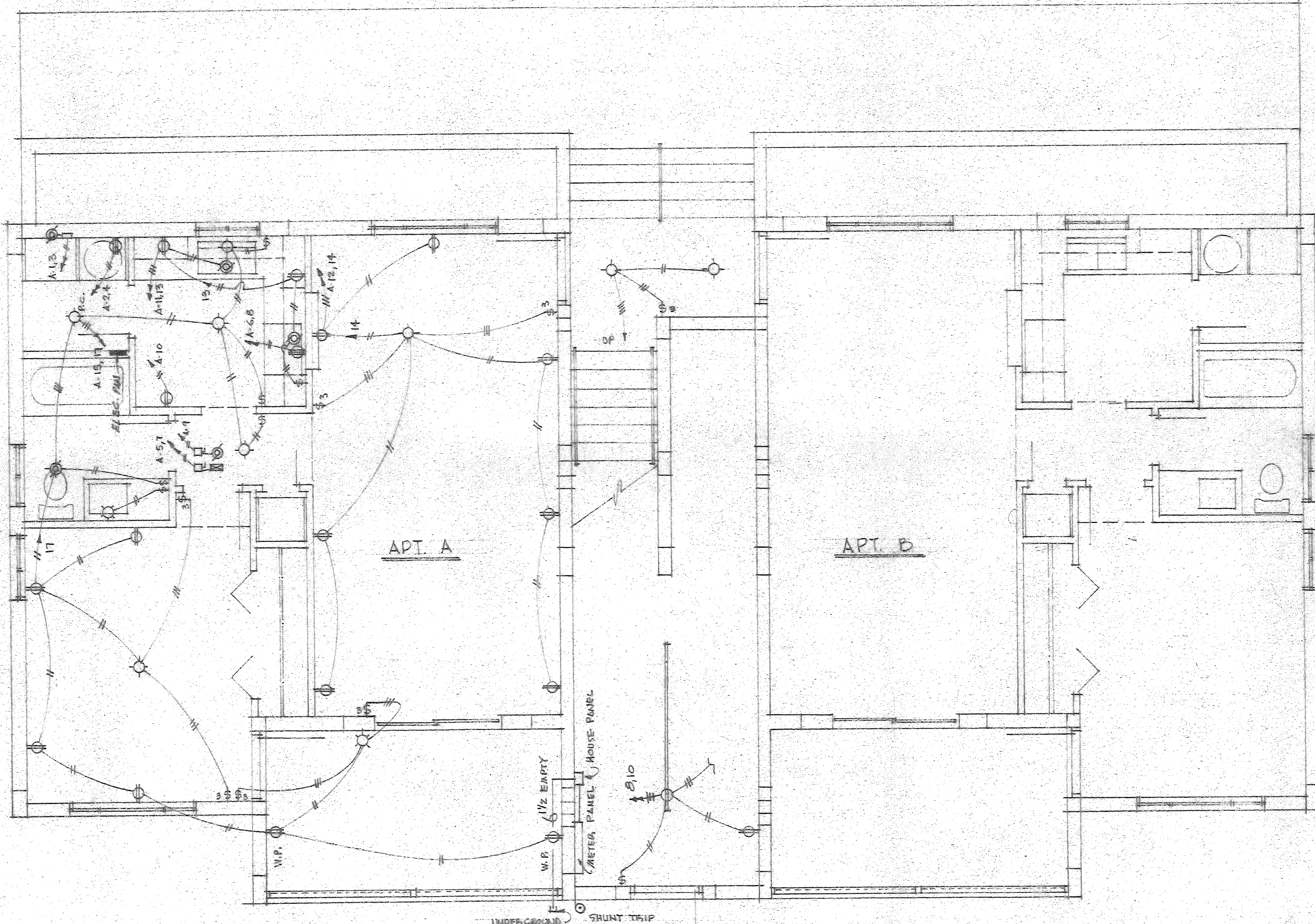


SECTION 4-4 SCALE: 1/2" = 1'-0"

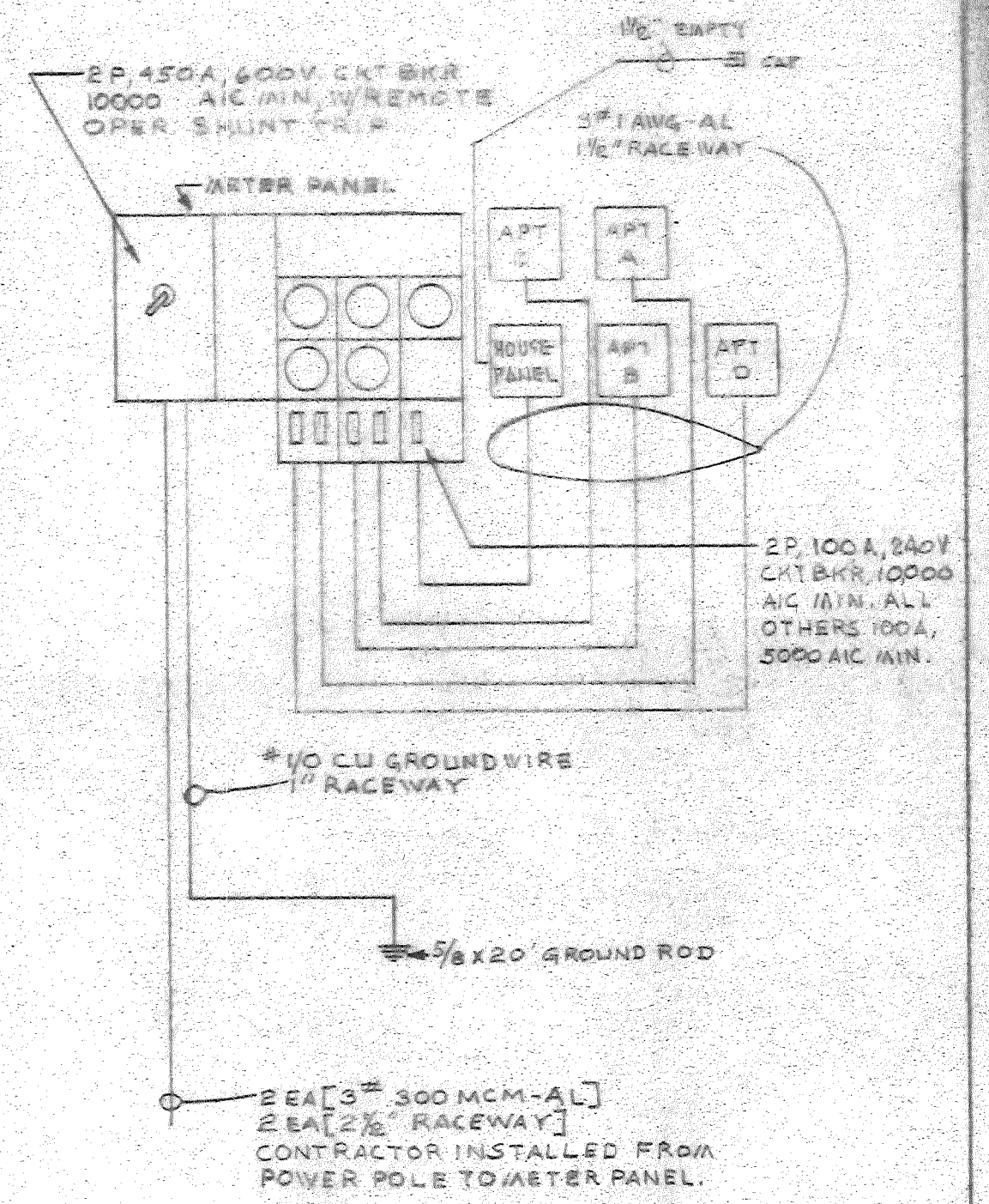
PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Hogan
 DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. W.A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.	
DRAWN: J.H.S.	SHEET
SCALE: AS SHOWN	10 OF 17
DATE: AUG. 6, 1972	



FIRST FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"



SINGLE LINE DIAGRAM

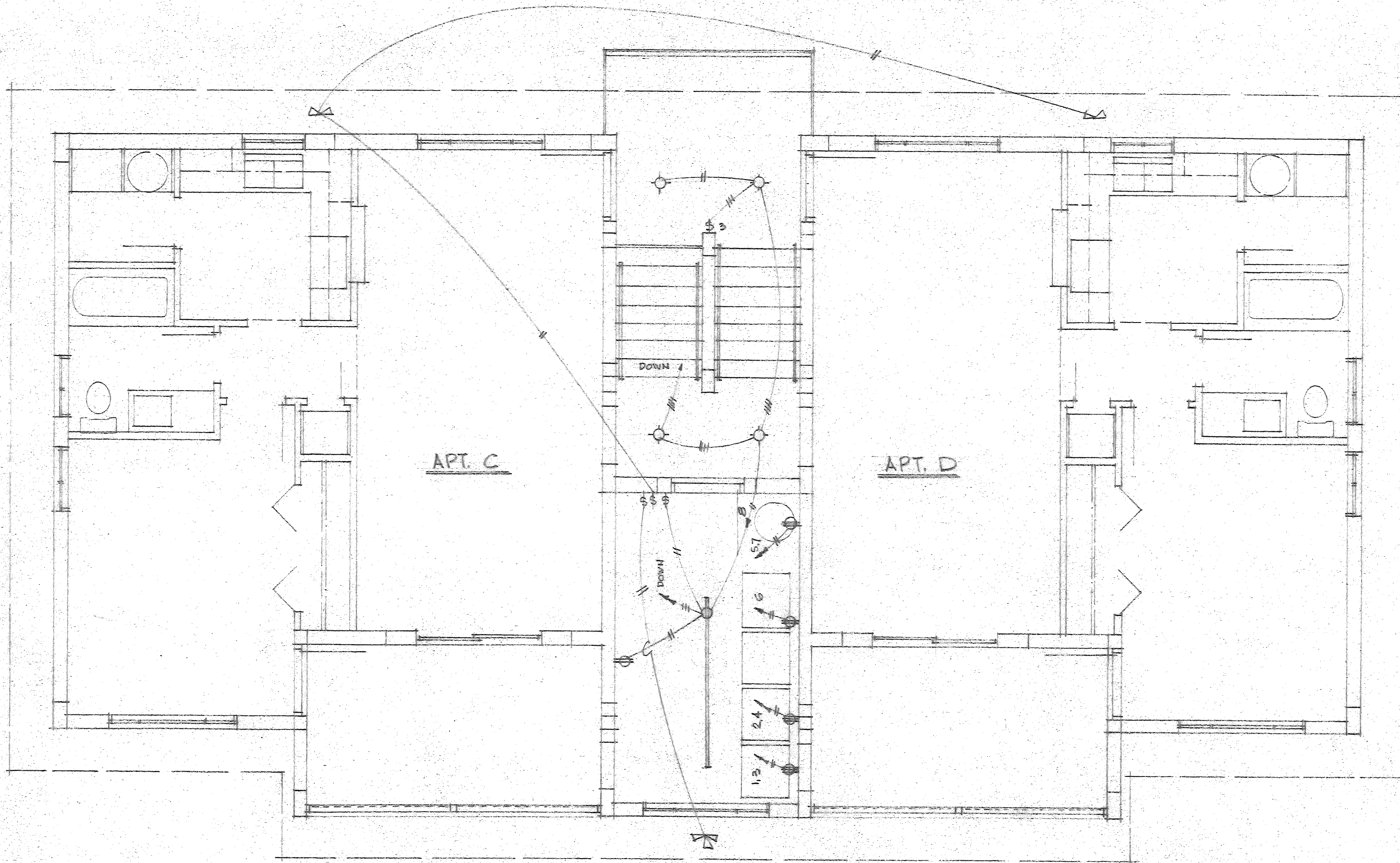
4 EACH APT. PANELS TO BE 120/240V, 100A, 1 φ ALD
WITH: 1- 60/2, 3- 30/2 AND 3- 20/1 ACTIVE;
2- 20/1 SPACES AND 2- BLANK SPACES W/ FILLER PLATES ---

HOUSE PANEL TO BE 120/240V, 100A, 1 φ ALD
WITH: 3- 30/2 AND 3- 20/1 ACTIVE; 3- 20/1 SPACES AND
2- SPACES W/ FILLER PLATES ---

J. Teate
8-9-72

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
PIERCE SUBJECT TO CONFORM WITH ITS POLS AND REGULATIONS
Frank W. Hogan
DIRECTOR OF BUILDING & ZONING

	BELEFANT ASSOCIATES		4 UNIT APARTMENT BUILDING FOR	
	CONSULTING ENGINEERS		MRS. W.A. ANDERSON FT. PIERCE, FLA.	
	COCOA BEACH FLORIDA		TERRY & SCOTT, ARCHITECTS	
			FT. PIERCE, FLA.	
Engineer:		DRAWN: JWS	SHEET	
Draft:	RT	SCALE: AS SHOWN	12 OF 17	
Check:		DATE: AUG. 8, 1972		



SECOND FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

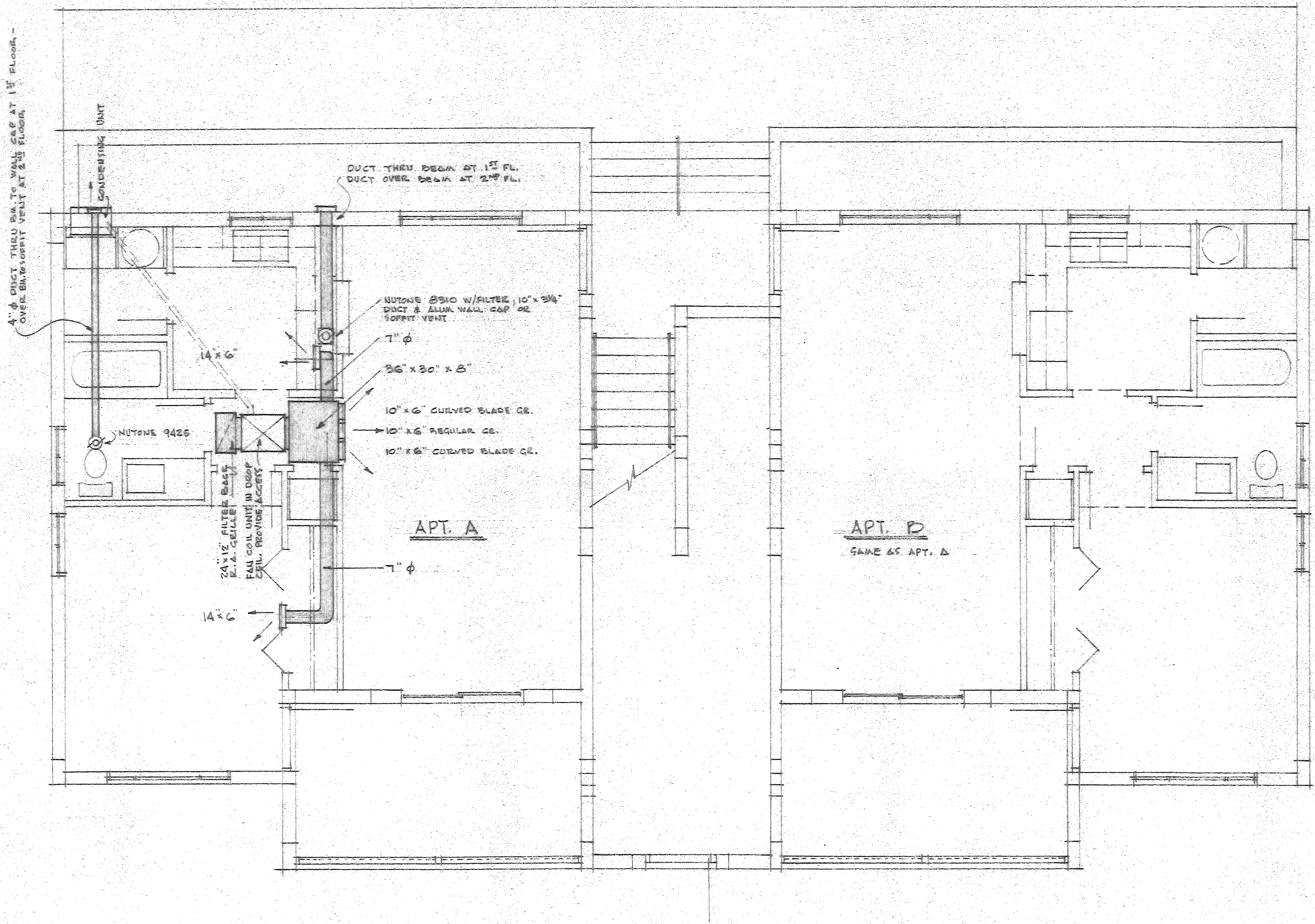
PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING

[Signature]
BELEFANT ASSOCIATES
 CONSULTING ENGINEERS
 COCOA BEACH FLORIDA

Engineer. _____
 Draft. *[initials]*
 Check. _____

 7116

4 UNIT APARTMENT BUILDING FOR
 MR. W. A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT ARCHITECTS
 FT. PIERCE, FLA.
 DRAWN: JHS SHEET
 SCALE: AS SHOWN 13 OF 17
 DATE: AUG. 8, 1972



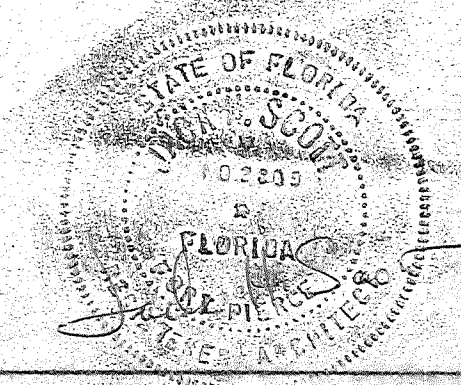
4" A DUCT THRU WALL TO WALL CASE AT 1ST FLOOR - OVER BATH SUPPLY VENT AT 2ND FLOOR

FIRST FLOOR H.V.A.C. PLAN SCALE: 1/4" = 1'-0"

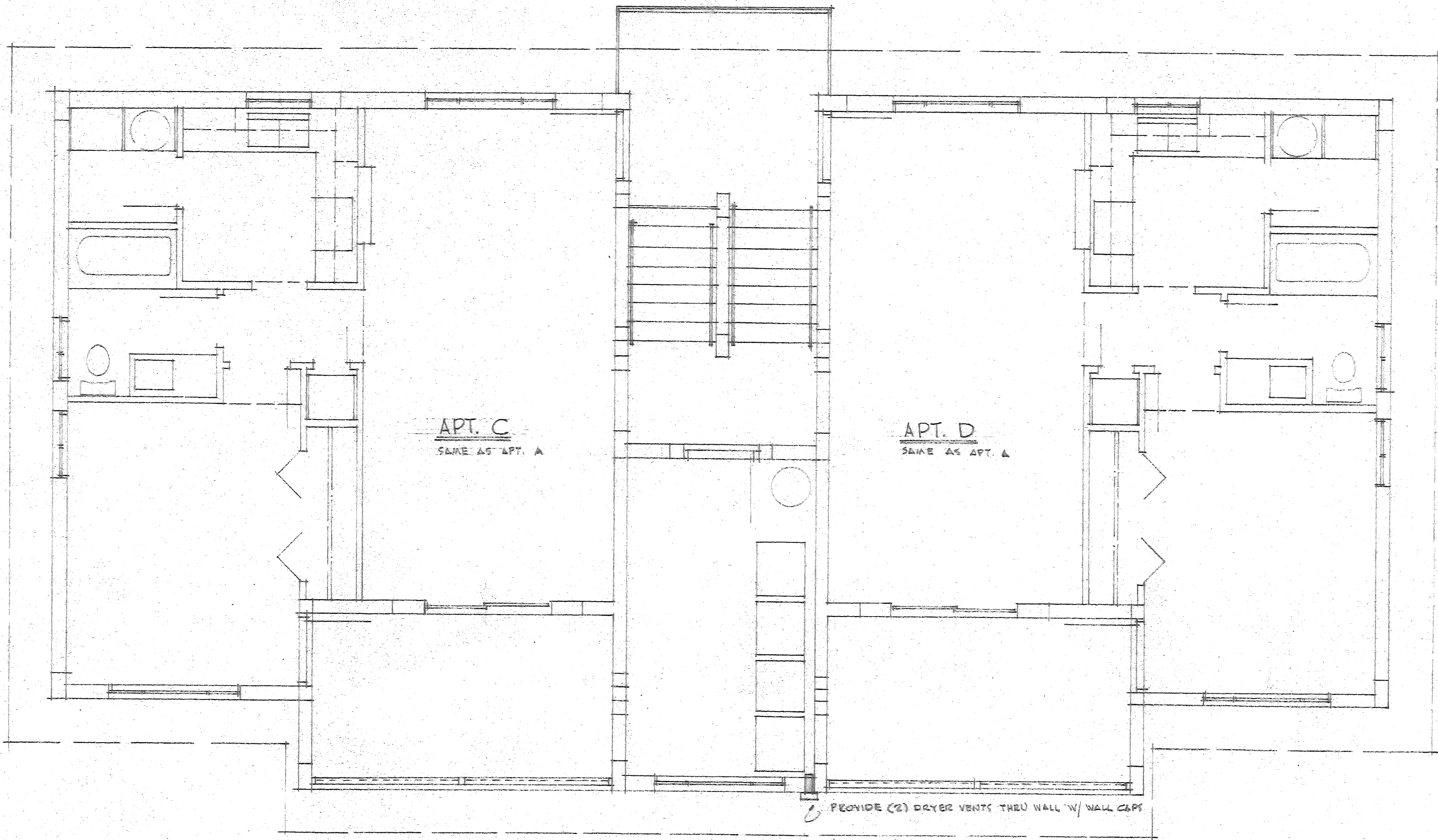
A.C. EQUIPMENT REQD. EACH APARTMENT

LENNOX HSW2-211-FF	1/2 TON CONDENSING UNIT	14.5 AMPS AT 230 V 1 φ
LENNOX CBI-21-FF	1/2 TON FAN COIL UNIT	6.0 AMPS AT 115 V 1 φ
LENNOX ECB2-21-171	5 KW HEAT STRIP	20.0 AMPS AT 230 V 1 φ

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS BUILDING REGULATIONS
Frank W. Boyer
 DIRECTOR OF BUILDING PERMITTING

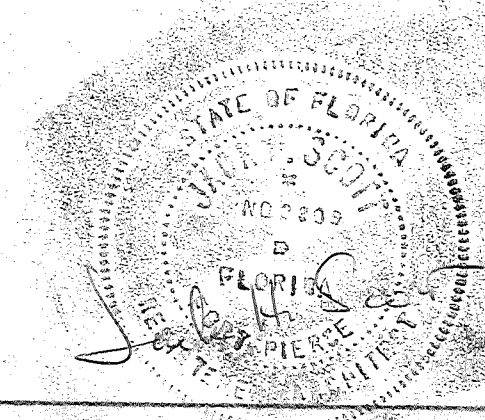


4 UNIT APARTMENT BUILDING FOR	
MR. W. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT, ARCHITECTS	
FT. PIERCE, FLA.	
DRAWN: JHS	SHEET
SCALE: AS SHOWN	14 OF 17
DATE: AUG. 8, 1972	



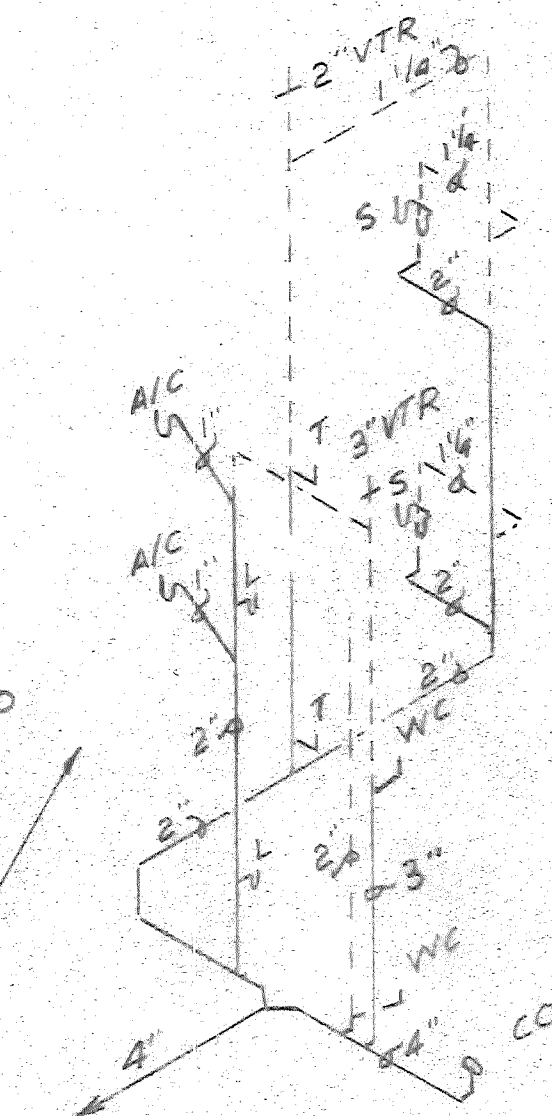
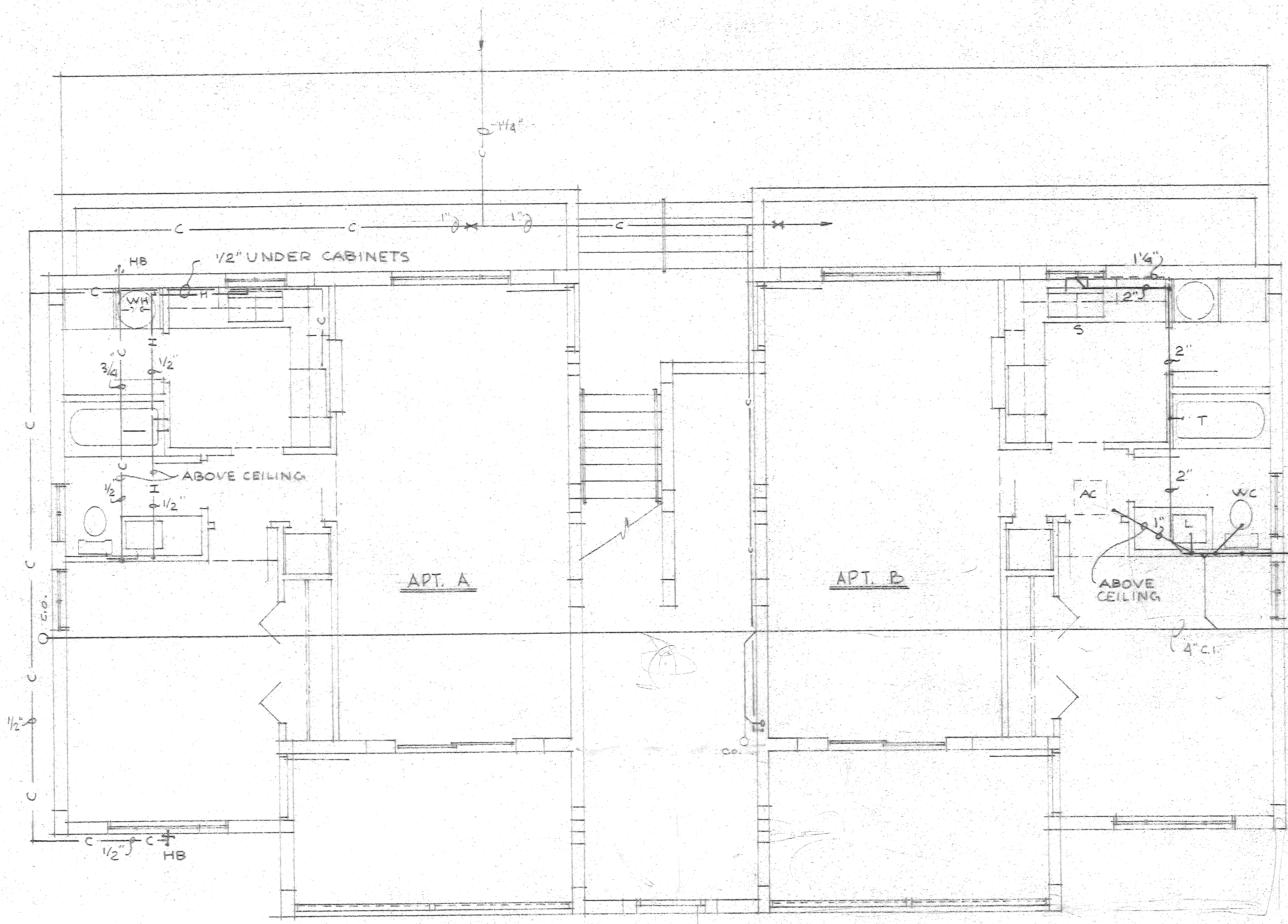
SECOND FLOOR, H.V.A.C. PLAN SCALE: 1/4" = 1'-0"

PERMIT NO. _____ DATE _____ 197____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS
Frank W. Poyner
 DIRECTOR OF BUILDING & ZONING



4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.	
TERRY & SCOTT ARCHITECTS FT. PIERCE, FLA.	
DRAWN: JWS	SHEET
SCALE: AS SHOWN	15 OF 17
DATE: AUG. 8, 1972	

PLEASE NOTE NEW CONNET SYSTEM.
 Reply to: DEPT. OF PUBLIC WORKS
 S. E. Subregion 5th Contro.
 806 South 6th Street
 Fort Pierce, Florida 33450
 Tel. (305) 484-1853
 THIS BUILDING WITH FIRE ALARM SYSTEM.



WASTE PIPING DIAGRAM
 APT. B SHOWN - APT. A EC NTS
 OPPOSITE HAND

- PIPING SPECIFICATIONS
 UNDERSLAB WATER - TYPE L
 COPPER - SILVER BRAZED JOINTS
 UNDERGROUND WATER SERVICE -
 SCHEDULE 40 PVC
 ABOVE SLAB WATER - TYPE L
 COPPER - 50-50 SOLDER JOINTS
 UNDERGROUND SEWER - VITREOUS
 CLAY TILE PIPE
 UNDERSLAB SEWER - COATED
 B'S CAST IRON LEADED JOINTS
 ABOVE SLAB WASTE EVENT
 TYPE DWV COPPER - SOLDER JOINTS

TYP. WATER PIPING

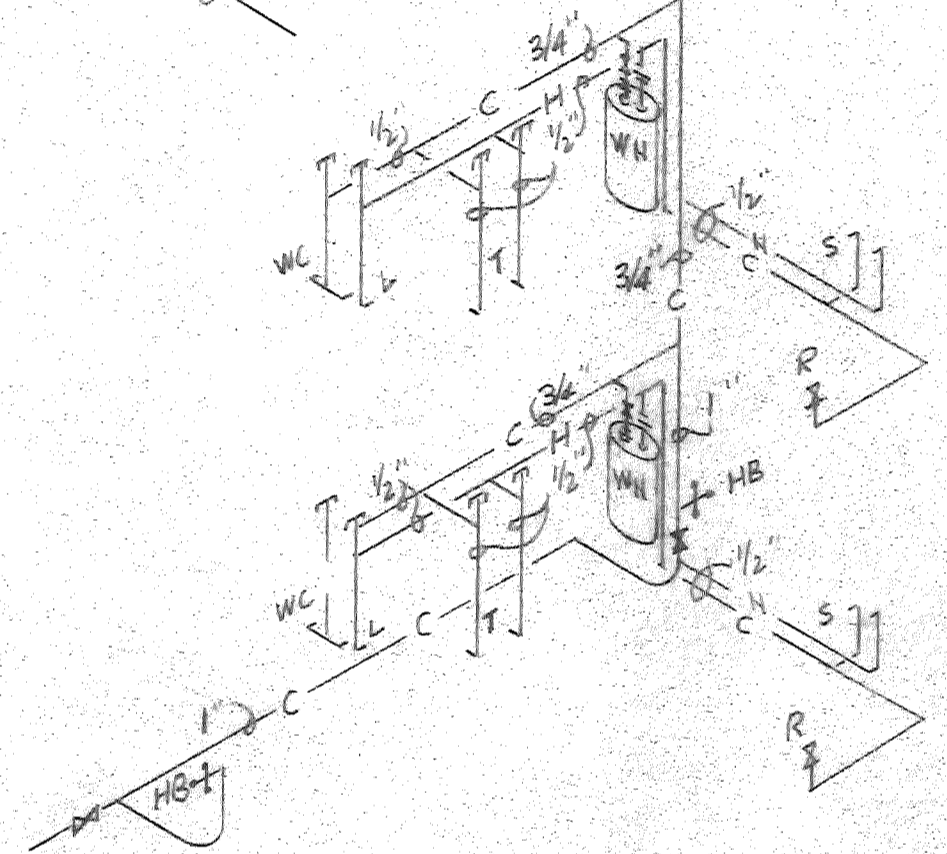
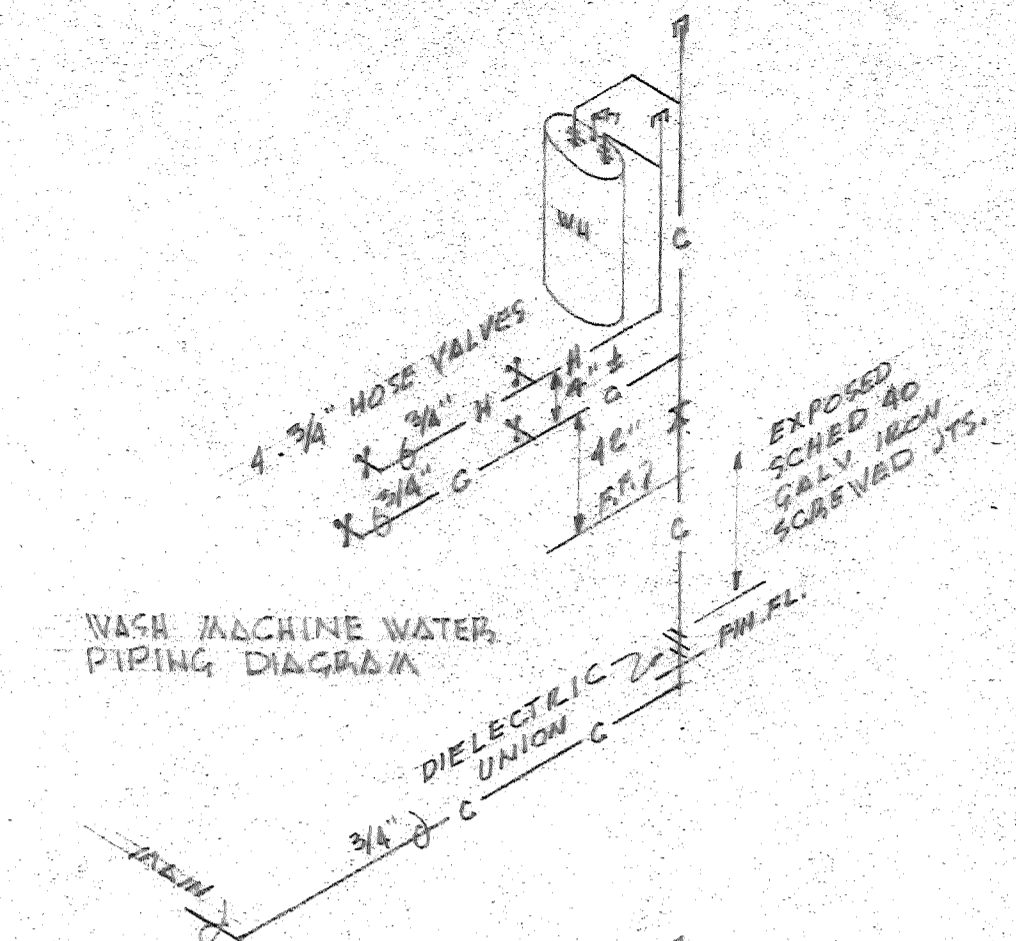
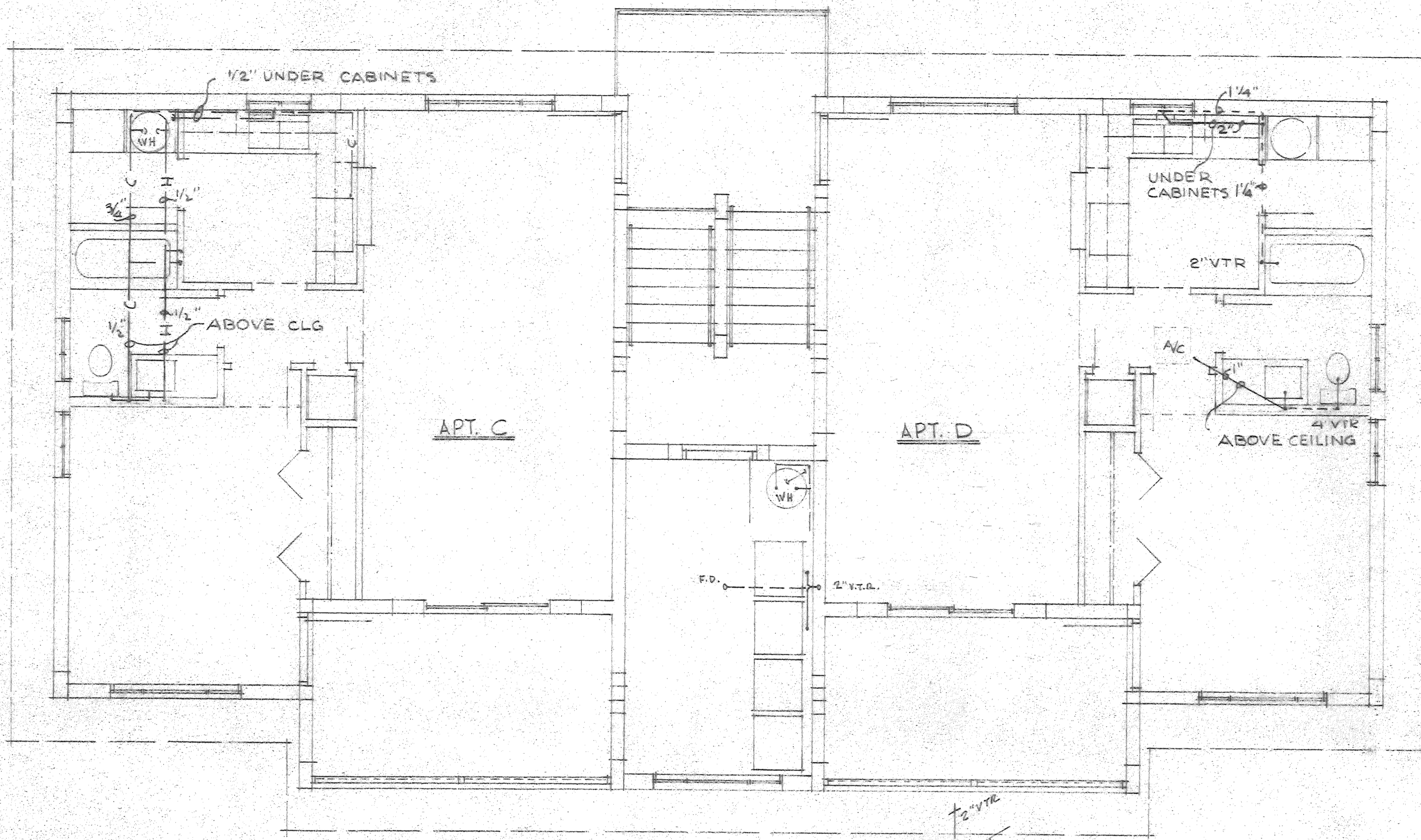
TYP. WASTE PIPING

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

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Pogan
 DIRECTOR OF BUILDING & ZONING

	Engineer. <i>W.A.</i>	4 UNIT APARTMENT BUILDING FOR
	Draft.	MR. W.A. ANDERSON FT. PIERCE, FLA.
	Check.	TERRY & SCOTT, ARCHITECTS
		FT. PIERCE, FLA.
		DRAWN BY _____ SHEET
		SCALE: AS SHOWN
	7116	DATE: AUG. 2, 1972 16 of 17

BELEFANT ASSOCIATES
 CONSULTING ENGINEERS
 COCOA BEACH FLORIDA

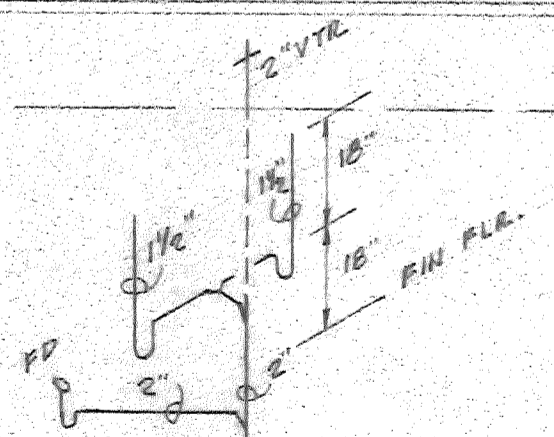


TYP. WATER PIPING

TYP. WASTE PIPING

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

2000 2000 018 10/35



WASH MACHINE DRAIN DIAGRAM

PERMIT NO. _____ DATE _____ 197 _____ DRAWINGS _____
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS,
Frank W. Hogan
 DIRECTOR OF BUILDING & ZONING

BELEFANT ASSOCIATES
 CONSULTING ENGINEERS
 COCOA BEACH FLORIDA

Engineer. <i>HW</i>	4 UNIT APARTMENT BUILDING FOR MR. W.A. ANDERSON FT. PIERCE, FLA.
Draft. _____	TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.
Check. _____	DRAWN BY JES
_____	SCALE: AS SHOWN
7116	DATE: AUG. 5, 1972
	SHEET 17 OF 17

Wm. A. Anderson
1144 So. Ocean Dr.
22760

2401 810 ~~0006~~ ~~0006~~
C

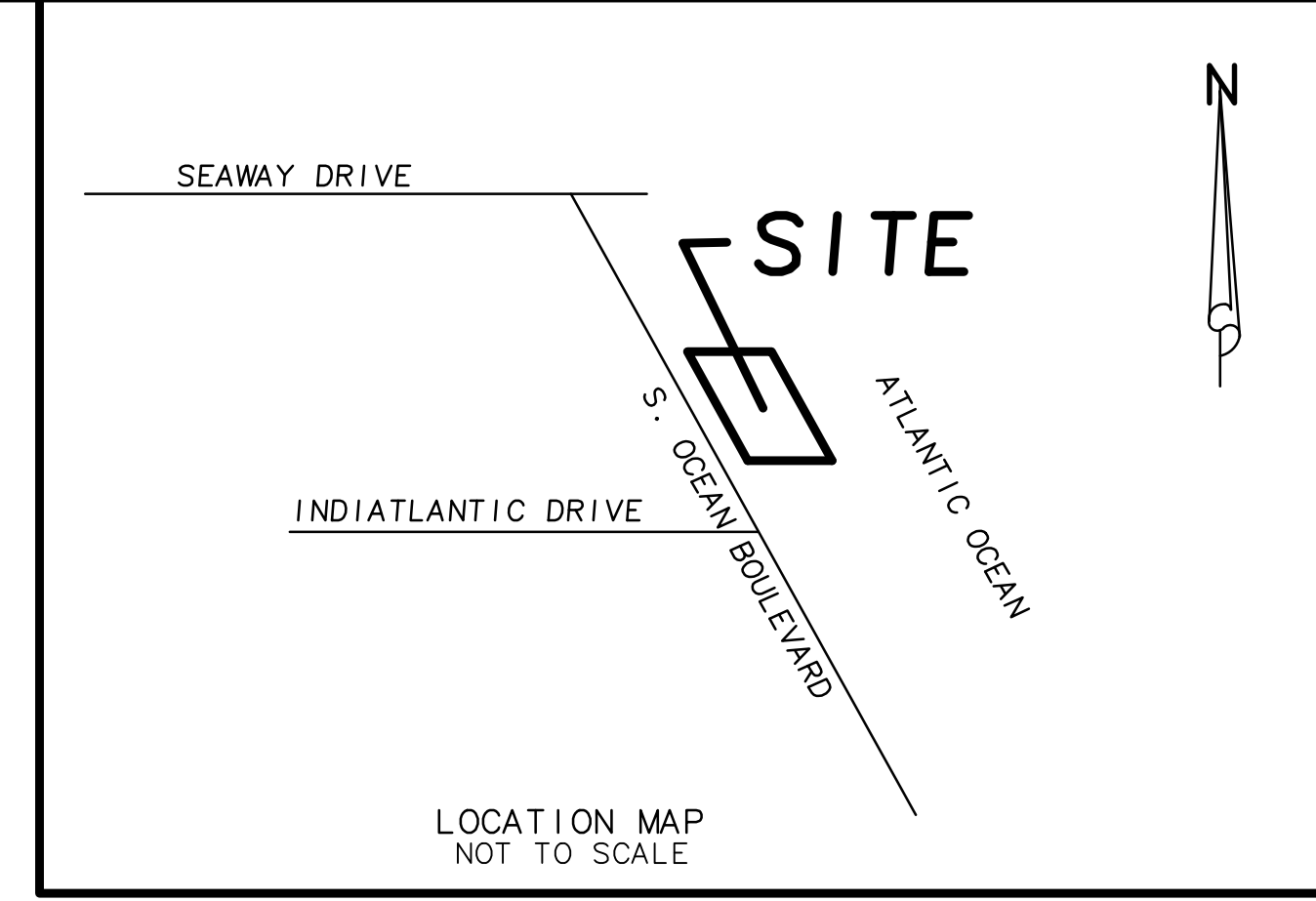
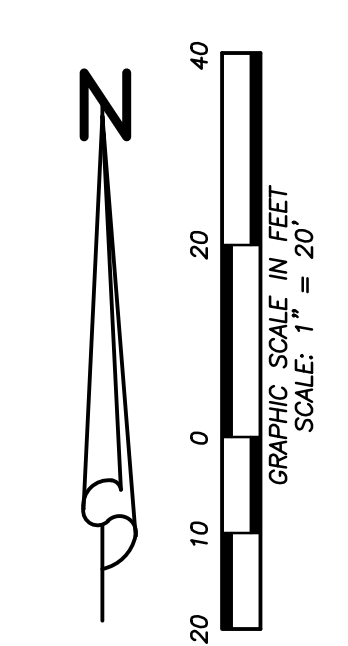
#22760

1144 So. Ocean Dr

(Lloyd Taylor)

22760

1144 So. Ocean



LEGAL DESCRIPTION:

LOT 6 IN BLOCK 1, OF TROPICAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 26, THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THAT PORTION LYING EAST OF A LINE AS DESIGNATED IN OFFICIAL RECORD BOOK 172, PAGE 439, AND OFFICIAL RECORD BOOK 175, PAGE 498, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

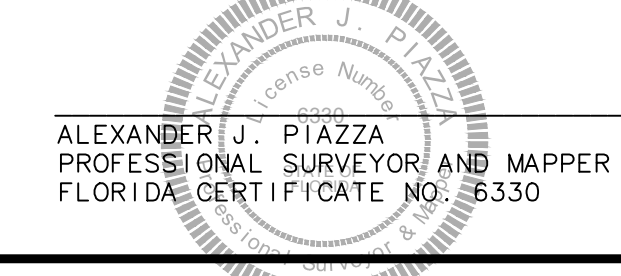
CONTAINING: 11,871 SQUARE FEET OR 0.273 ACRES MORE OR LESS.

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON THE PLAT OF TROPICAL BEACH AS RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
- BEARING BASIS: A "GRID NORTH" BEARING OF N19°07'19"W ALONG THE EAST R/W LINE OF S OCEAN DR.
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE CONSTRUCTION AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MAY 21, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
- THIS SITE LIES WITHIN FLOOD ZONES "X" AND "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 K, EFFECTIVE DATE 2-19-20. BASE FLOOD ELEVATION = 8.0
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051 (2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENEGMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: DOUGLAS HIXSON
- © COPYRIGHT 2025 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF DATA ACQUISITION: 5-21-25
DATE OF SURVEY: 5-23-25



1144 S. OCEAN DRIVE

BOUNDRY & TOPOGRAPHIC SURVEY
LOT 6
TROPICAL BEACH (PB 9, PG 26)
AS PREPARED FOR
DOUGLAS HIXSON

CAD	K:\BUILDERS\DWG2025\25-3291.DWG		
REF	K:\BUILDERS\DWG2014\14-1809.DWG		
FLD	MS/DG	FB	PG.
OFF	AJP		JOB 25-3291
CKD	AJP	SHEET 1 OF 1	DATE 5-23-25
			DWG D-1229

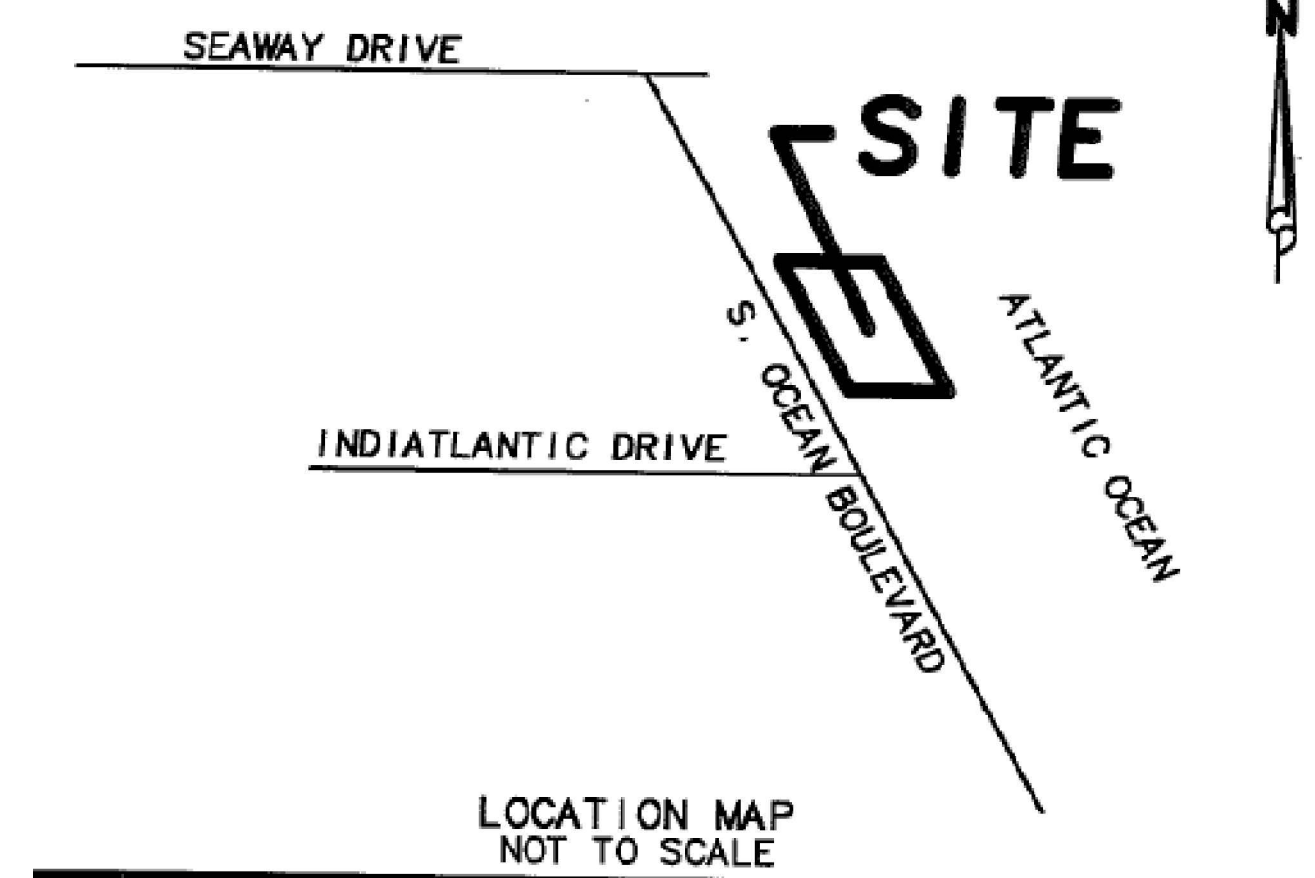
- SYMBOLS:**
- ⊥ = GUY WIRE ANCHOR
 - ⊞ = CABLE TELEVISION BOX
 - ⊞ = CATCH BASIN
 - ⊞ = CATCH BASIN INLET
 - ⊞ = CLEANOUT
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE BOX
 - ⊞ = SIGN
 - ⊞ = SANITARY MANHOLE
 - ⊞ = STORM MANHOLE
 - ⊞ = NUMBER OF PARKING SPACES
 - ⊞ = FIRE HYDRANT
 - ⊞ = LIGHT POLE
 - ⊞ = CONCRETE POWER POLE
 - ⊞ = BACKFLOW PREVENTOR
 - ⊞ = MAIL BOX
 - ⊞ = IRRIGATION VALVE
 - ⊞ = GAS VALVE
 - ⊞ = SEWER VALVE
 - ⊞ = WATER VALVE
 - ⊞ = WELL
 - ⊞ = WATER METER
 - ⊞ = WOOD POWER POLE
 - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CMR = COMMISSIONER'S MINUTES BOOK
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - FFE = FINISHED FLOOR ELEVATION
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - INV = INVERT
 - IP = 3/4" IRON PIPE
 - IR = 5/8" IRON REBAR "NO IDENTIFICATION"
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - PCOR = PROPERTY CORNER
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - Δ = DELTA OF CURVE

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250

LB#7280



PROJECT DESIGN DATA	
JURISDICTION	CITY OF FORT PIERCE
CODE	FBC 2023 8th Edition, FBCR 2023 8th Edition
PROJECT NAME	1144 S Ocean Dr, Fort Pierce, FL 34949
PROJECT ADDRESS	1145 S Ocean Dr, Fort Pierce, FL 34949
RISK CATEGORY	II
WIND SPEED ASCE 7-16 (3 Sec Gust)	170 MPH
ASD	131 MPH
EXPOSURE	D
MEAN BUILDING HEIGHT	<35'-0"

EXISTING Key Property Data
 Lot Size: 0.29 Acres (12,632 SF)
 Finished Area (Under Air): 3,648 SF
 Gross Sketched Area: 4,368 SF
 Building Type: Multi-Family (4 units)
 Construction Type: Concrete Block Stucco (CB Stucco)
 Year Built: 1973
 Stories (Existing): 2 Stories
 Roof Structure: Mansard, Fiberglass Shingles
 Wind Speed Requirement: 160-170 mph (Hurricane Zone)
 Zoning & Building Code Parameters
 Maximum Building Height (R-4A): 45 feet above grade
 Permitted Density (Base): 8 units per acre
 Bonus Density (if qualified): Up to 9 units per acre with approved landscaping/environmental upgrades
 Front Yard Setback: 25 feet (10 feet for townhome developments)
 Side Yard Setback (Standard): 6 feet (10 feet for multifamily developments)
 Side Yard Setback (Corner Lot): 15 feet
 Rear Yard Setback (Standard): 15-20 feet based on use
 Lot Coverage Maximum (Base Building): 40% (50% for townhome, 45% for multifamily)

PRELIMINARY DESIGN NOTES
 PROJECT ADDRESS: 1144 S OCEAN DRIVE, FORT PIERCE, FL 34949
 PARCEL ID: 2401-810-0006-000-6
 ZONING: R-4A HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL

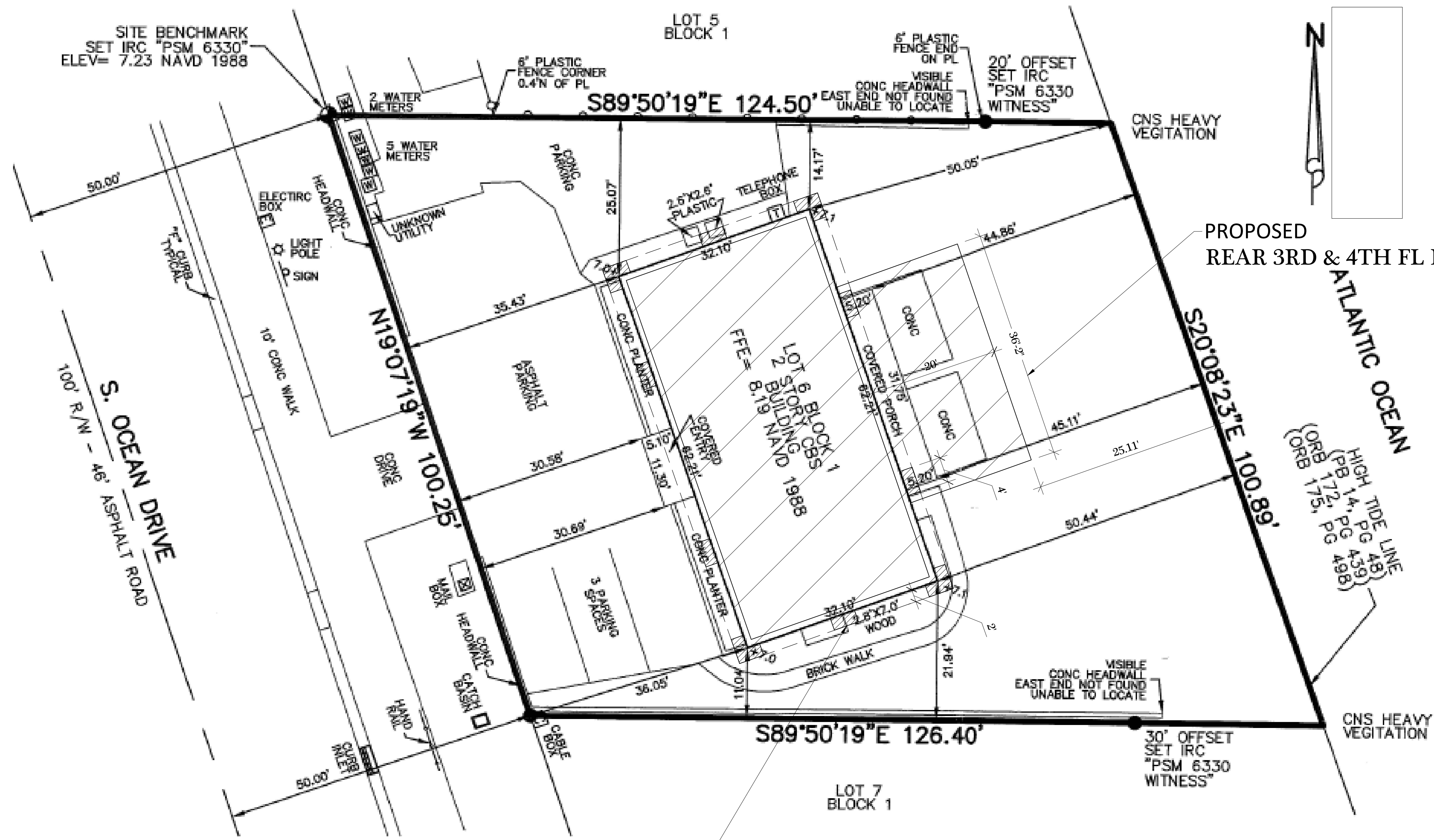
PROJECT SUMMARY:
 PROPOSED ADDITION OF 3RD AND 4TH FLOORS ABOVE EXISTING 2-STORY STRUCTURE. INDEPENDENT STRUCTURAL EXOSKELETON SYSTEM TO SUPPORT NEW FLOORS — NOT RELYING ON EXISTING BUILDING FOR STRUCTURAL LOADS. 3RD. & 4TH. FL. SUNROOM W/ 4TH FL SWIM SPA EXTENDING 20' TOWARD THE OCEAN. FIRST-FLOOR GARAGE TO BE FLOOD-COMPLIANT WITH BREAKAWAY WALLS AND FLOOD VENTS. ADA-COMPLIANT ELEVATOR FOR ACCESS TO ALL FLOORS. ARCHITECTURAL STYLE INSPIRED BY FRANK LLOYD WRIGHT'S USONIAN DESIGNS — MODERN, NATURAL MATERIALS, CLEAN LINES.

DESIGN CONSIDERATIONS FOR CITY REVIEW:
 MAX BUILDING HEIGHT COMPLIANCE: 45 FEET TOTAL HEIGHT INCLUDING ROOFTOP FEATURES. FLOOD ZONE COMPLIANCE (FEMA): FIRST FLOOR NON-HABITABLE WITH BREAKAWAY WALLS. COASTAL CONSTRUCTION CONTROL LINE (CCCL): REAR EXTENSION IMPACT ON SETBACKS AND COASTAL PERMITTING. FIRE AND LIFE SAFETY: SPRINKLERS, EGRESS, RATED STAIRWELLS, ADA ELEVATOR.

CONSTRUCTION PHASING: EXISTING 2ND FLOOR TO REMAIN OCCUPIED DURING CONSTRUCTION.

UTILITY COORDINATION: REVIEW OVERHEAD/UNDERGROUND UTILITIES AFFECTING CONSTRUCTION.

PURPOSE OF PRELIMINARY SUBMISSION:
 CONFIRM HEIGHT, SETBACKS, AND STRUCTURAL APPROACH. REVIEW FLOOD AND COASTAL COMPLIANCE. DISCUSS FIRE SAFETY AND ADA REQUIREMENTS. RECEIVE FEEDBACK ON CANTILEVERED SUNROOM/SWIM SPA CONCEPT. CLARIFY PERMIT AND REVIEW PROCESS WITH CITY AND ALL DEP.



INDEPENDENT STRUCTURAL EXOSKELETON SYSTEM TO SUPPORT NEW FLOORS

REVISIONS	BY
03	RAT
00	RAT

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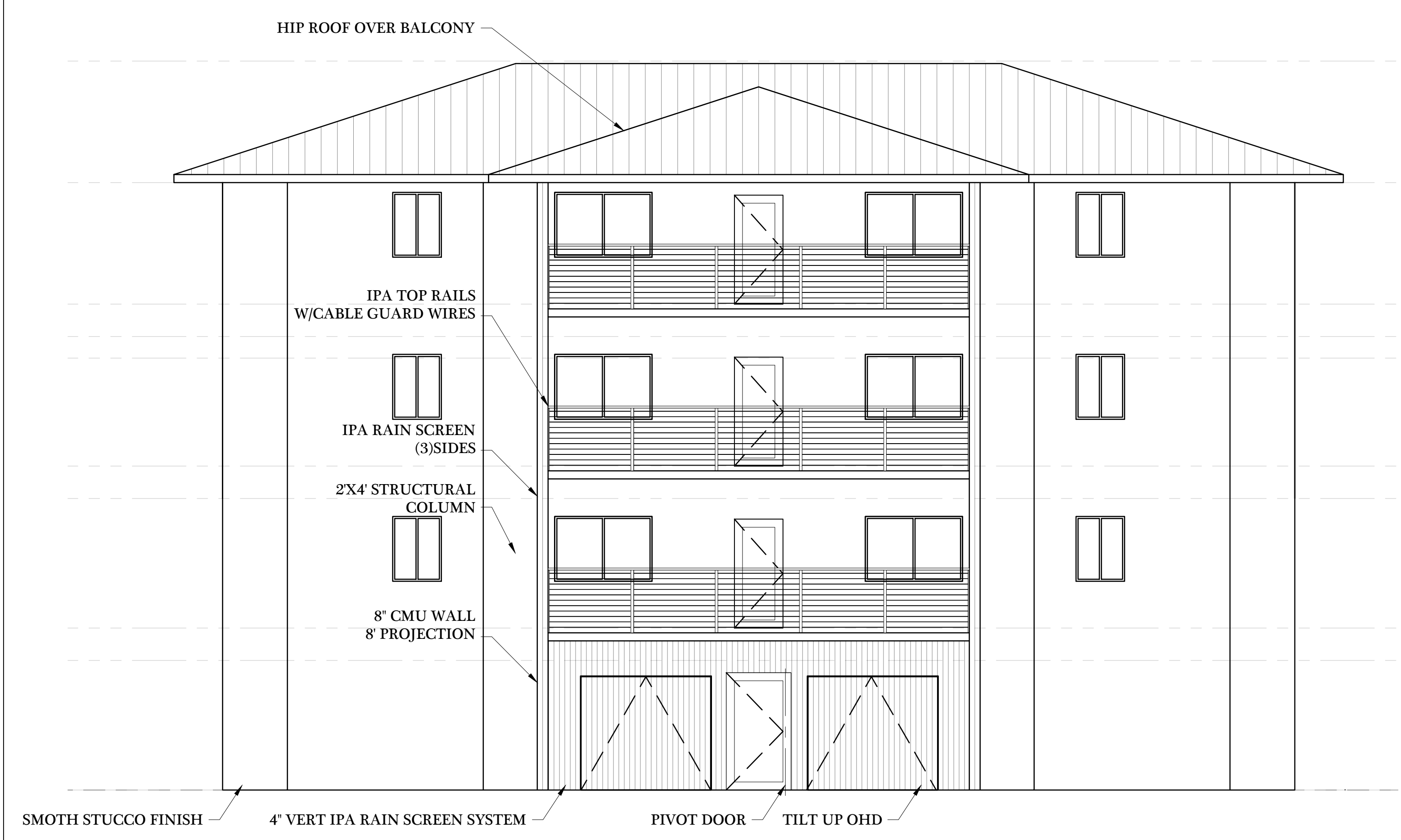
STORY CONCEPT
 S Ocean Dr, Fort Pierce, FL 34949

CAD-CON DESIGN
 DRAFTING SERVICES
 411@cadcondesign.com
 www.CadConDesign.com
 Fort Pierce & Stuart, FL
 (772) 408-8175

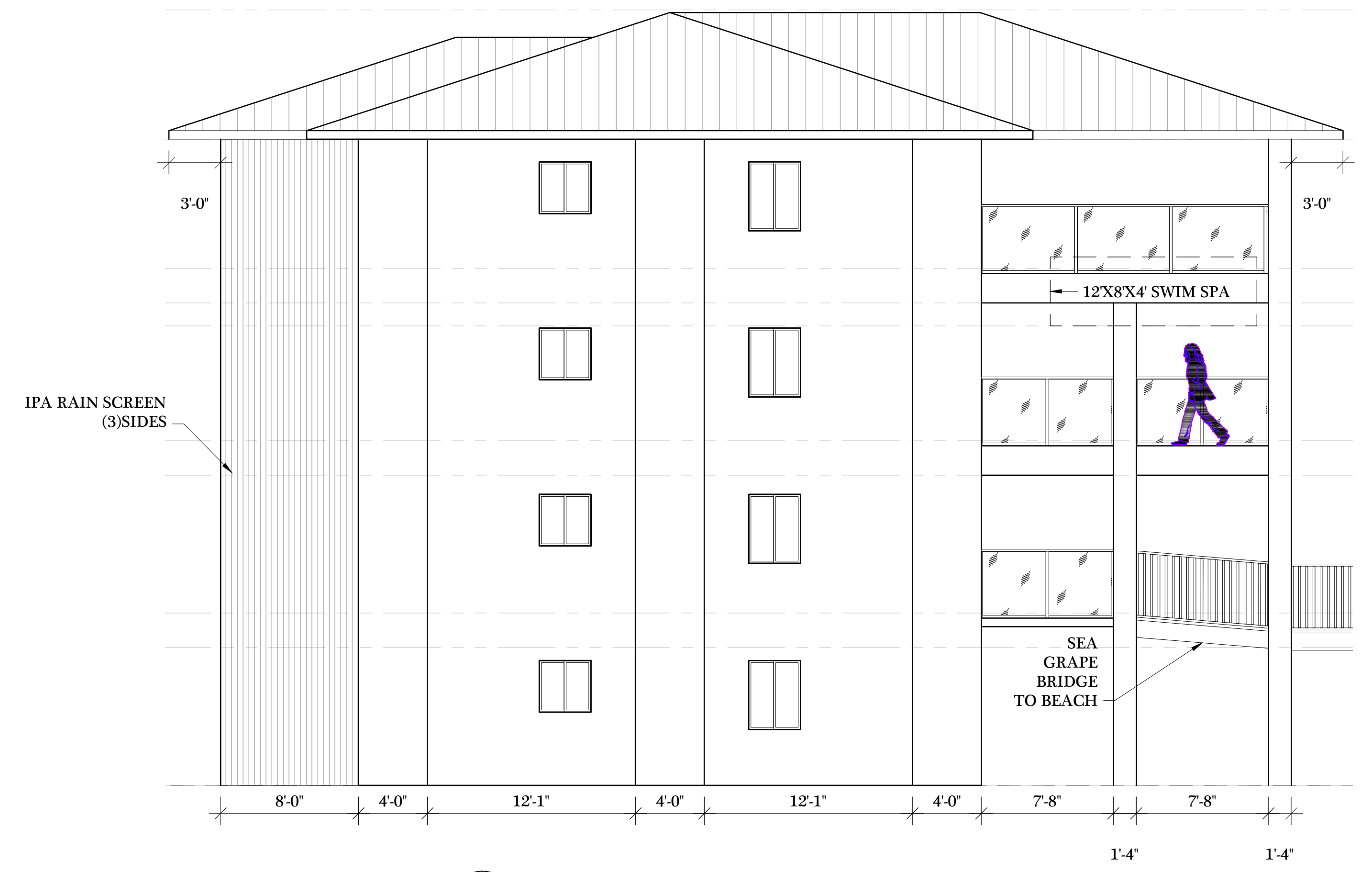
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 SCALE
 DRAWN 03/00
 JOB
 SHEET 00 OF

R2-04-02-25_1144 S OCEAN DR.RAT

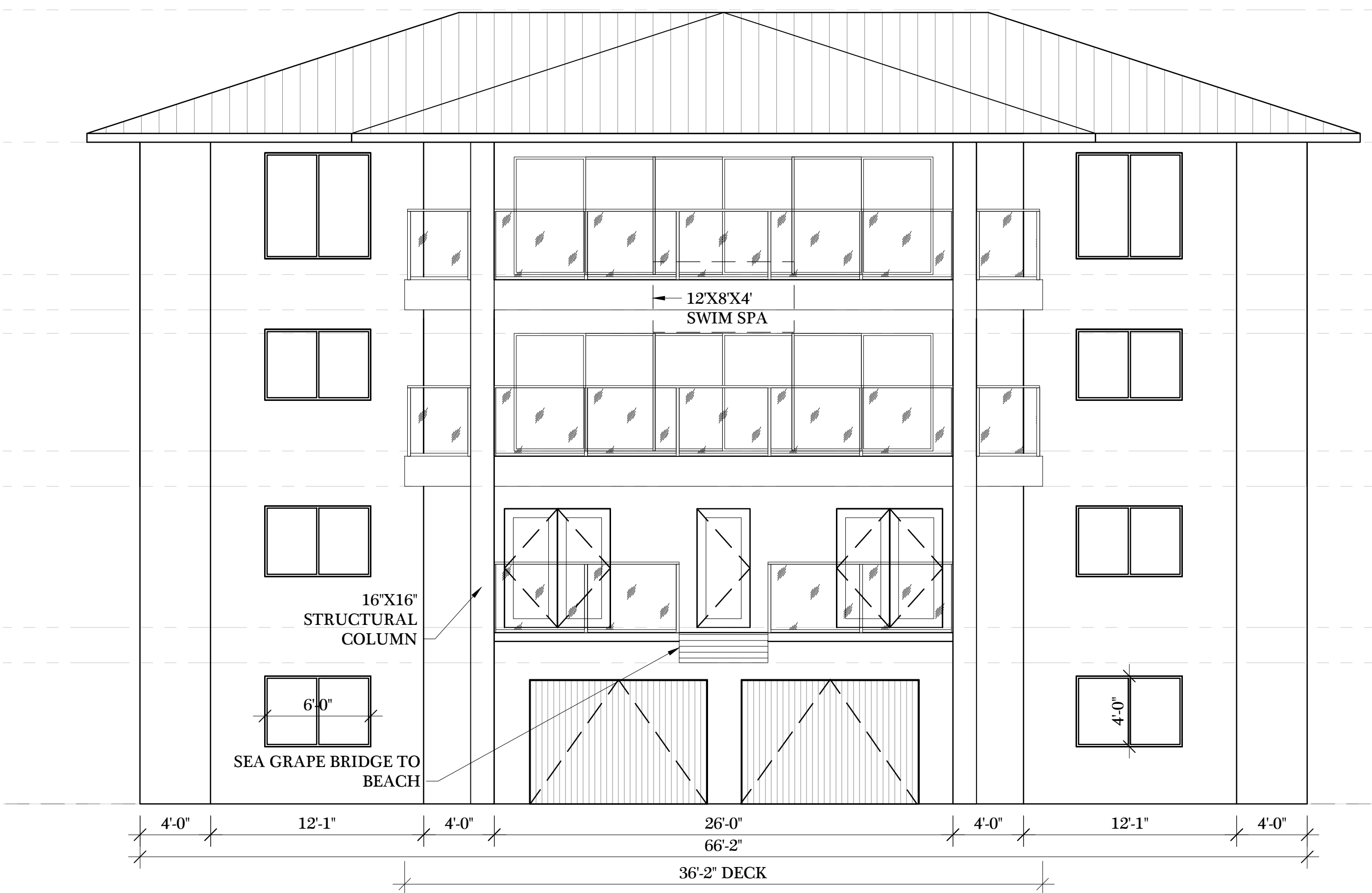
REVISIONS	BY
03	RAT
00	RAT



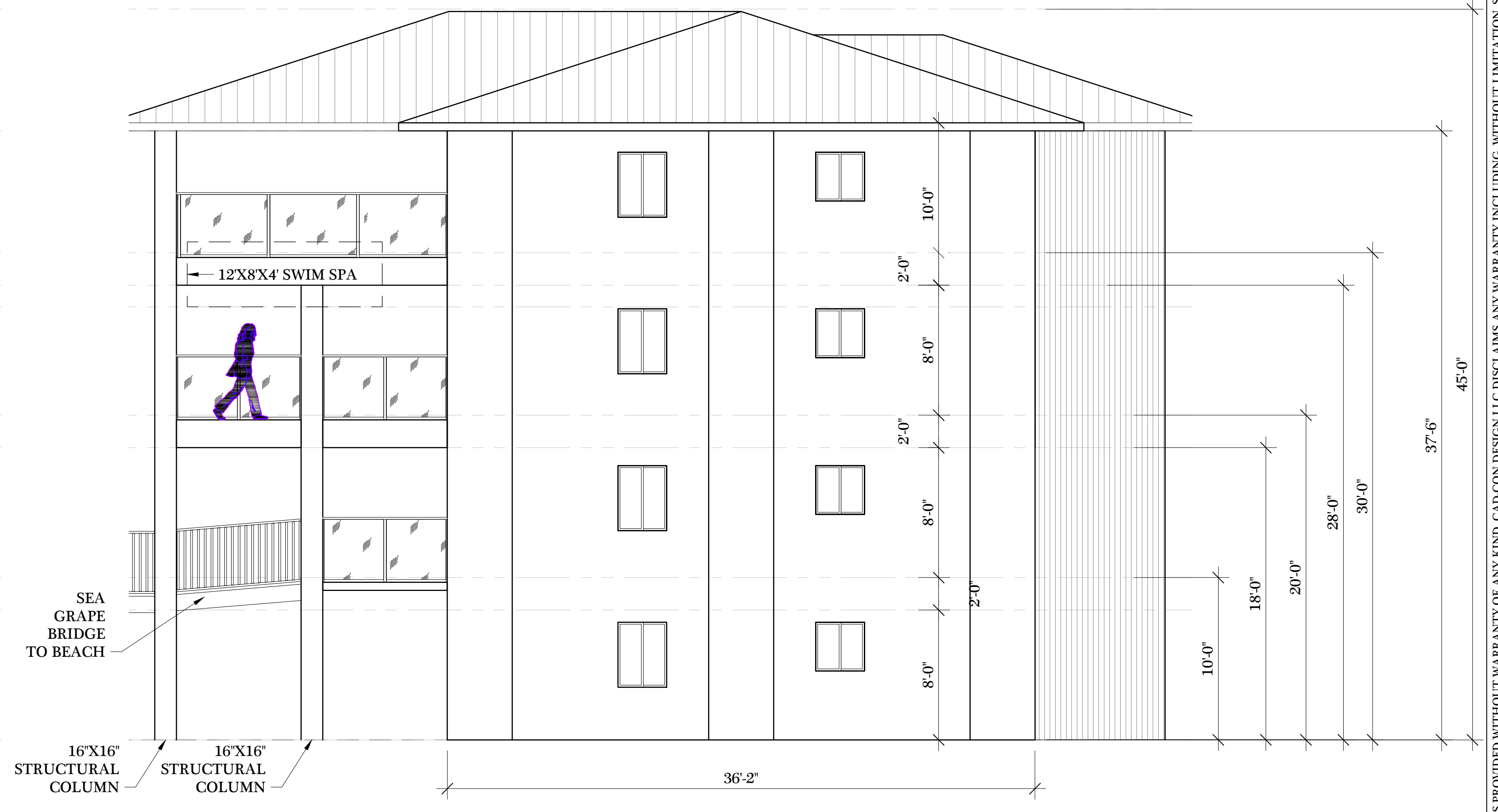
1 WEST ELEV (FRONT)
002 SCALE: 3/16" = 1'-0" A/R:N/A



3 SOUTH ELEV
002 SCALE: 3/16" = 1'-0" A/R:N/A



2 EAST ELEV (REAR)
002 SCALE: 3/16" = 1'-0" A/R:N/A



4 NORTH ELEV
002 SCALE: 3/16" = 1'-0" A/R:N/A

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STORY CONCEPT

S Ocean Dr For Pierce Fl 3

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DRAFTING SERVICES
411@cadcondesign.com
www.cadcondesign.com
Fort Pierce & Stuart, FL
(772) 408-8775



DATE 03/00
SCALE
DRA N 03/00
JOB
SHEET 00
OF SHEETS

R2-04-02-25_1144S OCEAN DR.RAT