

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Tuesday, May 27, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
 - a. Minutes from the April 28, 2025 meeting
5. **PUBLIC HEARINGS**
 - d. Tabled from April 28, 2025
Certificate of Appropriateness PZCOA2025-00015
8-Plex Residential Development - 1204 Avenue E
6. **NEW BUSINESS**
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 - Tues. 2 PM

4. a.

Meeting Date: 05/27/2025

Re: Historic Preservation Board Minutes 4/28/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the April 28, 2025 meeting

Attachments

Historic Preservation Board Minutes 4/28/25

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/29/2025 04:33 PM

Final Approval Date: 04/30/2025

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 28, 2025, 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**

Mr. Hayek entered the meeting at 2:01 PM.

Present: Charlie Hayek; Anthony Westbury; Betty Jo Starke; Jacob Vinson; KeAndrea Davis, Chair

Absent: Minnie Spivey

Staff Present: Kev Freeman, Planning Director
Felicia Holloman, Assistant City Attorney
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the February 24, 2025 meeting

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the minutes from the February 24, 2025 meeting.

AYE: Anthony Westbury, Betty Jo Starke, Jacob Vinson, Charlie Hayek, Chair KeAndrea Davis

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA2025-00008
Single Family Residence - 511 N. 14th Street**

The clerk introduced Certificate of Appropriateness 2025-00008 for a single-family residence located at 511 N. 14th Street.

The chair called the proceeding to order.

The Board 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.

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

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Starke - no
Mr. Vinson - no
Mr. Hayek - no
Mr. Westbury - no
Chair Davis - no

The chair 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:

Kev Freeman, Planning Director, stated the historic status is non-contributing and is in the Lincoln Park Historic District.

The request is for new construction of a 1,482-square-foot single-family home on a .17-acre vacant lot which is zoned R-4 and has a Future Land Use of Residential Medium Density. Mr. Freeman noted the setbacks were met for the zoning district. The design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. Staff recommends that architectural features, such as decorative shutters, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District and large areas of solid blank wall be avoided. Mr. Freeman said there is very little going on in the area and the single-family home will set the standard for new houses being built on the street. Staff recommends that a condition be attached requiring that a Landscaping Plan be submitted with a subsequent building permit.

Board questions for staff: Ms. Starke asked if the tiny window on the side wall of the house was adequate. Chair Davis asked if there were blank walls on both sides of the house. Mr. Hayek asked if picture frame molding on the side elevation could be added to the garage.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: none

Applicant final comments: Mr. Freeman requested the Board look to implement architectural details on the property.

The Chair, 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 PZCOA2025-00008 for a single-family residence located at 511 N. 14th Street with the following three (3) additions and one (1) condition;

Additions:

1. Add a picture frame window to mimic the one by the garage.
2. Add shutters to the front elevation window.
3. Make low banding a little higher with a secondary color.

Condition:

1. Submit a Landscape Plan with subsequent building permit.

AYE: Betty Jo Starke, Jacob Vinson, Charlie Hayek, Anthony Westbury, Chair KeAndrea Davis

Passed

b. **Certificate of Appropriateness PZCOA2025-00013**
Convert Business Use to a Single-Family Residence - 317 S. 2nd Street

The clerk introduced Certificate of Appropriateness 2025-00013 to convert a commercial business to a single-family residence located at 317 S. 2nd Street.

The chair called the proceeding to order.

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

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Vinson - no
Mr. Hayek - no
Mr. Westbury - no
Ms. Starke - no
Chair Davis - no

The chair 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:

Kevin Freeman, Planning Director, stated the historic status of the property is contributing, and it is located in the Downtown Historic District. The application is for a conversion from a commercial business to a single-family residence, including interior and exterior modifications, such as metal roofing, stacked stone, a detached garage and swimming pool. The site is .31 acres with a zoning of C-1 and Future Lane Use of Central Business District. The one-and-one-half-story attractive frame vernacular residential building has notable architectural features and also retains some of its original architectural integrity. This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Mr. Freeman noted that the original historical use of the building was residential and that the design of the renovated building and its additions meet the technical aspects of the Secretary of the Interior regarding size, scale and massing.

Board questions for staff: none

Applicant Presentation: Mike Menard from Architectonic, sworn, stated the interior of the structure was in better condition than they thought. He said they are removing everything from the interior. Mr. Menard said they are adding stack stone to the fireplace and columns, and also adding siding and a swimming pool. He noted the house would look like the neighbor's home to the south.

Board questions for applicant: none

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to approve Certificate of Appropriateness PZCOA2025-00013 to convert a commercial business use to a single-family residence at 317 S. 2nd Street.

AYE: Jacob Vinson, Charlie Hayek, Anthony Westbury, Betty Jo Starke, Chair KeAndrea Davis

Passed

c. **Certificate of Appropriateness PZCOA2025-00014
Restoration for Commercial and Residential Use - 1238 Avenue D**

The clerk introduced Certificate of Appropriateness 2025-00014 for the building restoration for commercial and residential use located at 1238 Avenue D.

The chair called the proceeding to order.

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

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Vinson - no

Mr. Hayek - no

Mr. Westbury - no

Ms. Starke- no
Chair Davis - no

The chair 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:

Kevin Freeman, Planning Director, stated the historic status is non-contributing and is located in the Lincoln Park Historic District. The application is for the restoration, renovation and addition of a second floor to provide for a mixed-use commercial and residential building. The site is .11 acres and the zoning is C-3 and the Future Land Use is General Commercial. Mr. Freeman showed the elevations and floor plans. He said the proposed improvements are in character with the district and the design of the renovated building and its additions meet the technical aspects of the Secretary of the Interior regarding size, scale and massing. He said the second floor will be apartments and the first floor will be a restaurant. He noted the building improvements have far more detail than the current building and the improvements will include a metal roof, signage, and hardie plank siding. Mr. Freeman stated the operation of the building as proposed will require access to the rear, through City-owned property for access and to provide parking. Any approval should have the condition that such an access easement be secured prior to the submittal of a building permit.

Board questions for staff: Ms. Starke asked about on-street parking.

Applicant Presentation: Mike Menard from Architectonic, sworn, stated they will address ADA, life safety and the fire code through building permits. He said they will be providing ADA access to the front of the building and public parking lots are on the south side of Avenue D and by the Highwaymen Museum. Mr. Menard stated they are working with the city on providing access through the rear of the property for a parking space for either the owner of the building or an apartment tenant.

Board questions for applicant: Mr. Hayek asked if the handicap parking and the public parking to the west would suffice.

Staff final comments: none

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by Betty Jo Starke to approve Certificate of Appropriateness PZCOA2025-00014 for the building restoration for commercial and residential use located at 1238 Avenue D with one (1) condition.

1. Access easement be secured prior to the submittal of a building permit.

AYE: Jacob Vinson, Charlie Hayek, Anthony Westbury, Betty Jo Starke, Chair KeAndrea Davis

Passed

d. **Certificate of Appropriateness PZCOA2025-00015
8-Plex Residential Development - 1204 Avenue E**

The clerk introduced Certificate of Appropriateness 2025-00015 for an 8-plex residential development located at 1204 Avenue E.

The chair called the proceeding to order.

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

The chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Hayek - no
Mr. Westbury - no
Ms. Starke - no
Mr. Vinson - no
Chair Davis - no

The chair 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:

Kev Freeman, Planning Director, stated the historic status is non-contributing and is located in the Lincoln Park Historic District. The application is for new construction of an 8-unit residential building on a vacant lot. He said a number of the units will be affordable and there will be 2 blocks with 4 units each. The parking lot is in the front along with a substantial landscape buffer. The site is .73 acres with a zoning of R-4 and a Future Land Use of Residential Medium Density. The new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. Staff recommends that architectural features, such as decorative shutters, and differentiating color banding, be incorporated into the final design to better compose the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided. Mr. Freeman noted a dumpster was not included, and solid waste is moving to a single collection point. The location and access of the dumpster along with design appropriateness is needed.

Board questions for staff: Ms. Starke asked if the dumpster could be located at the front right corner of the site plan close to the street. Ms. Starke asked if there was parking in the rear.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: Mr. Freeman said that moving the building's footprint may be a better way to add parking in the rear, add an accessible dumpster away from the street, and avoid removing big trees.

Applicant final comments: none

The Chair, seeing no one else, closed the public hearing.

Comments by the Board: Chair Davis said the solid waste disposal will affect the location of

the building and the parking area and a tree survey is also needed. Mr. Hayek suggested tabling the Certificate of Appropriateness until a tree survey is done, and solid waste disposal is worked out.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to table Certificate of Appropriateness PZCOA2025-00015 for an 8-Plex Residential Development located at 1204 Avenue E to the May 27, 2025, Historic Preservation Board meeting.

AYE: Charlie Hayek, Anthony Westbury, Betty Jo Starke, Jacob Vinson, Chair KeAndrea Davis

Passed

6. NEW BUSINESS

a. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to re-elect Ms. Davis as Chair and keep Ms. Starke as Vice-Chair.

AYE: Anthony Westbury, Betty Jo Starke, Jacob Vinson, Charlie Hayek, Chair KeAndrea Davis

Passed

7. COMMENTS FROM THE PUBLIC

8. CONSIDERATION OF ABSENCES

Ms. Spivey was excused.

9. ADJOURNMENT

Historic Preservation Board - Tues. 2 PM

5. d.

Meeting Date: 05/27/2025

Information

REQUESTED ACTION

Tabled from April 28, 2025
Certificate of Appropriateness PZCOA2025-00015
8-Plex Residential Development - 1204 Avenue E

SUMMARY

Application submitted by agent Monique Neal on behalf of property owner Terry Coley, to construct an 8-plex residential development located on a designated historic site. The Parcel ID is 2404-823-0007-050-7.
The legal description of the property is: E L DAVIS` S/D LOTS 4, 5, 6-LESS S 5 FT AVE E RD R/W- AND WALLACE`S S/D E 86 FT OF LOT 8-LESS N 150 FT AND LESS S 5 FT AVE E RD R/W- (0.73 AC - 31,605 SF)

This eight-unit residential development is proposed at the northern edge of the Lincoln Park Historic District. The design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

However, staff recommend that architectural features, such as decorative shutters, and differentiating color banding, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided.

LOCATION

1204 AVENUE E Fort Pierce

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

Attachments

Staff Report
Plans/Rendering

Color Board
Property Report
Public Notification Certification

Form Review

Form Started By: Kev Freeman
Final Approval Date: 05/20/2025

Started On: 04/22/2025 10:03 PM



CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00015

1204 AVENUE E- NEW BUILD

OWNER: TELCO INVESTMENTS, LLC

APPLICANT: Monique Neal

LOCATION: 1204 AVENUE E Fort Pierce.

PARCEL: 2404-823-0007-050-7

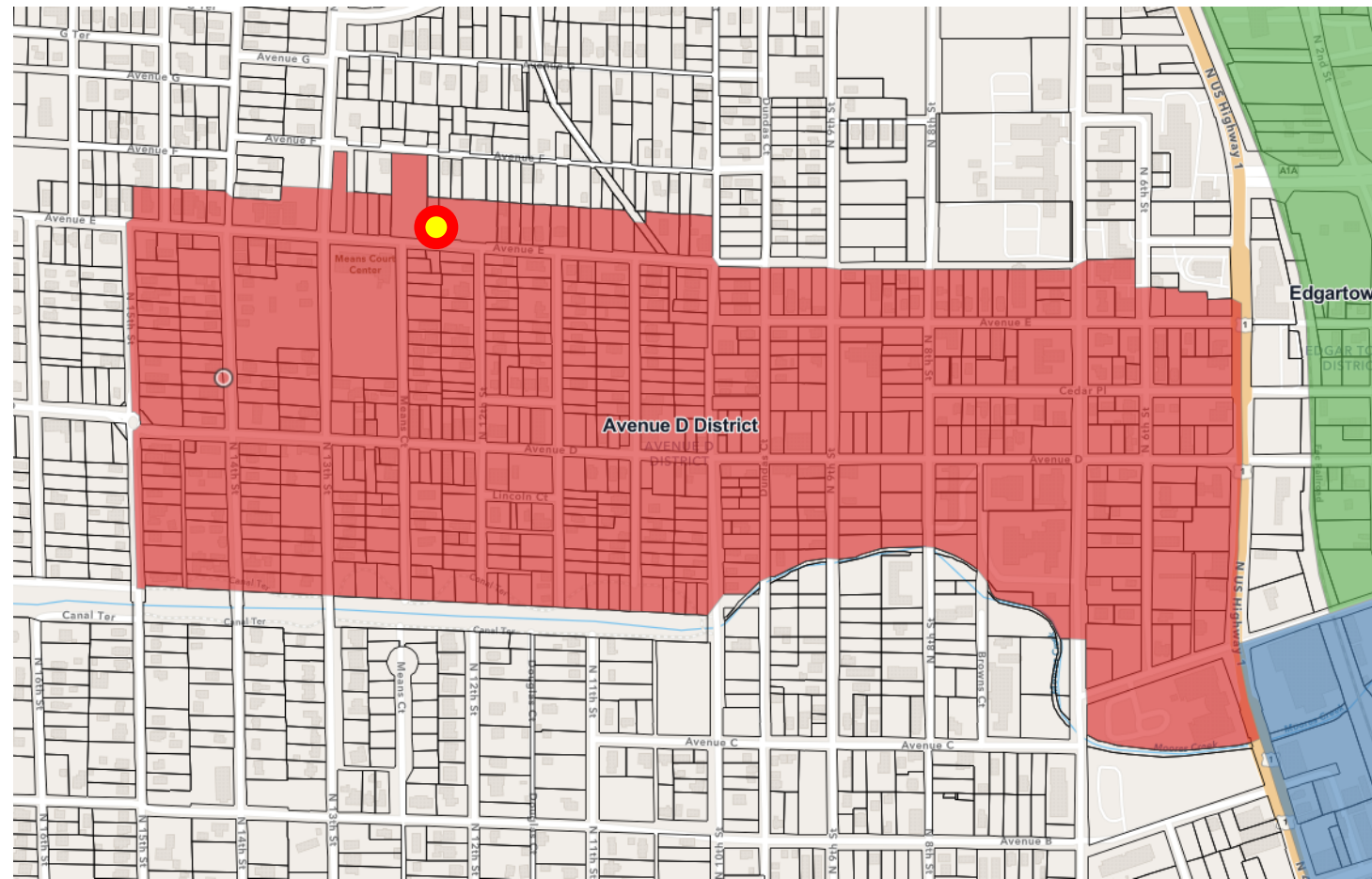
HISTORIC STATUS:

Non-Contributing

Lincoln Park (Avenue D Historic District)

REQUEST

The application for a new build construction of an 8-unit residential building on a vacant lot.



STREET VIEW



PHOTO/RENDERING



SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECOMMENDATION

The 8-unit residential development is proposed at the northern edge of the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

However, staff recommends that architectural features, such as decorative shutters, and differentiating color banding be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided.

Staff recommend that the following conditions be attached

1. A Landscaping Plan in accordance with the City's landscaping code shall be submitted with a subsequent and incorporate buffer landscaping between the parking lot and the right-of-way.
2. 2A tree survey and mitigation plan will be required prior to building permit.
3. Solid Waste disposal shall be agreed with the Public Works department, who may require the provision of a dumpster.

RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request

OCTUPLEX RESIDENCE

1204 AVE. EAST
FORT PIERCE. FL. 34950

PROJECT INFORMATION

No.	Description	Date



Jarvis M. Wyandon, Architect
Architect - Interior Designer - Planner
Lic. # AR94338
4748 Rice Road
Shreveport, Louisiana 71119
P: (954) 854-4312
Email: jmwandon@gmail.com

DRAWING INDEX

- A-00 GENERAL NOTES
- A-01 EXISTING SITE PLAN
- A-02 PROPOSED SITE PLAN
- A-03 PROPOSED FLOOR & ROOF PLAN
- A-04 ELEVATIONS & SCHEDULES
- A-05 PERSPECTIVE 1
- A-05.1 PERSPECTIVE 2
- A-05.2 PERSPECTIVE 3
- A-06 DETAILS
- A-07 PARKING DETAIL

CODE RESEARCH

GOVERNING CODE	Florida Resident Building Code 2020 7th Edition
BUILDING HEIGHT	29'-7" Approximately
LOT AREA	31,798 S.F.
TYPE OF CONSTRUCTION	Type III-B
OCCUPANCY CLASSIFICATION	R
SETBACKS	Front: 25'-0" Back: 20'-0" Side: 10'-0"
FOLIO:	Folio #: 1200-9C06-70G
LEGAL DESCRIPTION	WALLACE'S SUBDIVISION THE EAST 86 FEET OF LOT 8-LESS THE NORTH 150 FEET AND LESS THE SOUTH 5 FEET THEREOF TOGETHER WITH LOT 7-LESS THE NORTH 150 FEET AND LESS THE SOUTH 5 FEET THEREOF, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 3 PAGE 82, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SCOPE OF WORK	DUPLEX RESIDENCE

GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO SUBMITTING HIS BID.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN WRITING. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS AS WELL AS SUPERVISING AND COORDINATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER/TENANT SUPPLIED ITEMS AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTRICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES THAT MAY NEED TO BE CLARIFIED. THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GENERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE. TAPE AND SEAL JOINTS. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH METAL EDGE STRIPS. CONCEAL PIPING, DUCTWORK, AND CONDUIT.

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8"TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT: CABINETS, GRILLES, DOORS, WINDOWS, ETC.. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITIONS OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL CONTRACTORS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

BUILDER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE DESIGNER WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL; TO FACE OF STUD, STEM WALL, OR MONOLITHIC FOOTINGS UNLESS OTHERWISE NOTED. THE DESIGNER DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND OMISSIONS.

NATURE OF SOIL: ASSUMED BEARING VALUES FOR UNDISTURBED SAND, OR SAND AND ROCK SOIL SHALL BE 2500 P.S.F. THE ASSUMED SOIL CONDITIONS W/ 2500 P. S. F. IS CAPABLE OF SUSTAINING THE CONSTRUCTION OF A ONE OR TWO STORY RESIDENCE. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO MINIMUM OF 95% DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY AFTER COMPACTION.

CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95. CONCRETE WORK PER ACI 301.

ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUESTED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE DESIGNER. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE DESIGNER FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE DESIGNER FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD. WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS AND / OR STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED. REFER TO STRUCTURAL DRAWINGS. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICES.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 905.2.5.

MIRRORS OVER 9 S.F. SHALL BE ANCHORED TO STUDS.

ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

TRUSS MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING ONE (1) COPY FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH CONTRACTOR PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. IF THERE IS A DISCREPANCY ON THE DOCUMENTS THE TRUSS MANUFACTURER SHALL NOTIFY THE DESIGNER AND CLOUD THE AREA IN QUESTION ON THE TRUSS MANUFACTURER'S SHOP DRAWINGS. IF ANY DEVIATIONS ARE MADE BY THE TRUSS MANUFACTURER WITHOUT NOTIFICATION TO THE DESIGNER, TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS DEEMED NECESSARY AND ABSORB ALL COSTS INCURRED. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED STEEL, ASTM A446-75 GRADE A (fy= 33,000 psi). ALL STEEL SEAT DETAILS SUPPORTING GIRDER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT SPACING REQUIREMENTS. (SEE PLAN) TRUSS BRACING SHALL CONFORM TO F.B.C SECTION 2319.17.1.2 - FOR CLGS DIRECTLY ATTACHED TO UNDERSIDE OF TRUSSES, AND SECT. 2319.17.1.3 - FOR CLGS DIRECTLY ATTACHED TO 1"x3" FURRING STRIPS. TEMPORARY & PERMANENT BRACING TO BE IN ACCORDANCE WITH T.P.I. PROCEDURES.

SYMBOLS

	IDENTIFICATION NUMBER	DETAIL SYMBOL		ELEVATION
	SHEET NUMBER			KEY NOTE
	IDENTIFICATION NUMBER	SECTION SYMBOL		DOOR SYMBOL
	SHEET NUMBER			WINDOW SYMBOL
	SHEET NUMBER	INTERIOR ELEVATIONS		WALL TYPE
	ELEVATION NUMBER			EXISTING WALL
	ENLARGED PLAN/ CALL OUT			NEW WALL
				EXISTING WALLS TO BE REMOVED
				BATT INSULATION
				FIRE RATED WALL

LOCATION MAP



SEAL

PROJECT NO:

DRAWN BY: JSC
CHECKED BY: JSC
DATE: 01/11/2024

FILE NAME:

GENERAL NOTES & SITE PLAN

SHEET NO.

A-00

SHEET: OF

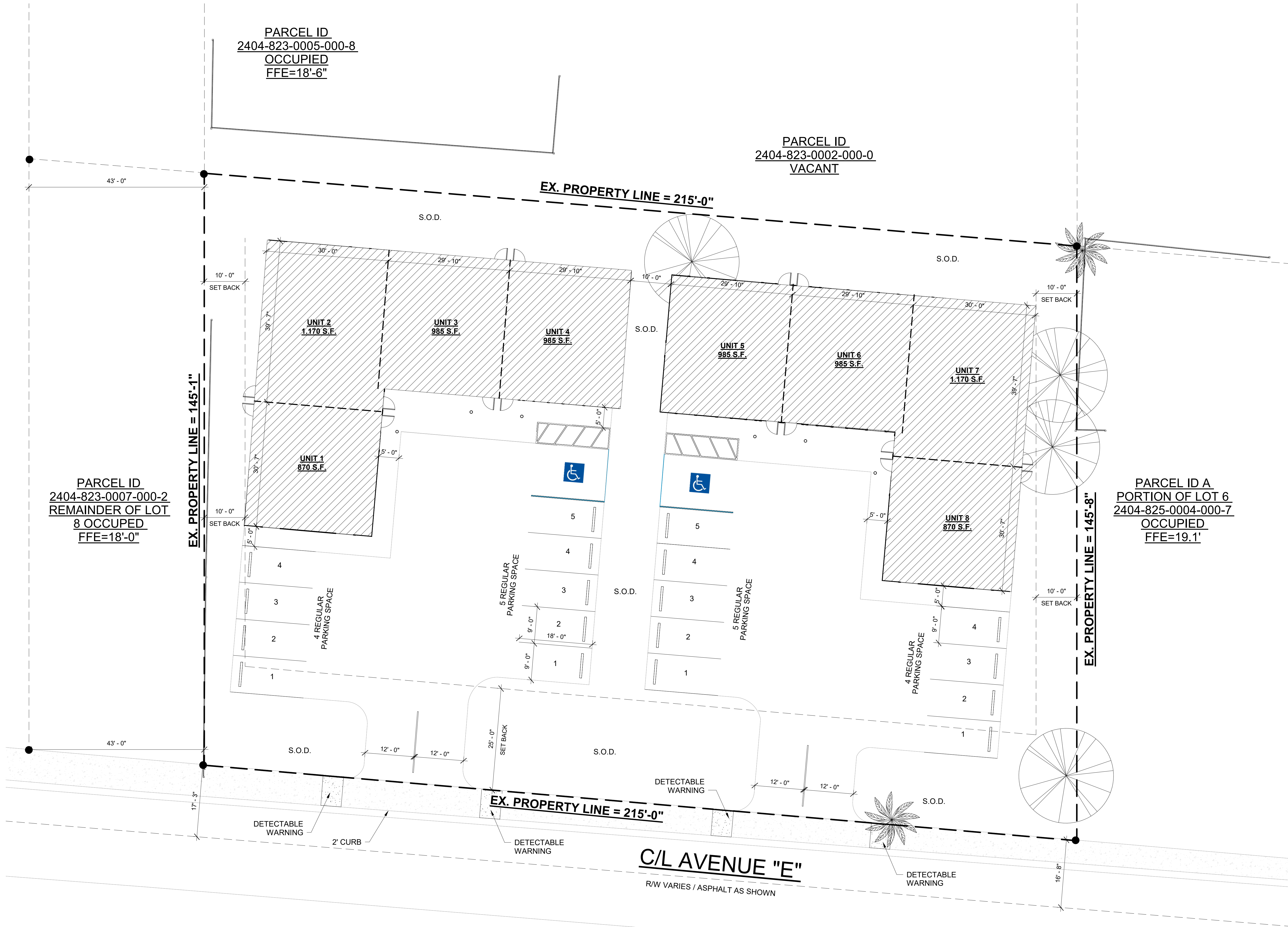
OCTUPLEX
1204 AVE. EAST
FORT PIERCE, FL. 34950

PARCEL ID
2404-823-0005-000-8
OCCUPIED
FFE=18'-6"

PARCEL ID
2404-823-0002-000-0
VACANT

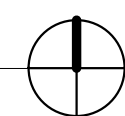
PARCEL ID
2404-823-0007-000-2
REMAINDER OF LOT
8 OCCUPIED
FFE=18'-0"

PARCEL ID A
PORTION OF LOT 6
2404-825-0004-000-7
OCCUPIED
FFE=19.1'



C/L AVENUE "E"
R/W VARIES / ASPHALT AS SHOWN

2 PROPOSED SITE PLAN
3/32" = 1'-0"



No.	Description	Date



Jarvis M. Wyandon, Architect
Architect - Interior Designer - Planner
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Email: jmwandon@gmail.com

OCTUPLEX
1204 AVE. EAST
FORT PIERCE, FL. 34950

SEAL

PROJECT NO:
DRAWN BY: JSC
CHECKED BY: JSC
DATE: 01/11/2024

FILE NAME:

PROPOSED SITE PLAN

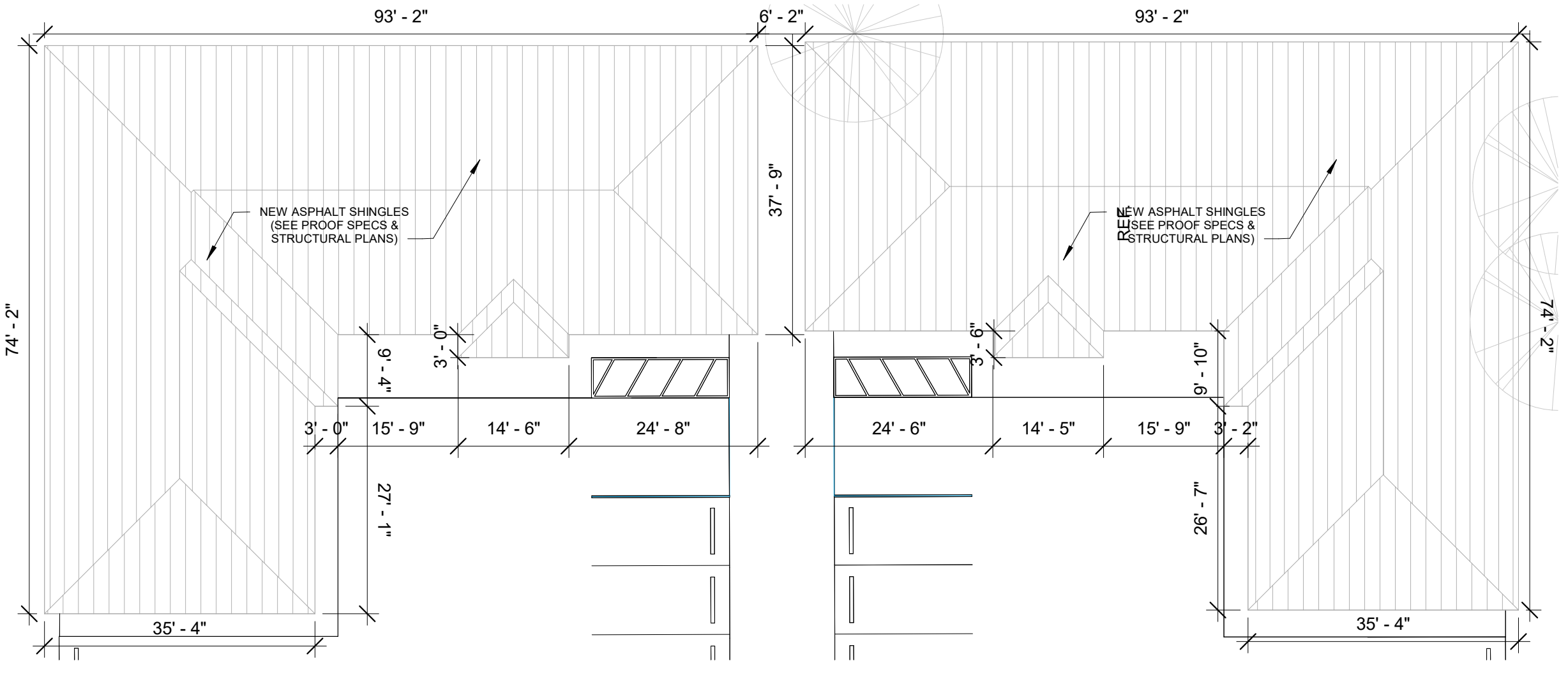
SHEET NO.

A-02

SHEET: OF



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/16" = 1'-0"

No.	Description	Date

WY
Jarvis M. Wyndon, Architect
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OCTUPLEX
1204 AVE. EAST
FORT PIERCE, FL. 34950

SEAL

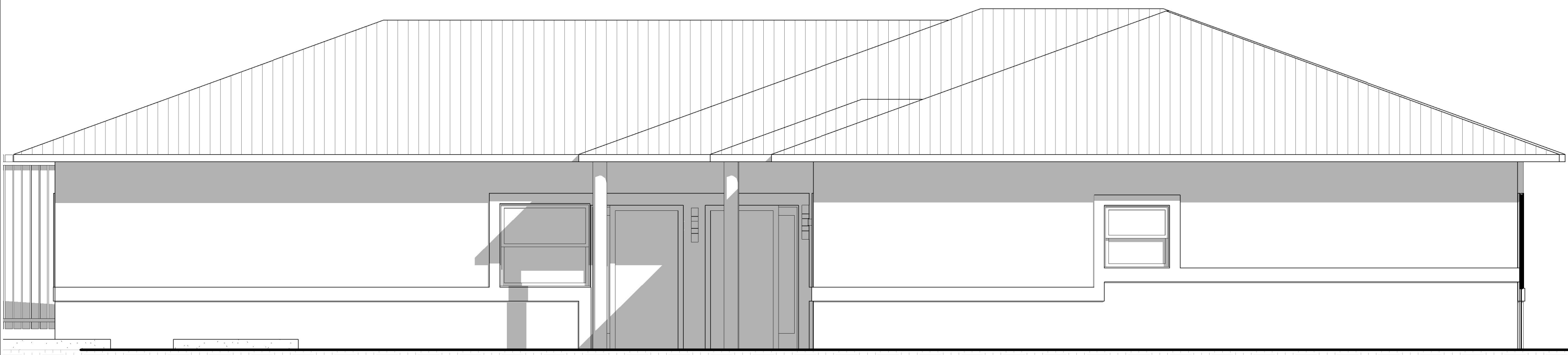
PROJECT NO:
DRAWN BY: JSC
CHECKED BY: JSC
DATE: 01/11/2024
FILE NAME:

**PROPOSED FLOOR
& ROOF PLAN**

SHEET NO.

A-03

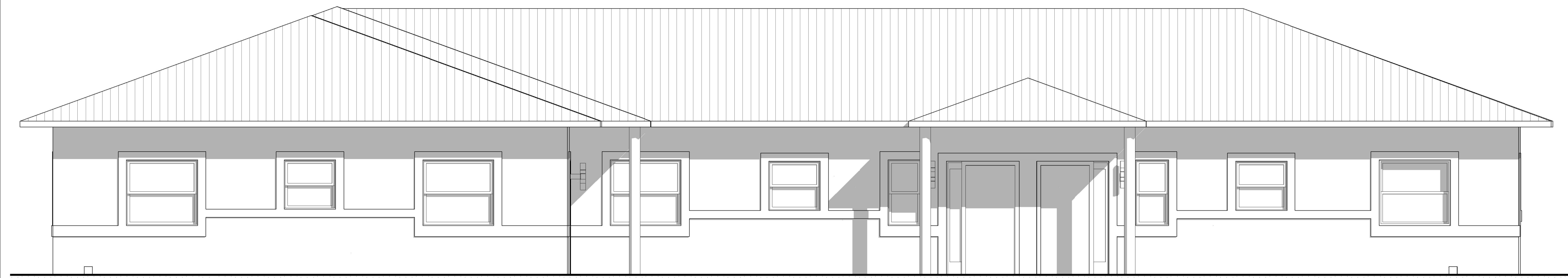
SHEET: OF



④ LEFT ELEVATION
1/4" = 1'-0"



⑤ RIGHT ELEVATION
1/4" = 1'-0"



② FRONT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE						
SIZE (W/H)	Marca de tipo	DOOR TYPE	DOOR THICKNESS	DOOR MATERIAL	FRAME MATERIAL	COMMENTS
36" x 80"	W.1	SWING	0' - 2"	WOOD	WOOD	HIGH IMPACT HURRICANE RESISTANT EXTERIOR SWING DOOR INTO KITCHEN NOA # -
32" x 80"	W.2	SWING	0' - 1 3/4"	WOOD	WOOD	INTERIOR SWING DOOR INTO BEDROOMS
32" x 80"	W.3	SWING	0' - 1 3/4"	WOOD	WOOD	INTERIOR SWING DOOR INTO BATHROOMS
30" x 80"	W.4	BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR BIFOLD DOOR INTO A/C CLOSETS
30" x 80"	W.5	BIFOLD		WOOD	WOOD	INTERIOR BIFOLD DOOR INTO LAUNDRY CLOSETS
48" x 80"	W.6	DOUBLE BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR DOUBLE BIFOLD DOOR INTO CLOSETS
52" x 80"	W.7	DOUBLE BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR DOUBLE BIFOLD DOOR INTO CLOSETS
60" x 80"	W.8	DOUBLE BIFOLD	0' - 1 1/2"	WOOD	WOOD	INTERIOR DOUBLE BIFOLD DOOR INTO CLOSETS
36" x 80"	W.9	SWING	0' - 2"	WOOD	WOOD	HIGH IMPACT HURRICANE RESISTANT EXTERIOR SWING DOOR INTO LIVING ROOM NOA # -

No.	Description	Date



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OCTUPLEX
 1204 AVE. EAST
 FORT PIERCE, FL. 34950

SEAL

PROJECT NO:
 DRAWN BY: JSC
 CHECKED BY: JSC
 DATE: 01/11/2024

FILE NAME:

ELEVATIONS & SCHEDULES

SHEET NO.

A-04

SHEET: OF

No.	Description	Date



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OCTUPLEX
 1204 AVE. EAST
 FORT PIERCE, FL. 34950

SEAL

PROJECT NO: _____
 DRAWN BY: JSC
 CHECKED BY: JSC
 DATE: 01/11/2024

FILE NAME: _____

PERSPECTIVE 1

SHEET NO.

A-05

SHEET: ____ OF ____



① PERSPECTIVE 1
 1 1/2" = 1'-0"

No.	Description	Date



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OCTUPLEX
 1204 AVE. EAST
 FORT PIERCE, FL. 34950

SEAL

PROJECT NO: _____
 DRAWN BY: JSC
 CHECKED BY: JSC
 DATE: 01/11/2024

FILE NAME: _____

PERSPECTIVE 2

SHEET NO.

A-05.1

SHEET: ____ OF ____



① PERSPECTIVE 2
 1 1/2" = 1'-0"



① PERSPECTIVE 3
1 1/2" = 1'-0"

No.	Description	Date



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OCTUPLEX
 1204 AVE. EAST
 FORT PIERCE, FL. 34950

SEAL

PROJECT NO: _____
 DRAWN BY: JSC
 CHECKED BY: JSC
 DATE: 01/11/2024

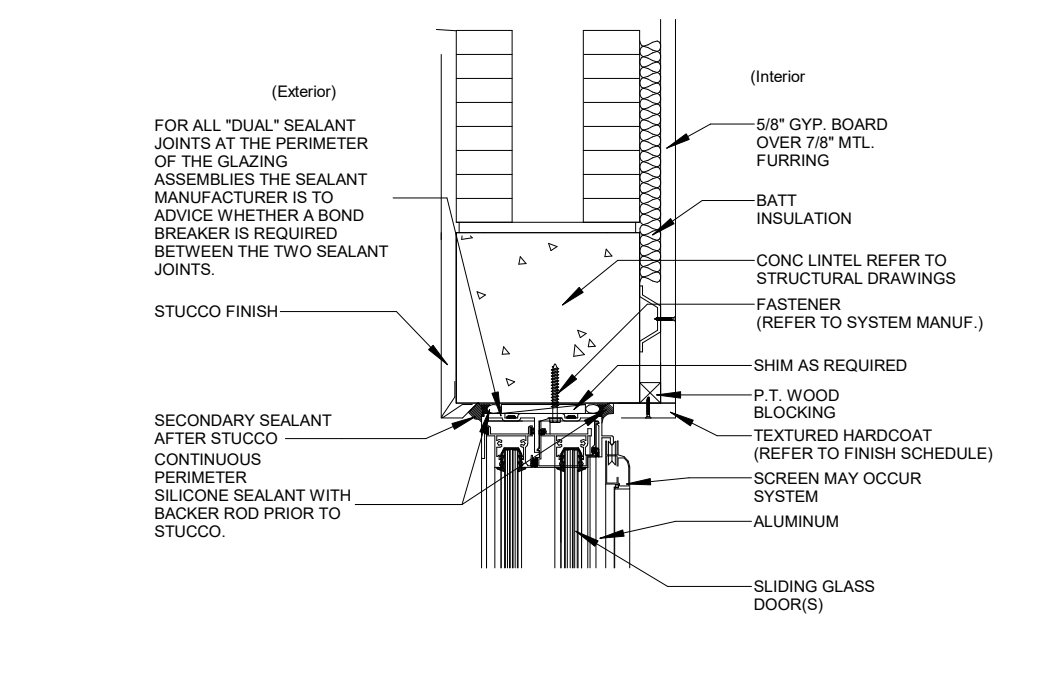
FILE NAME: _____

PERSPECTIVE 3

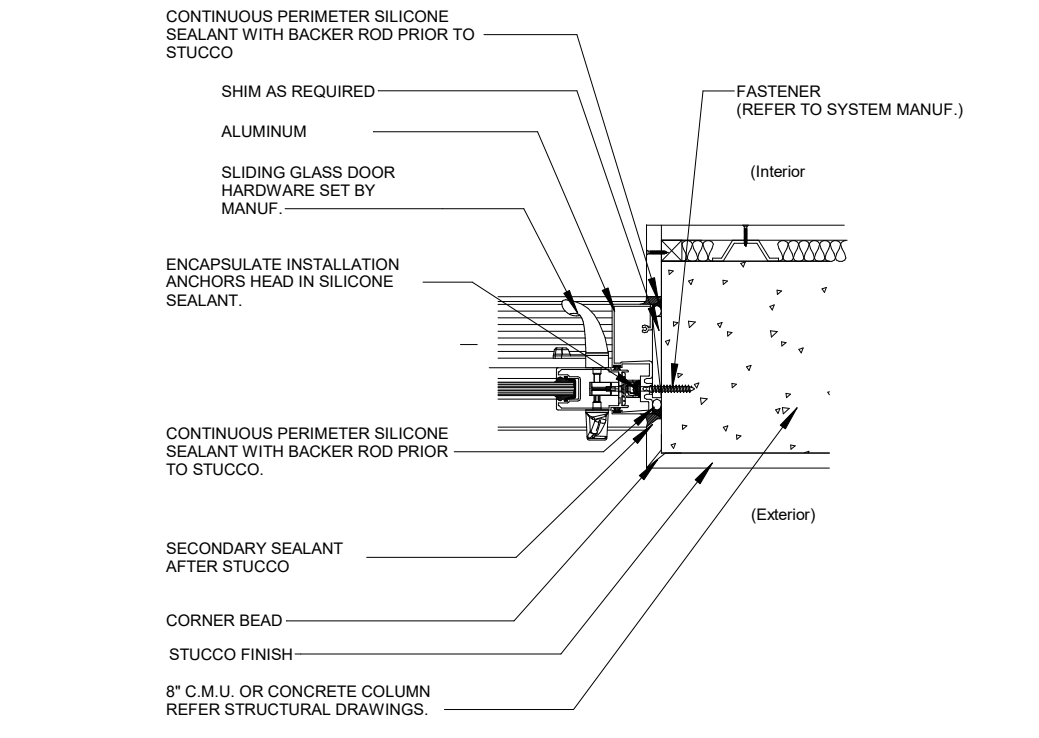
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A-05.2

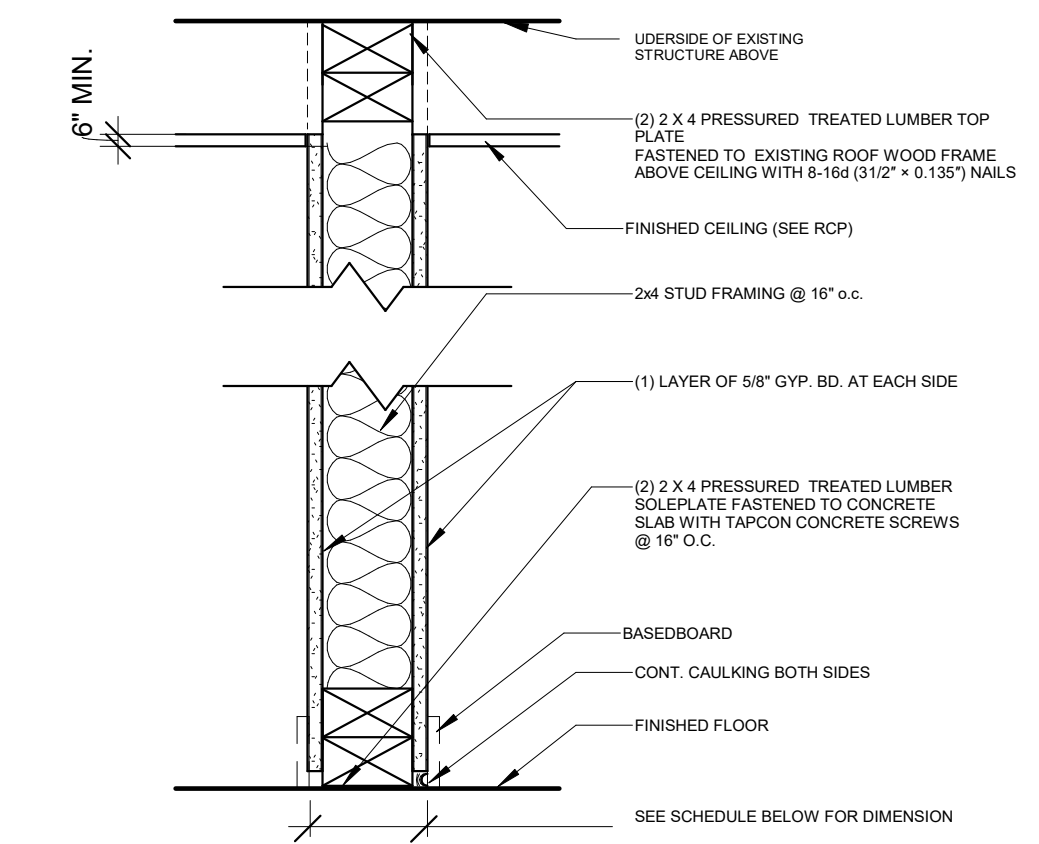
SHEET: ____ OF ____



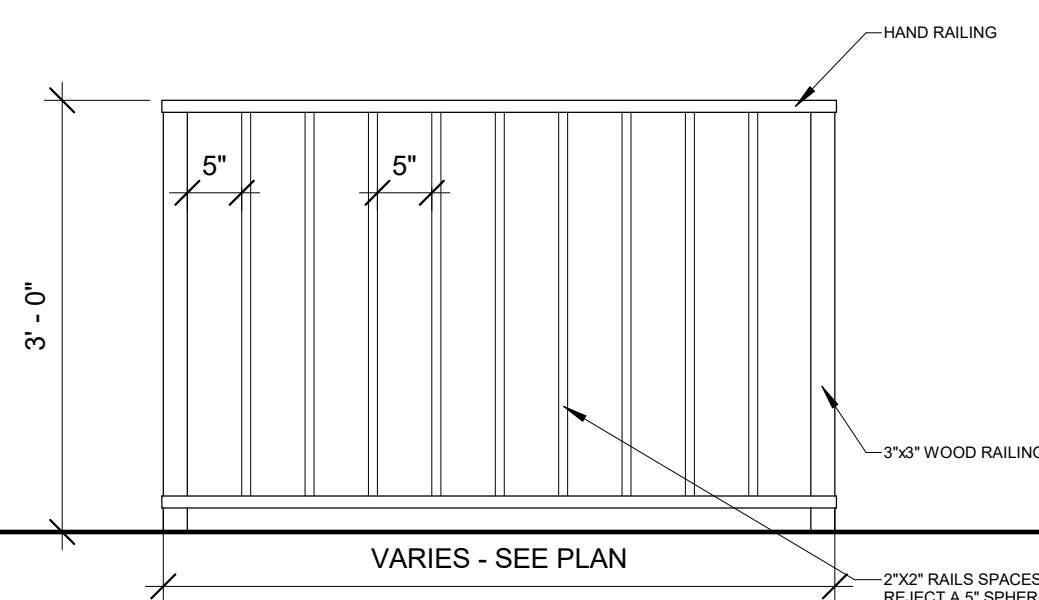
10 HORIZONTAL FENCING DETAIL
1/2" = 1'-0"



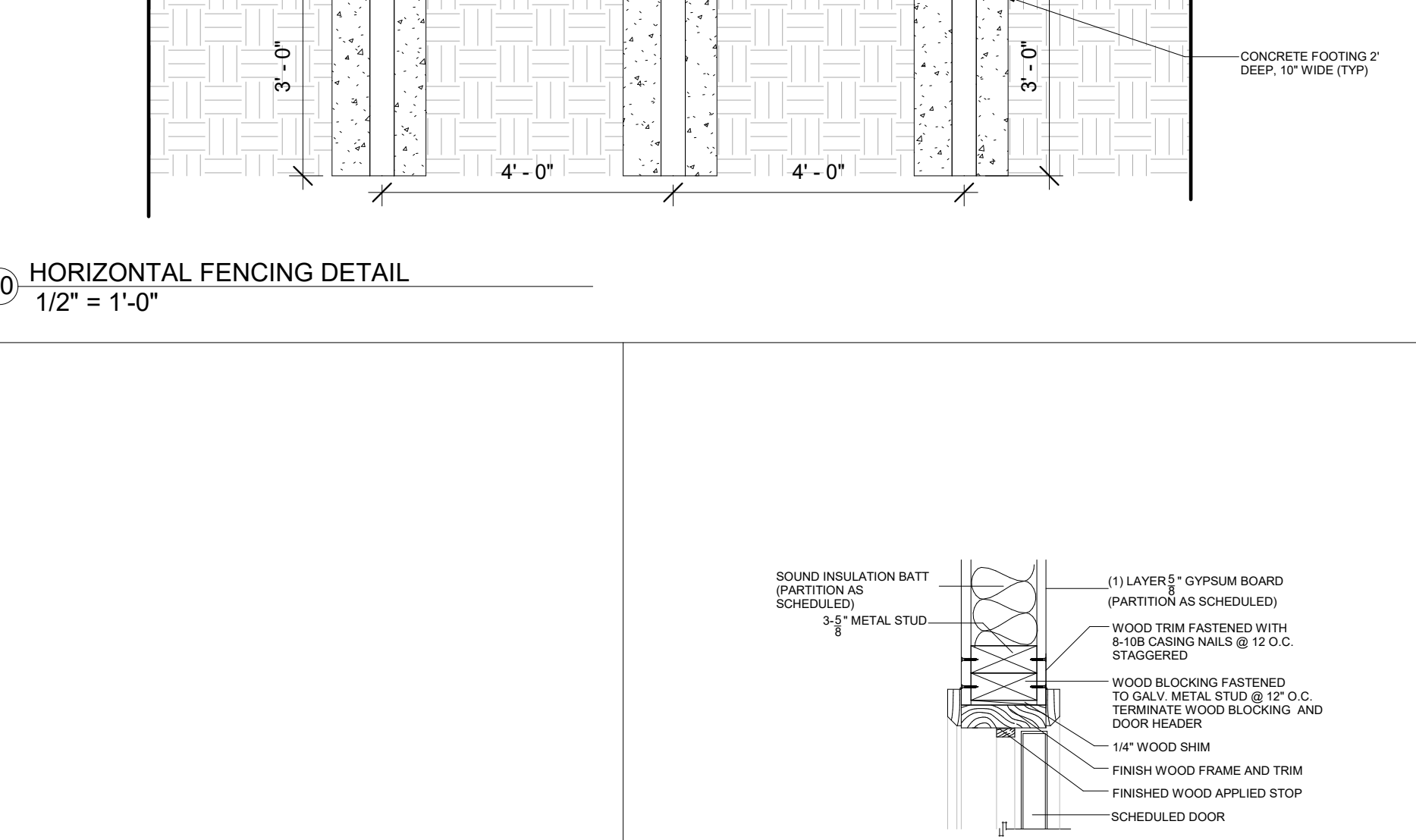
11 SLIDING GLASS DOOR SECTION
1 1/2" = 1'-0"



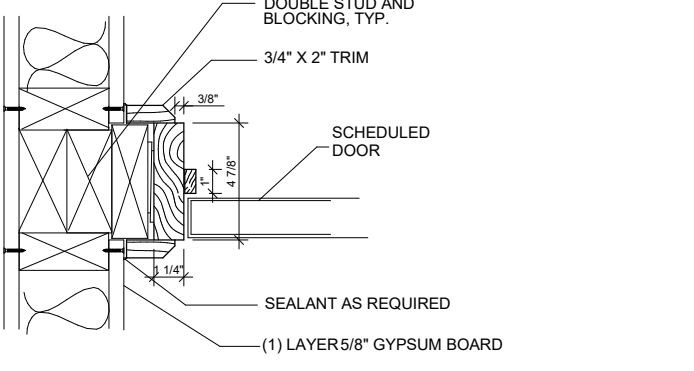
2 INTERIOR PARTITION
SCALE: N.T.S.



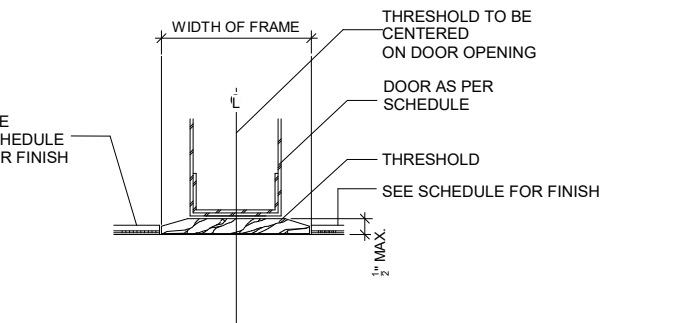
15 RAILING DETAIL
3/4" = 1'-0"



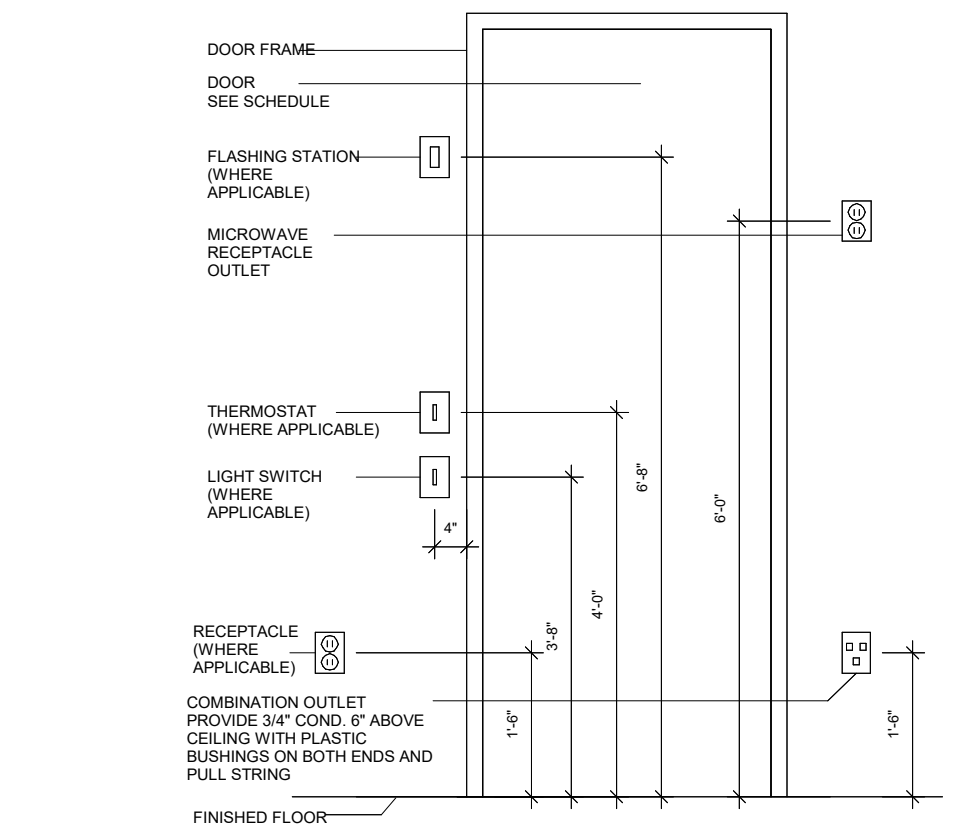
4 WOOD DOOR HEAD
1 1/2" = 1'-0"



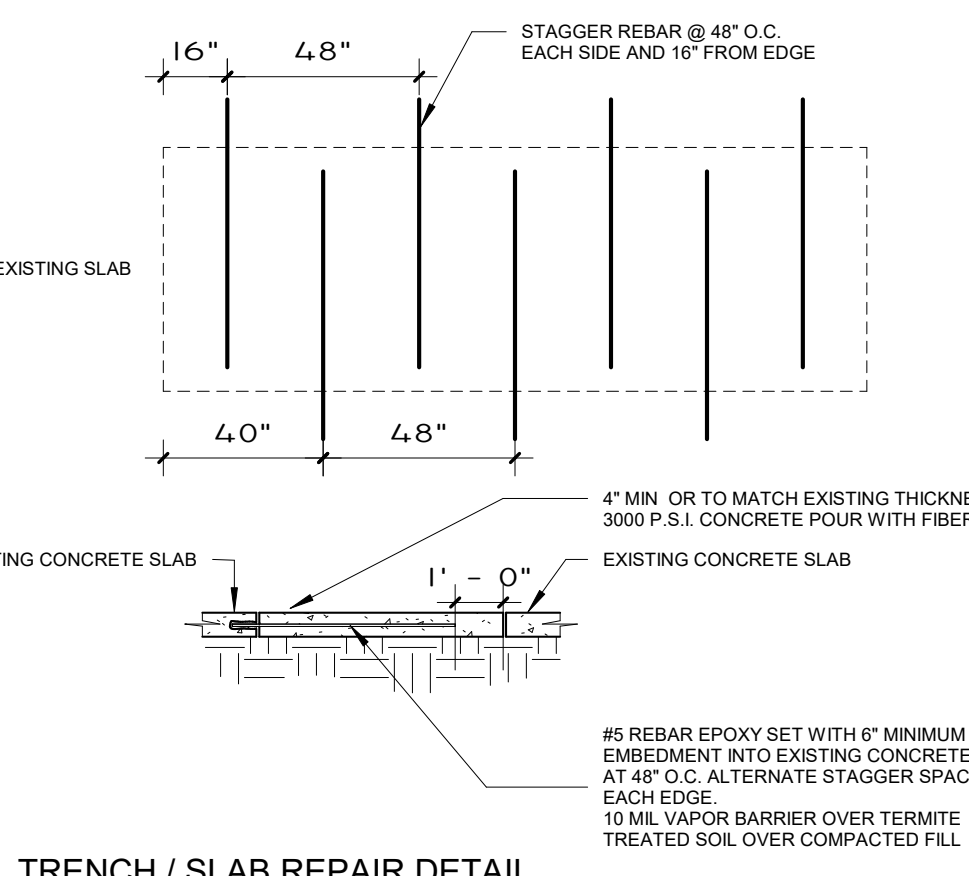
9 WOOD DOOR JAMB @ INTERSECTING WALLS
1 1/2" = 1'-0"



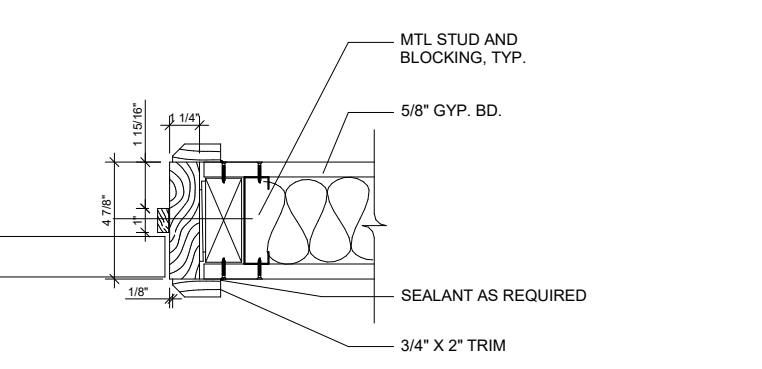
8 THRESHOLD DETAIL
1 1/2" = 1'-0"



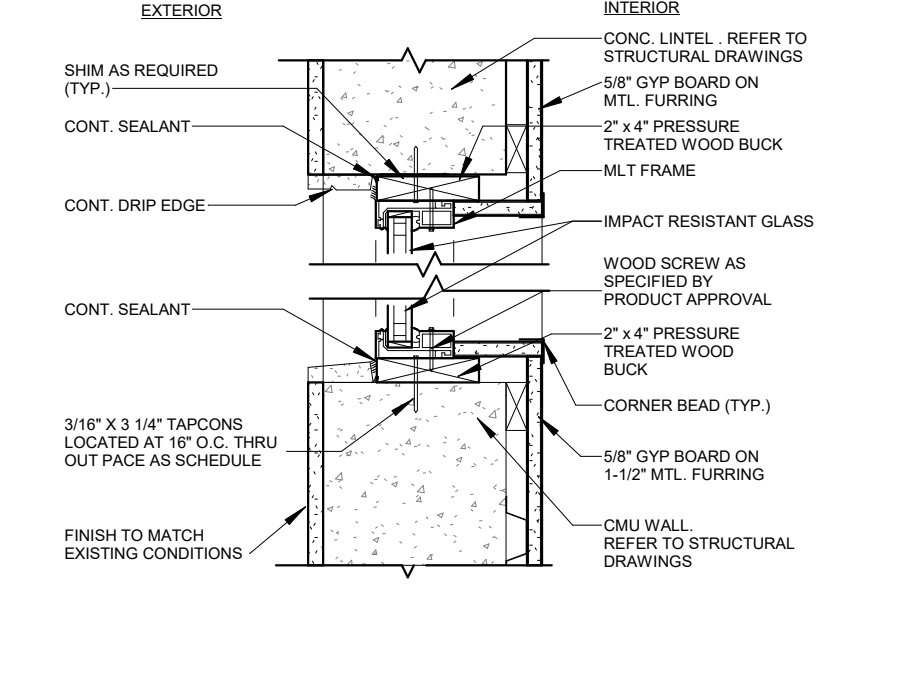
12 DEVICE INSTALLATION DETAIL
1/2" = 1'-0"



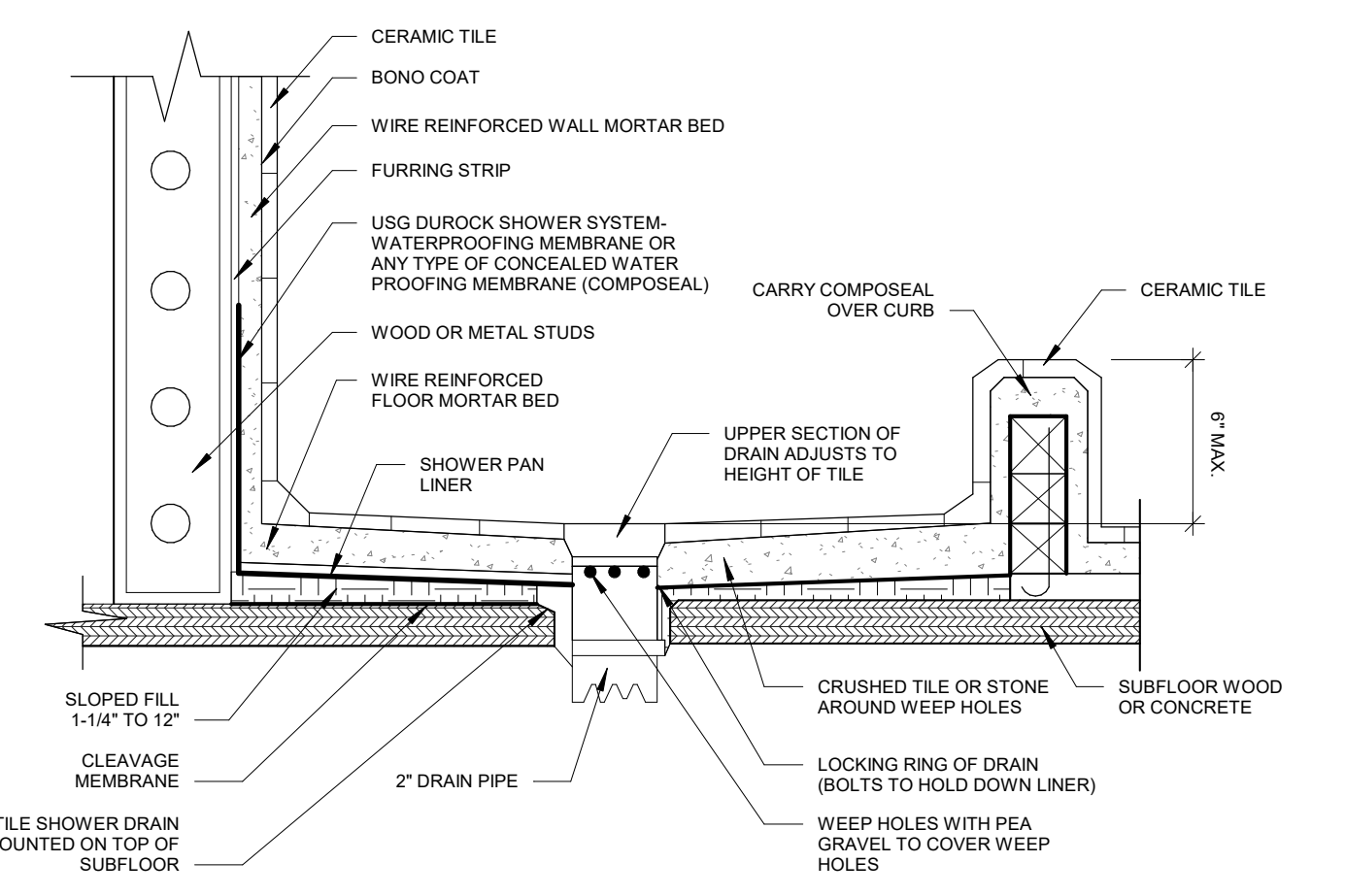
13 TYP. TRENCH / SLAB REPAIR DETAIL
1/4" = 1'-0"



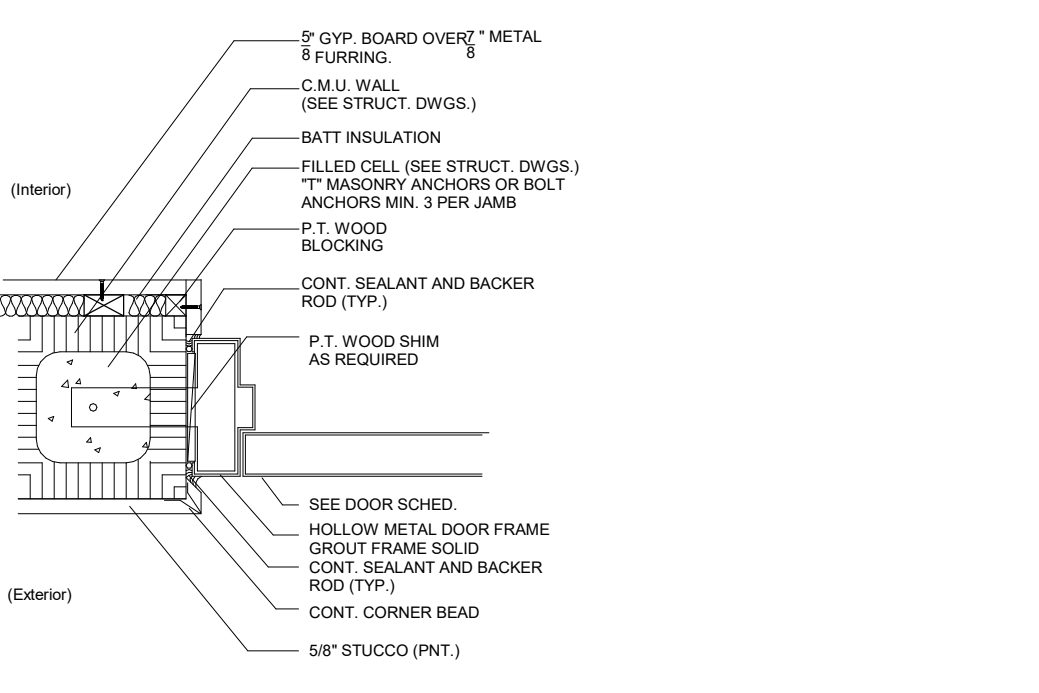
6 WOOD DOOR JAMB
1 1/2" = 1'-0"



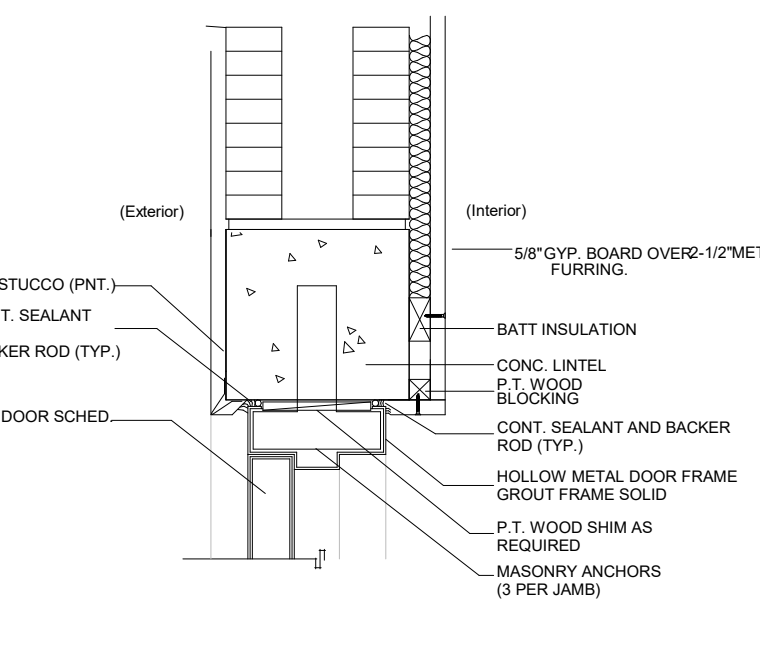
2 WINDOW- HEAD AND SILL JAMB DETAIL
CMU WALL FURRING
1 1/2" = 1'-0"



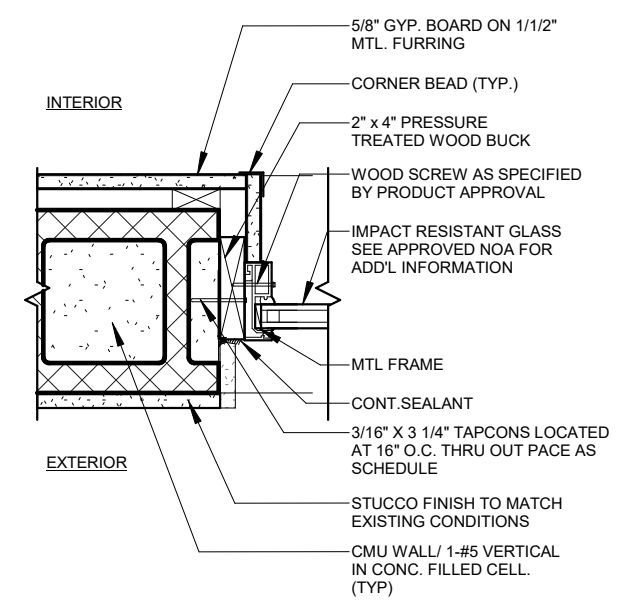
1 SHOWER DETAIL.
1/4" = 1'-0"



5 JAMB DOOR DETAIL
1 1/2" = 1'-0"



7 HEAD DOOR DETAIL
1 1/2" = 1'-0"



3 WINDOW- CMU WINDOW JAMB DETAIL
1 1/2" = 1'-0"

No.	Description	Date



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OCTUPLEX
 1204 AVE. EAST
 FORT PIERCE, FL. 34950

SEAL

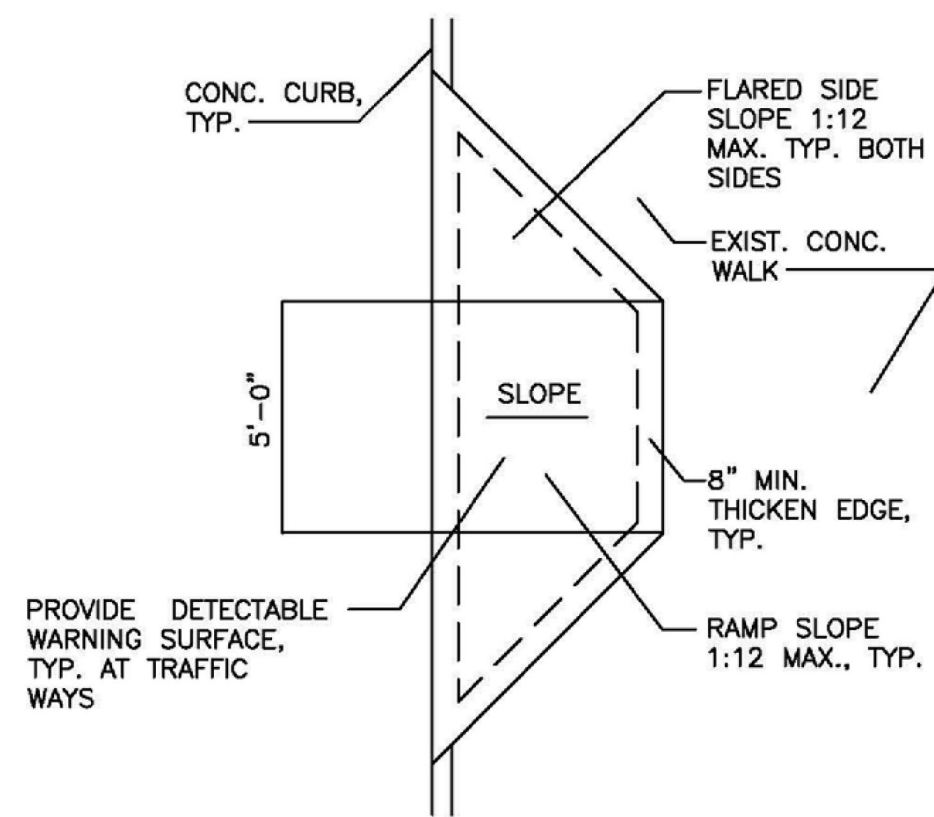
PROJECT NO:
 DRAWN BY: JSC
 CHECKED BY: JSC
 DATE: 01/11/2024

FILE NAME:
DETAILS

SHEET NO.

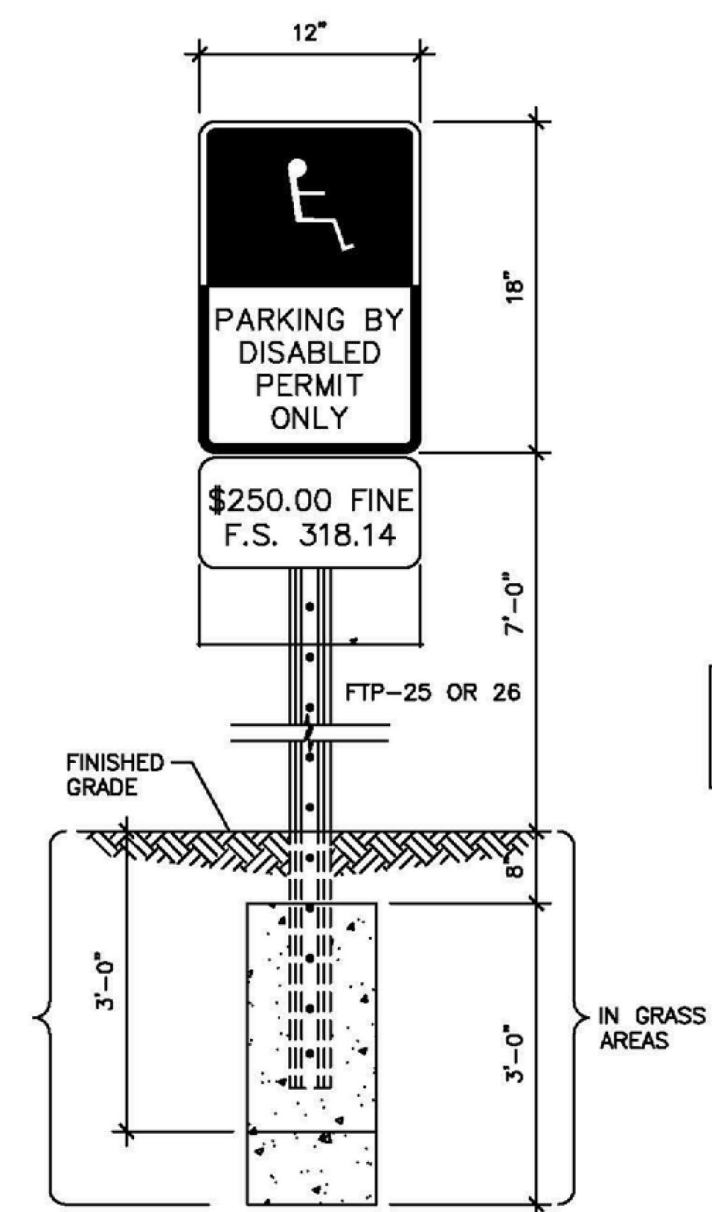
A-06

SHEET: OF



TYPICAL HANDICAP RAMPS

DETAIL 1
NTS A-2.0

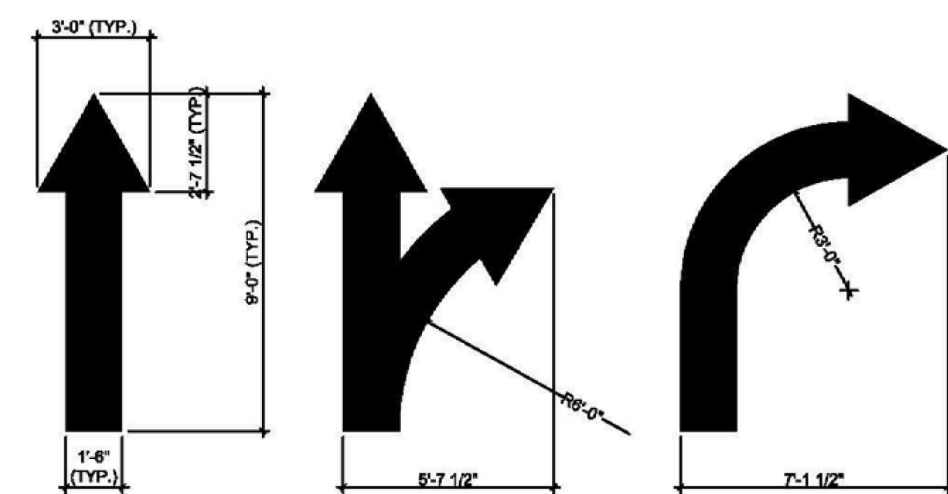


FTP-25 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" MINIMUM FINE \$250.00 SIGN

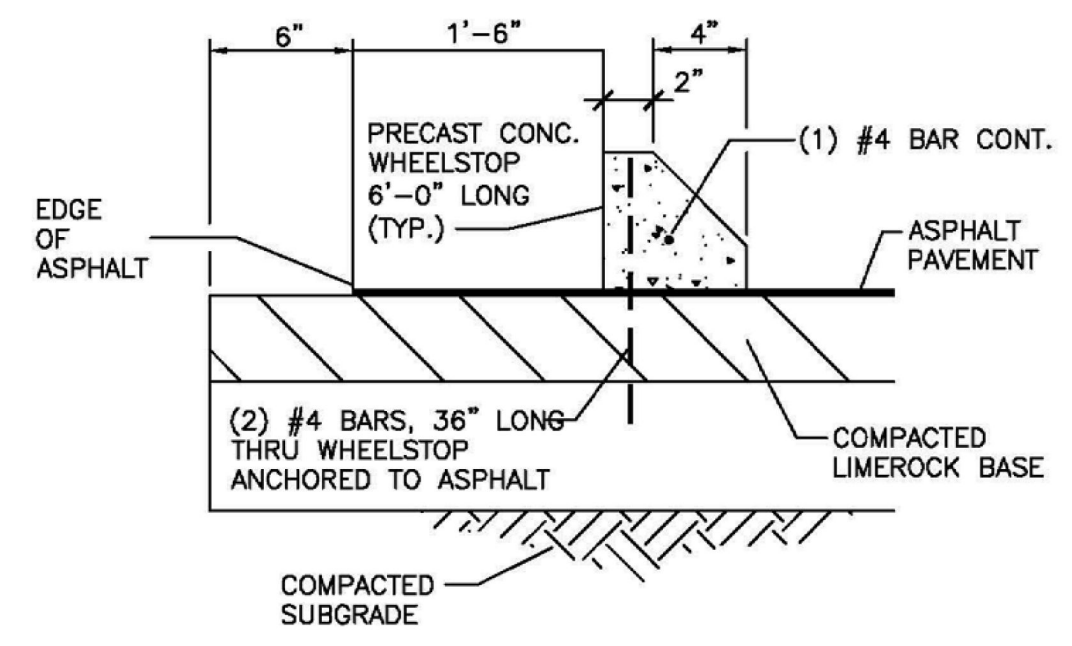
NOTES:

- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP STALL, WHERE APPLICABLE.
- SIGNS IN CONCRETE AREAS TO BE EMBEDDED FOR A DEPTH OF 3'-FEET.

HANDICAP PARKING SIGN
DETAIL 2
NTS A-2.0

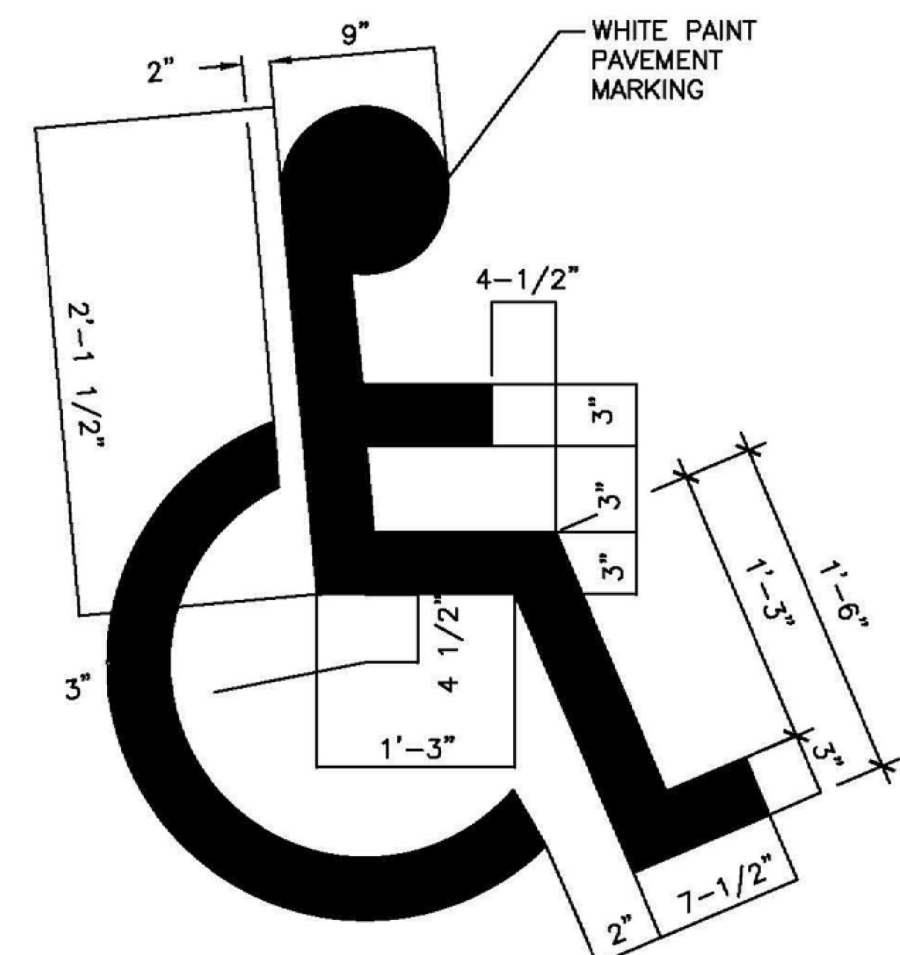


DIRECTIONAL DETAILS 2
A-2.0



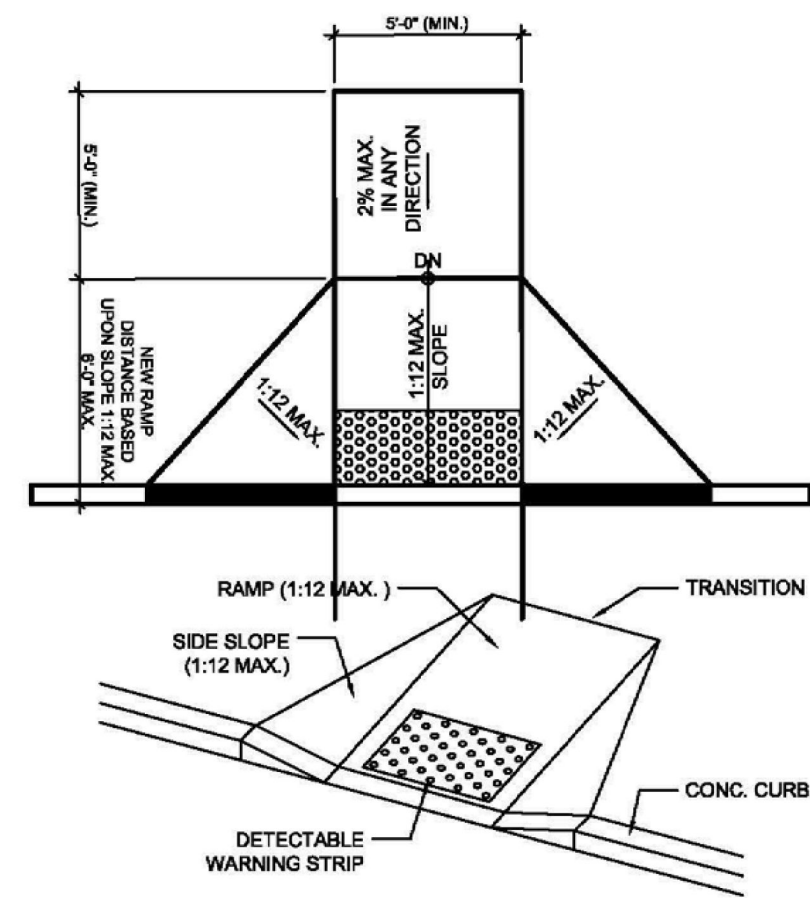
CONCRETE WHEELSTOP

DETAIL 2
NTS A-2.0

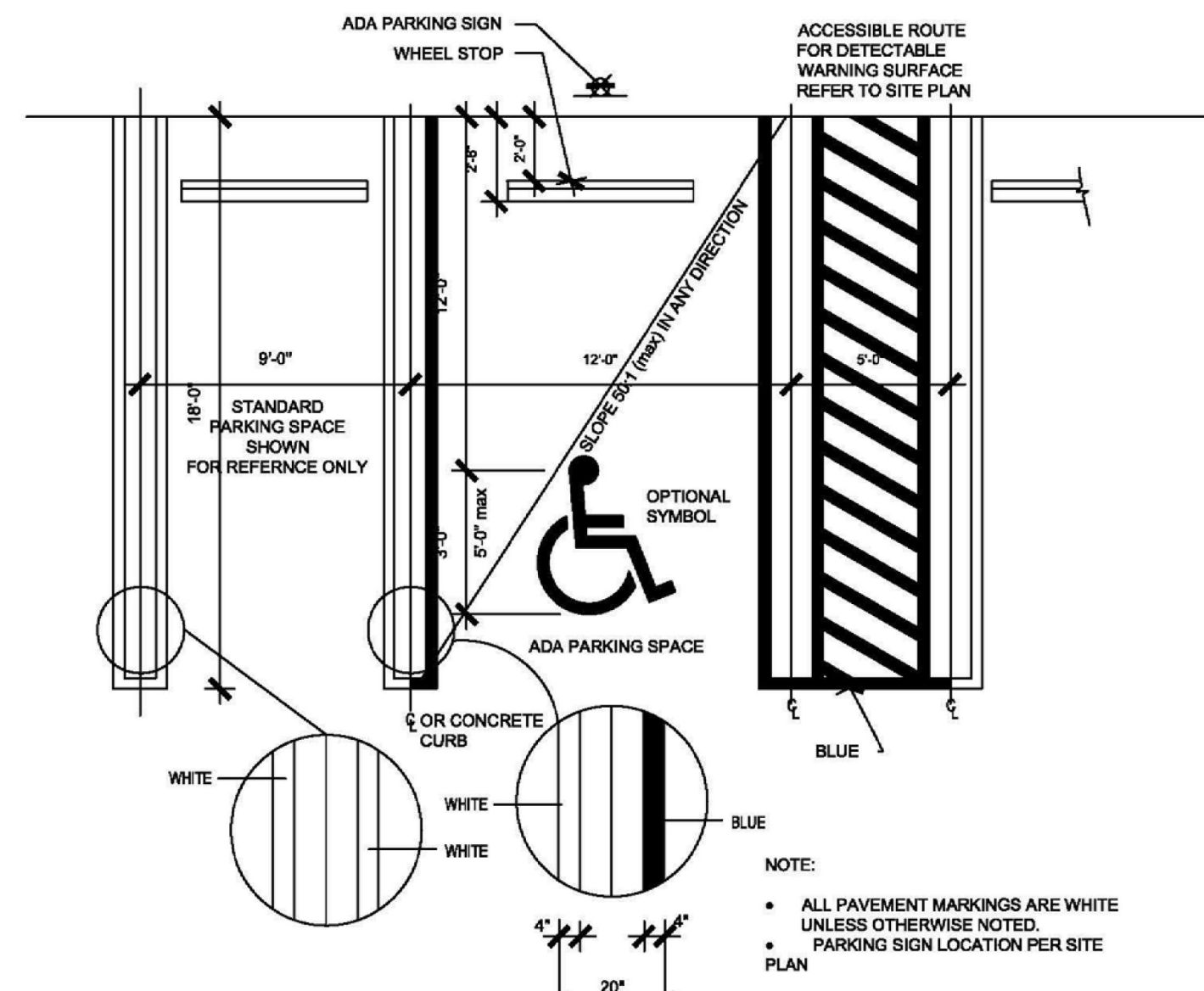


TYPICAL HANDICAP PARKING SYMBOL PER FDOT INDEX 17346

DETAIL 5
NTS A-2.0

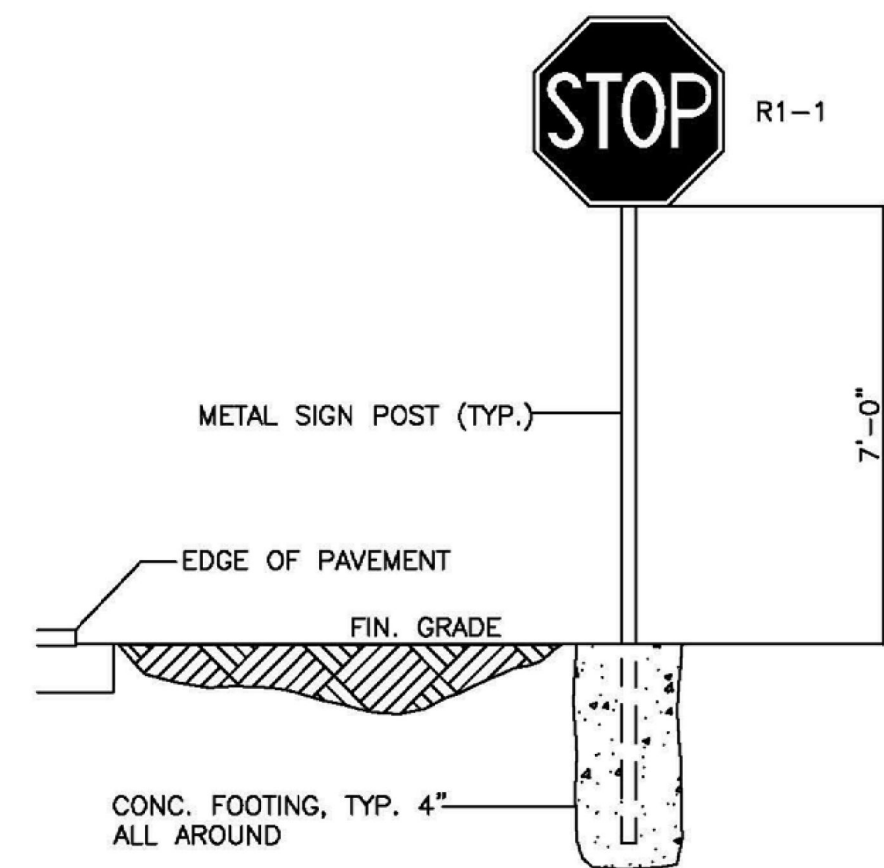


DETAIL 5
NTS A-2.0



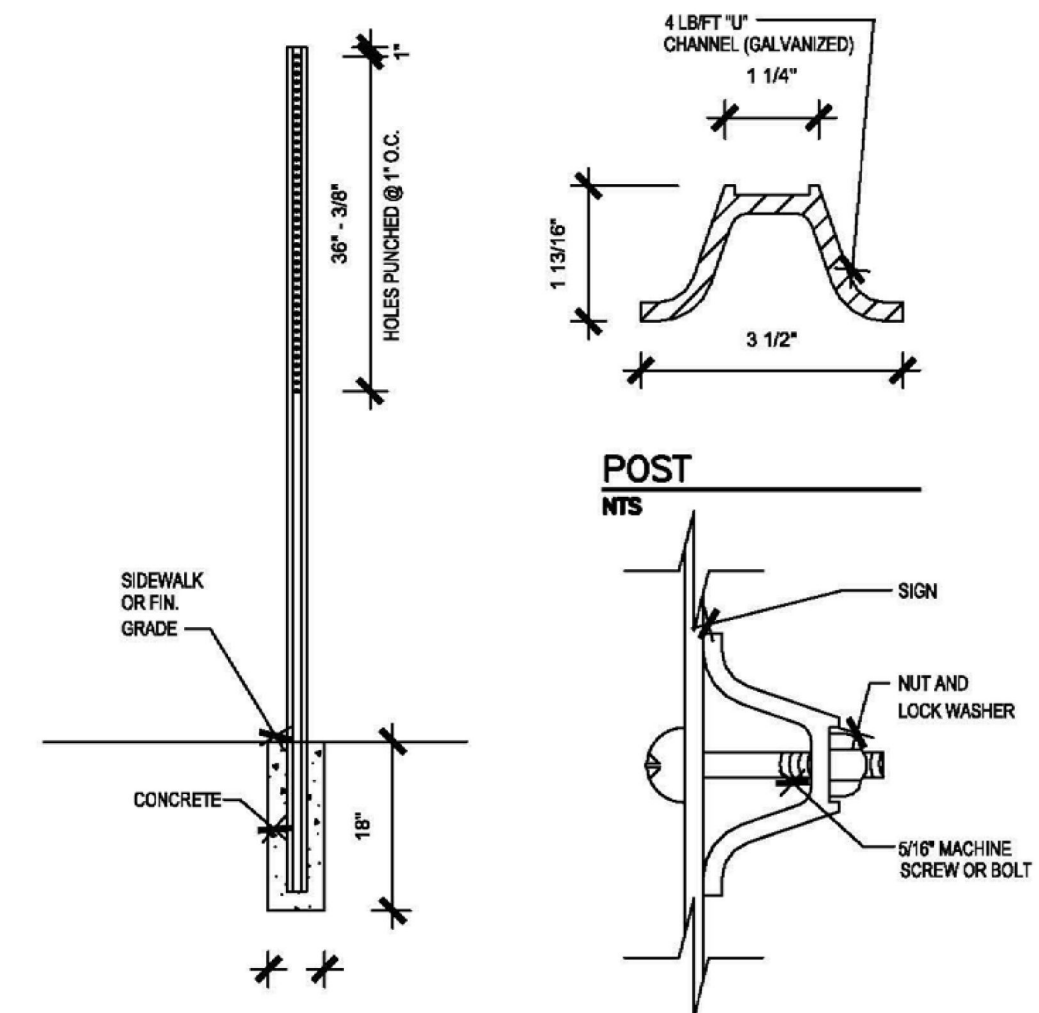
TYPICAL REGULAR/ADA PARKING STALLS

DETAIL 3
NTS A-2.0

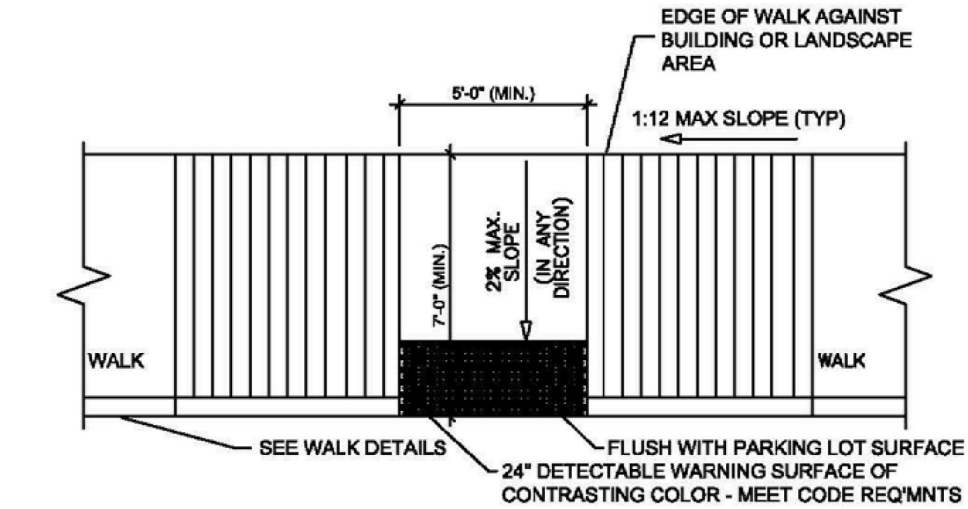
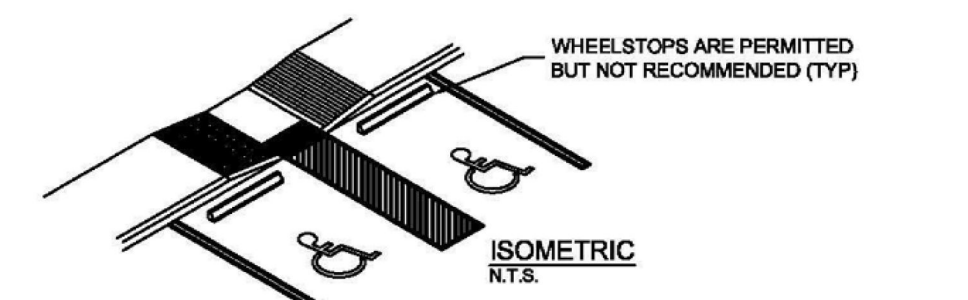


TYPICAL SIGN INSTALLATION

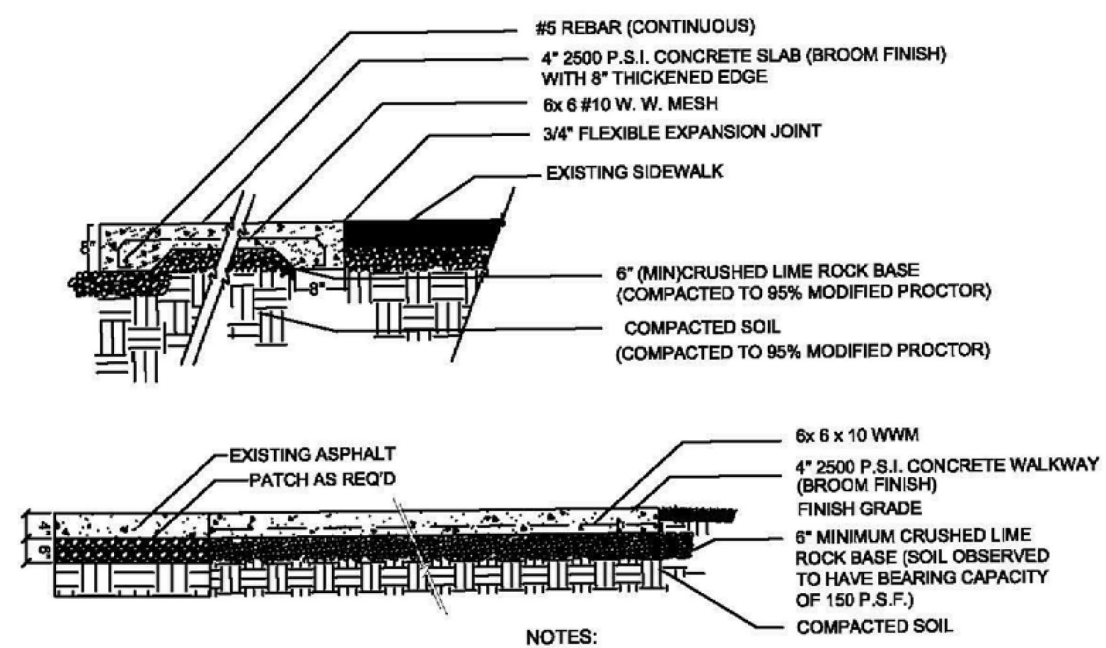
DETAIL 2
NTS A-2.0



POST SIGN POST & BASE NTS 2
A-2.0

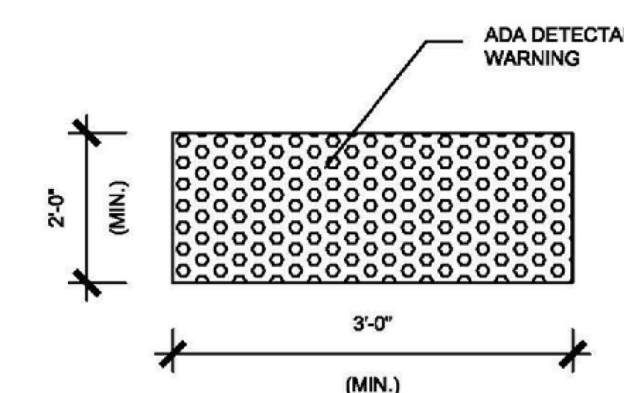


ACCESSIBLE PARKING RAMP
DETAIL 6
NTS A-2.0

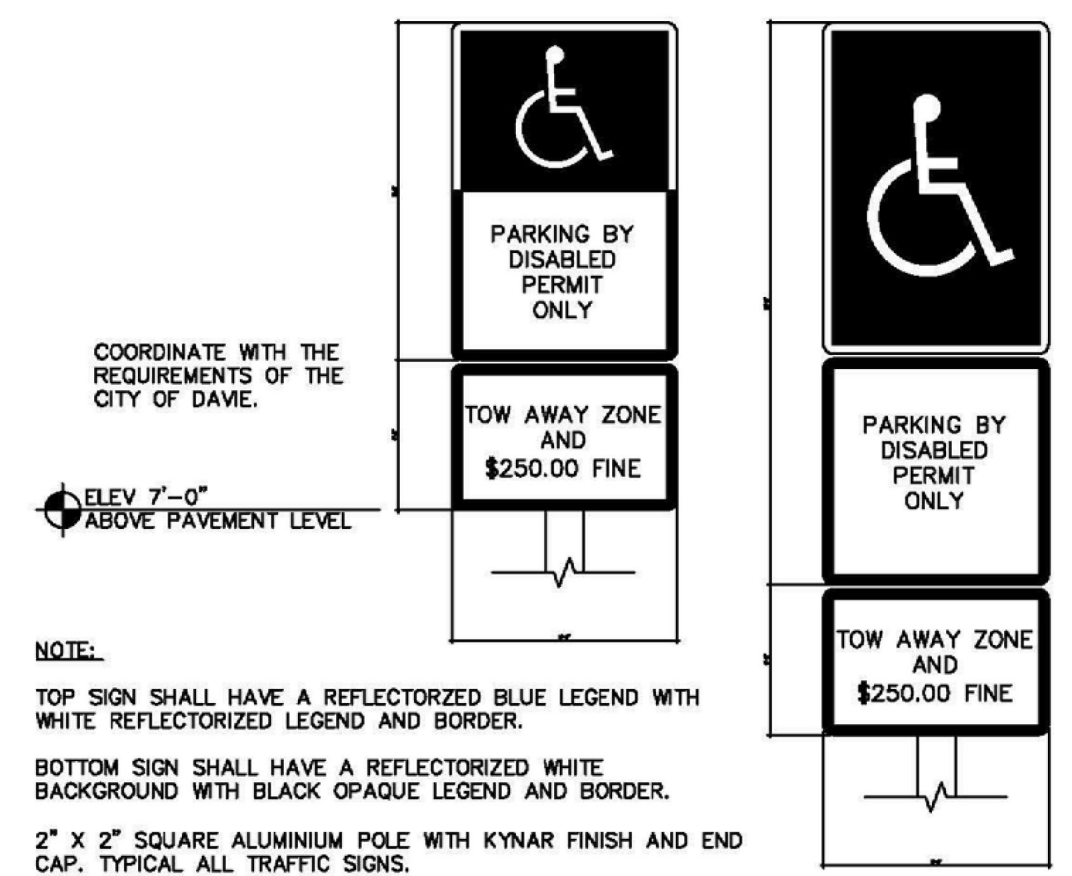


- NOTES:
- WALKWAY SHALL HAVE A MAXIMUM 2% GRDS SLOPE FOR DRAINAGE.
 - 3/4" BITUMINOUS EXPANSION JOINTS SHALL BE PLACED BETWEEN ALL CONCRETE EDGES.
 - 1/2" SAWED CONTROL JOINTS SHALL BE PLACED AT 8' INTERVALS ALONG WALKWAY.
 - FINISH SLAB WITH NON-SLIP 11' BROOM TEXTURE PERPENDICULAR TO DIRECTION OF TRAVEL ON WALKWAY.
 - CRUSHED LIME ROCK BASE SHALL EXTEND A MINIMUM OF 6" BEYOND EDGE OF WALKWAY.

NEW CONCRETE PAVEMENT
DETAIL 6
NTS A-2.0



DETAIL 2
NTS A-2.0



TYPICAL HANDICAP SIGN
SCALE 1-1/2" = 1'-0"
DETAIL 2
A-2.0

No.	Description	Date

WY
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Email: jmw@wyndon.com

OCTUPLEX
1204 AVE. EAST
FORT PIERCE, FL. 34960

SEAL

PROJECT NO:
DRAWN BY: JSC
CHECKED BY: JSC
DATE: 01/11/2024

FILE NAME:
PARKING DETAIL

SHEET NO.

A-07

SHEET: OF

Pale Tidepool
5008-5A

NV232A

Ultra White
7006-24

NV706A

Base

Trim

Property Identification

Site Address: 1204 AVENUE E Use Type: 0000	Parcel ID: 2404-823-0007- 050-7 Jurisdiction: Fort Pierce	Account #: 126806 Map ID: 24/04S	Sec/Town/Range: 04/35S/40E Zoning: Medium Den
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Ownership

TELCO INVESTMENTS, LLC
PO Box 742371
Boynton Beach, FL 33474-2371

Legal Description

E L DAVIS' S/D LOTS 4, 5, 6-LESS S 5 FT AVE E RD R/W-
AND WALLACE'S S/D E 86 FT OF LOT 8-LESS N 150 FT
AND LESS S 5 FT AVE E RD R/W- (0.73 AC - 31,605 SF)

Current Values

Just/Market:	\$26,200	Assessed:	\$5,957
Exemptions:	\$5,957	Taxable:	\$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$26,200	\$5,957	\$5,957	\$0
2023	\$22,700	\$5,416	\$5,416	\$0
2022	\$17,100	\$4,924	\$4,924	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-28-2024	5184 / 1854	0111	QC	City of Fort Pierce	\$25,000
12-19-2017	4080 / 2366	0318	DEED	St Lucie County Board of County Commissioners	\$100
07-28-2017	4028 / 1918	0118	TXDEED	Gonzales Steven R	\$0

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.73
Land Size (SF):	31,605
Total Building Count:	

Special Features and Yard Items

Type	Qty	Units	Year Blt
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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: PZCOA2025-00013 - 317 S 2nd St

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37.

NOTICE BY NEWSPAPER: April 18th, 2025

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

A handwritten signature in blue ink, appearing to read 'Kev Freeman', is written over a faint, light blue grid background. The signature is fluid and cursive.

DATE: April 22nd, 2025