

Avenue D Investments
109 Avenue D
Fort Pierce, Florida

June 1, 2015

We are submitting this proposal for redevelopment of the above noted property. This proposal includes a conceptual survey and lot layout for proposed dwellings and accessory garages. Enclosed are the proposed elevations and floor plans for the structures along with an architectural review by an independent Florida licensed Architect (Lance Vogl, Vogl Architects), confirming that in order to develop this property to its full potential that the existing dwelling is neither structurally, architecturally or cost effective to remodel.

Based on this information, we are requesting your authorization to demolish the existing structure. We are requesting this based on the fact that we have tried on three occasions to sell the property to investors who backed out of the contracts as soon as they discovered the condition of the existing structure.

With the existing structure gone, this parcel of land will become a viable property to develop and will henceforth improve the neighborhood and increase the existing property values.

It is our understanding that you will review this proposal and submit it to the Historical board. In addition, would you please have our proposal added to the monthly meeting which we plan to attend as to discuss our proposal and hopefully be granted approval to proceed with this project.

Thank you for your time regarding this matter.

Kindest regards,

Avenue D Investments
Glen Hutchins cell #772-341-2750
Mark Hutchins cell # 772-341-2650
Anibal (Bido) Amaral

Vogl Architects

201 SE Hibiscus Ave
Stuart, FL 34996

772-284-5327

lance@voglarchitects.com

Renovation Feasibility Report

3/13/2025

Property Location:

109 Ave D
Fort Pierce, FL 34950

Scope of Service:

A structure evaluation was performed at the above referenced property on 3/13/2025, to determine the feasibility of a renovation to the existing building. The entire structure was accessible including the living areas, attic, and crawl space at the time of the site visit.

Observations:

The structure consists of wood frame walls, floors, ceiling, and roof structure. There is extensive termite damage throughout the structure. The foundation consists of non-reinforced brick piers that have degraded over time. Multiple types of siding have been installed over the original wood siding with rot visible throughout. All windows and show extensive damage. The existing interior stair to the 2nd floor is non-functional with a head height of only 5'2" at the landing. The original structure appears to have had multiple addition performed in which do not appear to be structurally sound.

Renovation Feasibility Analysis:

Based on visual observation as well as my experience with renovations of similar homes, a renovation of this existing structure would require replacement of most of the existing structure and finishes including a complete new foundation system. I anticipate that only framing members of the original structure would remain. I anticipate existing additions would be removed, and new additions would be needed to create a functional layout.

Conclusion:

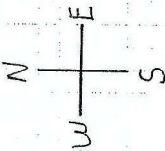
Based on the above analysis, a renovation of this existing structure would no longer retain the historic character of the building. So little of the original structure would remain, that attempting to perform a renovation would unfortunately not be recommended.

Thank You,

Lance A. Vogl
Architect Reg. #96414



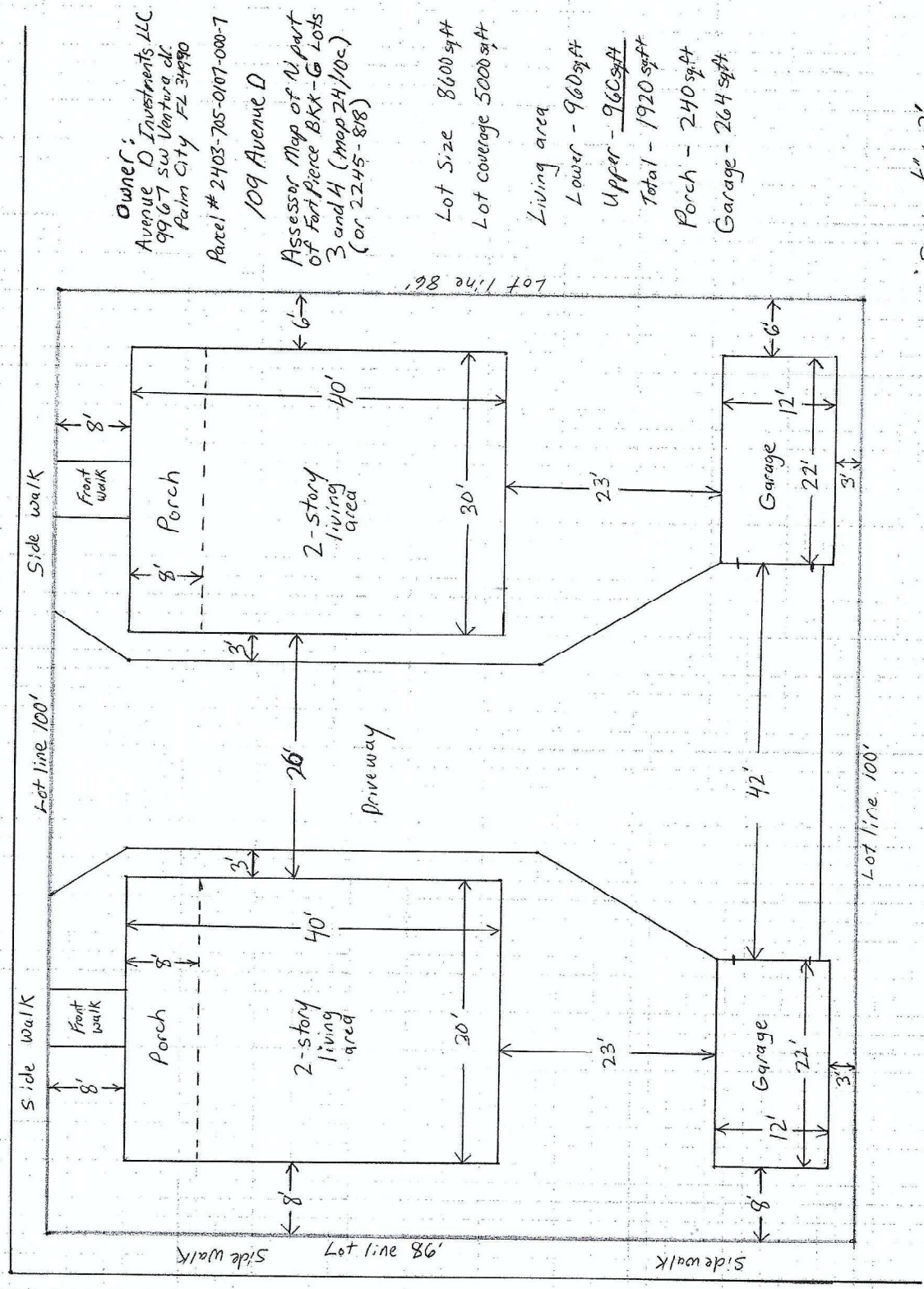
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by LANCE VOGL
Date: 2025.03.13
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109 Avenue D Fort Pierce FL

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Avenue D



Owner:
Avenue D Investments LLC
9967 SW Venture dr
Palm City FL 34990
Parcel # 2403-705-0107-000-7
109 Avenue D

Assessor Map of N part
of Fort Pierce BKK-G Lots
3 and 4 (map 24/10c)
(or 2245-818)

Lot Size 8600 sqft
Lot coverage 5000 sqft

Living area
Lower - 960 sqft
Upper - 960 sqft
Total - 1920 sqft
Porch - 240 sqft
Garage - 264 sqft

Scale 1/4" = 2'

Bungalow Plan 028-00113



SQ FT

2,080



BEDS

3



BATH

2



1/2 BATHS

1



CAR

1



STORIES

2



WIDTH

~~30~~
30

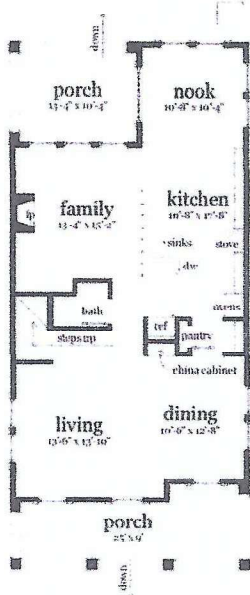


DEPTH

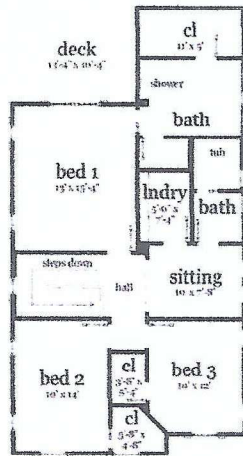
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MAIN FLOOR



SECOND FLOOR



FEATURES



Master Up



Detached Garage



Breakfast Nook



Laundry Second Floor



**Front Porch
Rear Porch**



**Formal Living Room
Sitting Room**

CITY OF FORT PIERCE
QUESTIONS FOR AVENUE D 109

QUESTIONS

ANSWERS

- | | |
|-----|-----------------------|
| A - | NO |
| B - | YES |
| C - | NO |
| D - | NO |
| E - | NO |
| F - | YES - POSITIVE EFFECT |

















