



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

COA 14-23 & Appeal - Timeline

- In 1995, the previous owner commissioned the painting of a mural on the eastern wall of the structure, facing Indian River Drive. The mural was completed in 1995 by an artist noted by the initials of GK, Greg Kulinski.
- On April 16th, 2001, the Fort Pierce City Commission adopted Ordinance K-72, Establishing Chapter 23 of the City Code of Ordinances, providing for the identification, protection, and promotion of restoration of buildings and districts within the City which have special historical, architectural, and archaeological value.
- On March 18th, 2002, the Fort Pierce City Commission adopted Resolution 02-39, establishing the Downtown Historic District, encompassing the subject structure.
- On May 8th, 2014, Marty Limberis of Marty Limberis Plastering LLC submitted a Building Permit application to remove cracked and loose stucco and replace with the same style. The original application did not include the overlay of stucco upon the noted extension of wall.
- On June 9th, 2014, Ralf Fahmy, Chief Executive Member of RFMD Investments, LLC, submitted a Certification of Appropriateness application to complete the subject exterior alterations. The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.
- On June 23rd, 2014, the Historic Preservation Board held a public hearing on Certificate of Appropriateness Application 14-23 and considered the request of the applicant, the provided staff report and presentation, and the Secretary of Interior Standards for the Rehabilitation of Historic Structures as adopted by Chapter 23 of the City Code of Ordinances. The applicant and representative were not present at the meeting to provide input or respond to inquiries.
- After discussion, the Historic Preservation Board voted 6-1 to approve the request with the following notes and conditions:

The Board considers the mural of historic importance. If the mural cannot be sealed, the wall will have a smooth coat of stucco applied to accept a new mural. The new mural is to be replaced within 6 months and be of equal size, quality and historical significance of the old mural. The new mural will need to be approved by the Historic Preservation Officer.

- On June 24th, 2014, Staff provided the applicant and representative with the Approved Certificate of Appropriateness 14-23.
- On July 1st, 2014, Ralf Fahmy provided Staff with a response to the Board's decision.
- On July 1st, 2014, Staff provided Mr. Fahmy with a response to his letter, outlining administrative options.
- On July 2nd, 2014, Ralf Fahmy filed an appeal of the Board's decision with Staff, supplying the written response to the Board's decision as the support document.

The appellant outlined the following concerns pertaining to the Board's decision:

- 1) Due to budgetary constraints, we are not able to finance the repainting of a mural.
- 2) Although the mural in question seems to depict an old world theme of Fort Pierce Trading Port, the mural itself signed 1995, does not seem to hold any historic value.
- 3) As current owners of the property on which the mural is located, it would be our preference that the wall be kept clear of any imageries.

The appellant further presented the following:

"In the spirit of community, we are willing to donate the same mural space once renovated, for your association to fund a new mural, your committee and ours would deem appropriate for the location. We hope you will agree to this resolution, as we believe it to be a fair middle ground."

- On July 7th, 2014, Staff provided the appellant with contact information of the St. Lucie County Cultural Affairs Council and a former member of the St. Lucie County Mural Society.
- On July 18, 2014, Staff forwarded an email from a local artist/muralist which encompassed a commitment of materials and services to reproduce a mural at the subject site.
- On August 7th, 2014, Staff emailed the appellant with an update and summary of the status of the request and appeal.
- On August 7th, 2014, Staff met with the appellant to discuss potential resolutions and current concerns. Options included the capacity to refile amended COA containing new information, cost estimates, etc., pursuit of funding through the commitment of the local artist or FPRA.
 - **The concerns presented by the appellant during the meeting were expanded into the following:**
 - **Costs associated with amending the proposed work to a smooth stucco finish**
 - **Potential encumbrance of a new mural if the property owner sought the future installation of windows, doors, or other architectural features on the subject elevation.**
 - **Staff outlined the suggestion of compiling the updated information and concerns, developing the concept of adding architectural features to the subject elevation, and attending or providing a representative for the project to facilitate reconsideration of the request by the Historic Preservation Board. The appellant provided a response to this discussion with an email, dated 8/14/2014, which confirmed intentions to seek a decision from the City Commission.**
- On August 14th, 2014, the appellant provided additional photos of the site, however these photos were provided after the submittal of the Agenda Packet for the City Commission, therefore they are not in the Commission packet.
- On August 18th, 2014, the City Commission, based upon the presentation of new information, directed the request be returned to the Historic Preservation Board for further consideration.