

# DRAFT



## CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

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### Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 22, 2014 IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Peggy Harris; Jean-Ellen Wilson; Brad Culverhouse; Suzanne Boardman; Charlie Hayek; Holly Theuns; Chairman Paul Sampson

Absent: Annie Kate Jackson; Sonja M. Gates

Staff Present: Karen Emerson, Assistant City Attorney  
Kori Benton, Historic Preservation Officer  
Alicia Rosenthal, Administrative Assistant

**4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Ms. Theuns and Mr. Hayek were made active members for the meeting.

**5. CONSIDERATION OF ABSENCES**

Motion was made by Peggy Harris, and seconded by Brad Culverhouse to excuse the absences of Ms. Gates and Ms. Jackson.

AYE: Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Chairman Paul Sampson

Passed

**6. APPROVAL OF MINUTES**

Minutes of August 25, 2014 meeting

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the minutes of the August 25, 2014 meeting.

AYE: Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

## 7. PUBLIC HEARINGS

- a. Exterior alterations to include the installation of new store front systems, wall signs, columns, and gates for additional retail suites and courtyard seating for future restaurant(s)

Mr. Benton gave an overview of the application and answered question. Mike Menard of Cook Menard Architecture commented and answered questions. Assistant City Attorney Emerson stated the occupation of city right of way is strictly up to City Commission.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve Certificate of Appropriateness 14-32 - Exterior alterations to include the installation of new store front systems, wall signs, columns and gates for additional retail suites and courtyard seating for future restaurant(s) with the following conditions. 1) The new storefront systems are accomplished by use of similar design and materials of established doors and windows; 2) The approval of the final design for the proposed 8' tall columns and 6' tall wrought iron fence to be installed around the courtyard is delegated to Staff to ensure consistency with human scale; 3) The approval of the presented sign scheme is delegated to Staff upon submittal of dimensions of leased space and sign area, to ensure consistency with the overall design scheme and City Code; 4) Accenting landscaping is retained or reinstalled, as presented in the conceptual exhibit, to retain the presence of green area and open space on site; and 5) The final consideration of the exterior landing area or ramp is deferred to the affected departments, if supported by the Board.

AYE: Holly Theuns, Charlie Hayek, Suzanne Boardman, Brad Culverhouse, Jean-Ellen Wilson, Peggy Harris, Chairman Paul Sampson

Passed

- b. Remove existing mural, create new rear opening, installation of railing, and application of various signage and artwork on secondary façade. Install double door on primary façade facing 2nd Street

Mr. Benton gave an overview of the application and answered questions. Melinda McLaughlin Byrd, Applicant, commented and answered questions.

Motion was made by Suzanne Boardman, and seconded by Charlie Hayek to approve the removal of existing mural, create new rear opening, installation of railing, and application of various signage and artwork on secondary facade and to install double doors on primary facade facing 2nd Street with the condition that the Board delegate authority to the Historic Preservation Officer to review and approve the final historic scenes presented on the rear facade, and the materials and design utilized for the roll-down gate, railings and lights.

AYE: Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris, Chairman Paul Sampson

Passed

## **8. NEW BUSINESS**

Mr. Benton commented on the presentation given to Ft. Pierce Redevelopment Agency Advisory Committee by the Mosaic Group for an infill re-development project at the former King Power Plant site.

Mr. Benton presented the significant accomplishments of the City of Ft. Pierce at the Main Street conference.

Chairman Sampson wants a workshop at the next meeting to discuss the Historic Preservation Board's concern, as to the density and height restrictions and requirements in the areas along Indian River Drive, including King Power Plant and the Edgartown Historic District.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to authorize the Chairman of the Board to have staff draft a letter to the City Commission, or any other appropriate city agency or board, expressing the concern of the Historic Preservation Board, as to the density and height restrictions and requirements in the areas along Indian River Drive, including King Power Plant and the Edgartown Historic District. The motion was amended so that the board as a whole will review the letter at the next meeting and the letter will be signed by all of the board members.

AYE: Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Peggy Harris,  
Jean-Ellen Wilson, Chairman Paul Sampson

Passed

## **9. ADJOURNMENT**

Any person seeking to appeal the decision of the Historic Preservation Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.