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CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD
HELD ON MONDAY, OCTOBER 27, 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; Brad Culverhouse; Suzanne Boardman; Annie Kate Jackson;
Charlie Hayek; Holly Theuns; Chairman Paul Sampson

Absent: Jean-Ellen Wilson; Sonja M. Gates

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

Ms. Harris entered the meeting after roll call.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
Mr. Hayek and Ms. Theuns were made active members for the meeting.

6. **APPROVAL OF MINUTES**

- a. Minutes of September 22, 2014 meeting

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to
approve the minutes of the September 22, 2014 meeting.

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson,
Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

7. PUBLIC HEARINGS

- a. 715 Orange Avenue and 702 Atlantic Avenue - Certificate of Appropriateness 14-35, an application submitted by the Property Owner(s), Rast Properties LLC, for the demolition of two contributing historic structures.

Mr. Benton gave an overview of the application and answered questions. John Foster, Architect representing the applicant, commented and answered questions. Steven Tarr, applicant, commented and answered questions.

Motion was made by Holly Theuns, and seconded by Peggy Harris to approve the demolition of 702 Atlantic Avenue based upon consideration of the established criteria in City Code Section 23-49 that the structure has been allowed to deteriorate beyond reasonable expectations of re-use or re-conditioning.

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Holly Theuns, Chairman Paul Sampson

NAY: Charlie Hayek

Passed

Motion was made by Suzanne Boardman, and seconded by Peggy Harris to approve the demolition application **when we receive a conceptual site plan** without an application for abandonment of the alley way based on the criteria in City Code Section 23-49, that the structure is not one of the last remaining examples of its kind in the city and the retention of the structure does not promote the general welfare of the city by providing an opportunity for study of local history, architecture and design.

AYE: Holly Theuns, Charlie Hayek, Annie Kate Jackson, Suzanne Boardman, Brad Culverhouse, Peggy Harris, Chairman Paul Sampson

Passed

- b. 1023 Citrus Avenue - Application for Preliminary Historic Designation submitted by the Property Owner, Gholamreza Torkaman, to designate the structure located as locally significant.

Mr. Benton gave an overview of the application.

Motion was made by Brad Culverhouse, and seconded by Suzanne Boardman to accept the preliminary application for designation submitted by the applicant and direct staff to complete the designation report and notify the proper parties of the public hearing.

AYE: Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Chairman Paul Sampson

Passed

- c. 301 S US Highway 1 - An application for a Historic Preservation Tax Exemption submitted by the Property Owner, Linda Kroon, to provide an exemption of City assessed taxes upon improvements to a contributing historic structure.

Mr. Benton gave an overview of the application.

Motion was made by Holly Theuns, and seconded by Brad Culverhouse to forward a recommendation of approval to the City Commission of this Historic Preservation tax exemption based upon eligibility and compliance with local and federal regulations for rehabilitation of a historic structure.

AYE: Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Brad Culverhouse, Chairman Paul Sampson

Passed

- d. The Historic Preservation Board at their September 22, 2014 requested a follow-up discussion regarding the established density and height restrictions and requirements in the Downtown Historic District.

Mr. Benton discussed the density and height restrictions in the Downtown Historic District and Edgartown Settlement. Mr. Benton suggested looking at existing examples of built environments, separating the downtown in corridors or sections, and looking at doing a ratio or percentage height cap guideline in downtown or looking for an overall peak height guideline.

Chairman Sampson asked for input from the board to look at examples of built environments that will work for the City of Ft. Pierce.

8. NEW BUSINESS

Motion was made by Holly Theuns, and seconded by Brad Culverhouse to ask staff to proceed with a letter of protest to All Aboard Florida on the behalf of the Historic Preservation Board to be approved and signed by the Chairman.

AYE: Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Brad Culverhouse, Suzanne Boardman, Chairman Paul Sampson

Passed

9. CONSIDERATION OF ABSENCES

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to move Consideration of Absences to the end of the agenda.

AYE: Suzanne Boardman, Peggy Harris, Holly Theuns, Charlie Hayek, Brad Culverhouse, Annie Kate Jackson, Chairman Paul Sampson

Passed

Motion was made by Suzanne Boardman, and seconded by Annie Kate Jackson to excuse the absence of Ms. Wilson.

AYE: Brad Culverhouse, Charlie Hayek, Holly Theuns, Peggy Harris, Suzanne Boardman, Annie Kate Jackson, Chairman Paul Sampson

Passed

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

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

10. **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.