

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

---

## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 22, 2016, 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; Michael Broderick; Holly Theuns; Charlie Hayek; Patrick Small; Suzanne Boardman; Jared Osteen; Marlene Sherwin; Chairman Paul Sampson**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Kori Benton, Senior Planner  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Benton introduced the newest alternate member, Marlene Sherwin, to the Board. Ms Sherwin stated she is looking forward to serving on the Board.

All regular members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the July 25, 2016 meeting

**Motion was made by Peggy Harris, and seconded by Charlie Hayek to approve the minutes from the July 25, 2016 with the addition of the exhibit to COA 16-30.**

**AYE: Suzanne Boardman, Patrick Small, Charlie Hayek, Holly Theuns, Michael Broderick, Peggy Harris, Chairman Paul Sampson**

Passed

## 6. PUBLIC HEARINGS

### a. **Certificate of Appropriateness 16-45 - Repair, renovate and visually enhance five (5) apartment buildings - 506 and 511 North 2nd Street and 106 Cedar Place**

Ms. Lewicka gave an overview of the application and answered a question from the Board.

Mike Menard, from Cook & Menard Architecture, provided additional information and answered questions from the Board.

Donna Benton spoke about the exterior color scheme of the apartment buildings.

Ms. Boardman and Ms. Theuns both mentioned they live on North 2nd Street.

**Motion was made by Holly Theuns, and seconded by Michael Broderick to approve the requested action for COA 16-45 for the properties at 506 and 511 North 2nd Street and 106 Cedar Place, based on Secretary of Interior Standards 2, 9 and 10.**

**AYE: Michael Broderick, Holly Theuns, Charlie Hayek, Patrick Small, Suzanne Boardman, Peggy Harris, Chairman Paul Sampson**

Passed

### b. **Certificate of Appropriateness 16-44 - Sailfish Brewery - 130 North 2nd Street**

Mr. Hayek brought to the Board's attention his relationship with Sailfish Brewery on another property they own and he stated he is not involved anyway in this project.

Mr. Small recused himself from voting since he has a business relationship with Sailfish Brewery and he is somewhat involved in the property.

Ms. Mosley stated if there is a possibility that you may benefit financially, either directly or indirectly through business, than it would be appropriate to recuse yourself. Ms. Mosley added that Mr Hayek's relationship with Sailfish Brewery is to remote to require a recusal.

Ms. Lewicka gave an overview of the application and answered questions from the Board.

Mike Menard, from Cook & Menard Architecture, provided additional information and answered questions from the Board.

Michael Mcleod spoke in favor of the application.

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the requested action for COA 16-44, Sailfish Brewery, 130 North 2nd Street.**

**AYE: Holly Theuns, Charlie Hayek, Suzanne Boardman, Peggy Harris, Michael Broderick, Chairman Paul Sampson**

**Other: Patrick Small (RECUSE)**

Passed

C. **Certificate of Appropriateness 16-43 - St. Andrews Episcopal Church - 210 South Indian River Drive**

Ms. Lewicka gave an overview of the application and answered questions from the Board.

Richard Stabile, a member of the vestry for St. Andrews Episcopal Church, provided additional information on the sanctuary roof and answered questions from the Board. The Board expressed concerns with consistency and matching roof replacement on the administrative buildings.

Mr. Hayek asked Ms. Mosley if the Board can add an enforceable condition that states that, when the other roofs on the site come up for replacement, the roofs must conform to the roof they are approving on the sanctuary.

Ms. Mosley explained the Board cannot impose the condition because members of the corporation would have to agree to any changes being made and they are not represented. The COA can be tabled until the corporate bodies can come up with an agreement.

Mr. Stabile stated the church controls the administrative buildings.

Ms. Mosley wanted to know the legal relationship between the parties to the property and if there are any restrictions that are in current agreement in terms of changes to the nature of the property and who has decision making power input.

Mr. Stabile stated if the COA is tabled, he can come back with some more concrete information.

The chairman asked Ms. Mosley, if a motion was passed with stipulations, can the Board instruct staff to move forward with the approval or denial so the applicant does not have to wait until the next meeting. Ms. Mosley stated staff would not be able to make that decision because of the nature of the change but the Board could empower staff to do so.

Mr. Small ask Ms. Mosley if in the future the new administration of the church could refute the stipulation. Ms. Mosley stated If the stipulation was approved and the church changed there mind, they will have to come back for a subsequent approval or another COA.

**Motion was made by Patrick Small, and seconded by Michael Broderick to table COA 16-43.**

**AYE: Charlie Hayek, Patrick Small, Suzanne Boardman, Peggy Harris, Michael Broderick, Holly Theuns, Chairman Paul Sampson**

Passed

**7. NEW BUSINESS**

- a. Administrative Certificates of Appropriateness Approvals - July 2016

**8. CONSIDERATION OF ABSENCES**

All members were present.

**9. ADJOURNMENT**