

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 24, 2015, 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: Brad Culverhouse; Holly Theuns; Charlie Hayek; Peggy Harris; Vice-Chair Suzanne Boardman

Absent: Paul Sampson; Sonja M. Gates

Staff Present: Karen Emerson, Assistant City Attorney
Kori Benton, Senior Planner
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

The two alternate members, Ms. Theuns and Mr. Hayek are filling the role of the regular members.

Based upon the resignation from Ms. Wilson, as well as the other opening on the Board, staff is shifting the alternates into the regular membership role pursuant to the policies and the procedures for the Historic Preservation Board. The city is soliciting two replacements for our alternate members.

5. APPROVAL OF MINUTES

a. July 27, 2015 Meeting

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the minutes from the July 27, 2015 meeting.

AYE: Holly Theuns, Charlie Hayek, Peggy Harris, Brad Culverhouse, Vice-Chair Suzanne Boardman

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 15-29 - New front porch and Variance to encroach into front setback - Kara Wood & John Morris - 716 S 10th Street**

Ms. Lewicka gave an overview of the application.

Kara Wood, Owner, spoke briefly about the gradual improvements that have been made to the home.

Ms. Emerson explained the Variance is totally separate from the demolition of the porch and the Board is approving the demolition of the existing porch, the design and change of the porch, and the Variance for the setback for the new design.

Motion was made by Charlie Hayek, and seconded by Brad Culverhouse to approve the demolition of the existing porch.

Motion was made by Vice-Chair Suzanne Boardman, and seconded by Brad Culverhouse to amend the motion to approve the demolition of the existing porch with regards to the conditions stated in City Code Section 23-49 for the removal process and the factual basis of the staff report and recommendations.

AYE: Brad Culverhouse, Charlie Hayek, Holly Theuns, Peggy Harris, Vice-Chair Suzanne Boardman

Passed

Motion was made by Brad Culverhouse, and seconded by Holly Theuns to approve the replacement of the porch based upon the staff report and the standards set forth in the code.

AYE: Peggy Harris, Holly Theuns, Charlie Hayek, Brad Culverhouse, Vice-Chair Suzanne Boardman

Passed

Motion was made by Holly Theuns, and seconded by Brad Culverhouse to approve the Variance request on the porch addition based on City Code section 22-24 (b)(2) which would allow for a 2 foot Variance for the encroachment.

AYE: Charlie Hayek, Holly Theuns, Brad Culverhouse, Peggy Harris, Vice-Chair Suzanne Boardman

Passed

b. **Certificate of Appropriateness 15-30 - Demolition - Sallie Ventresco - 512 Dundas Court**

Ms. Lewicka explained that the owner asked for permission to demolish the house in previous conversations and in the COA application . Today a letter was received from the owner saying she would like to reconstruct the house. Since staff is not sure how the owner will follow through with the building permits, staff would like the Board to allow for the demolition and for the

demolition to be postponed for 90 days. This would give the owner sufficient time to apply for all the building permits and if the owner will not be able to follow through, then the demolition would be granted. The house has been condemned by the building department and staff would like to see the house restored rather than demolished.

Mr. Hayek asked Ms. Emerson if a vote has to be taken to take the item off the agenda or postpone the item. Ms. Emerson said there are provisions in the code for postponing the vote.

Mr. Benton elaborated by saying, the owner, Ms. Ventresco, stopped in his office about 50 days ago to discuss the prospect of a rear addition to the structure. As she was exploring opportunities with local contractors, to add on to the home, the general response was it can't be done based on the condition of the structure. At that time she started exploring other options and she felt it was too cumbersome financially to be able to facilitate reconstruction. She filed the application for demolition and subsequently after that application was filed, the building department had moved forward with their inspections and condemnation was issued on the property.

Earlier today, staff spoke with Ms. Ventresco and she indicated she is looking to exhaust efforts to be able to reconstruct the home. Staff, in coordinating with the building department, is in full support of her request to rehabilitate the structure and would like her to pursue a separate COA application; however she is accepting of the fact that this may become to financially cumbersome. We would like the Board to consider postponement of the demolition request pending submittal of a COA for rehabilitation or consideration of the demolition request with a deferment date that would allow the property owner to prepare documents to resubmit for rehabilitation.

Board discussion ensued.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to table the application for 60 days to give the property owner and the city time to decide what they are going to do.

AYE: Holly Theuns, Charlie Hayek, Peggy Harris, Brad Culverhouse, Vice-Chair Suzanne Boardman

Passed

c. **Certificate of Appropriateness 15-31 - Exterior site improvements and Variances to reduce drive-aisle width and eliminate sidewalk connection - Sun Moon Sea Development LLC - 729 S Indian River Drive**

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

Mr. Benton provided additional information on the sidewalk removal and exemption. Board discussion ensued and Mr. Benton answered questions from the Board.

Sam Comer, Representative, from Sun, Moon, Sea Development, provided additional photographs and he explained that drainage issues triggered this project which started a chain of events: Landscaping, Driveways and Parking Spaces. Mr. Comer answered questions from the Board about extending the driveway apron and the paving material being used.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve COA 15-31 for the exterior site improvements, based upon the staff report, the provisions of the code and upon the testimony from the Public Hearing.

AYE: Charlie Hayek, Peggy Harris, Brad Culverhouse, Holly Theuns, Vice-Chair Suzanne Boardman

Passed

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to approve the two Variance requests in COA 15-31:

a. A request to deviate from City Code Section 22-62 (b)(2) & (d) (1). which requires sidewalks and sidewalk linkages to be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

b. A request to deviate from City Code Section 22-61 (b) (3) which requires a minimum two – way driveway width of twenty-four (24) feet. The applicant is seeking to reduce the width to ten (10) feet, representing a fourteen (14) foot reduction.

AYE: Peggy Harris, Charlie Hayek, Holly Theuns, Brad Culverhouse, Vice-Chair Suzanne Boardman

Passed

7. NEW BUSINESS

Mr. Benton encouraged all Board members to consider a membership in the St. Lucie Historical Society. The first meeting is September 17, 2015 at 5:30 PM. Membership rates start at \$25.

8. CONSIDERATION OF ABSENCES

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the absences of Ms. Gates and Mr. Sampson.

AYE: Charlie Hayek, Peggy Harris, Brad Culverhouse, Holly Theuns, Vice-Chair Suzanne Boardman

Passed

9. ADJOURNMENT