

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 11, 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: Charlie Hayek; Holly Theuns; Michael Broderick; Brad Culverhouse; Chairman Paul Sampson

Absent: Peggy Harris; Suzanne Boardman; Sonja M. Gates; Patrick Small

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

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Broderick was made an active member for the meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the November 23, 2015 meeting

Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve the minutes from the November 23, 2015 meeting.

AYE: Michael Broderick, Charlie Hayek, Brad Culverhouse, Holly Theuns, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 15-62 - New Construction of 23 Multi-Family Units - 401 S. Indian River Drive**

Mr. Culverhouse disclosed he represents a LLC, which has nothing to do with this matter or with any matter related to the city, for one of the persons who has part ownership of the Indian River Villas and Indian River Commerce project.

Ms. Davis gave an overview of the application. Hal Lambert, Architect, provided additional information and answered questions from the Board.

Motion was made by Charlie Hayek, and seconded by Brad Culverhouse to approve COA 15-62 for the new construction of 23 multi-family units with a condition that the Abandonment is approved by the City Commission.

AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson

Passed

b. **Certificate of Appropriateness 15-63 - Retail, Office Space and Residential Units - 401 and 411 S. Indian River Drive**

This COA was presented before COA 15-62. Ms. Davis gave an overview of the application and answered questions from the Board.

Joe Foglia, Contractor for Foglia Contracting Corporation & Foglia Custom Homes, made himself available for questions from the Board. Thomas Hoos, Architect for Hoos Architecture, provided additional information on the style of the building.

Chairman Sampson stated the Board is looking for a more complete rendering before moving forward.

Motion was made by Brad Culverhouse, and seconded by Holly Theuns to continue COA 15-63 to the next meeting.

AYE: Brad Culverhouse, Michael Broderick, Holly Theuns, Charlie Hayek, Chairman Paul Sampson

Passed

c. **Certificate of Appropriateness 15-44 - Demolition - 436 N. 9th Street**

Ms. Lewicka explained this COA request was denied by the Historic Preservation Board at the October 26, 2015 meeting. Ms. Lewicka gave an overview of the COA and answered questions from the Board.

Mr. Benton explained the subject request for demolition of the structure is on a separate parcel from the Bible Soul Saving Station on Avenue D.

Chairman Sampson stated the site plan is confusing the Board members because it includes both parcels.

Reverend Mills answered questions from the Board and explained the enhancements to the area being demolished will make it more user friendly for the children, add parking for staff and create

more accessibility for parents picking up their kids.

Hoyt Murphy spoke in favor of the application.

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to approve COA 15-44 based upon the staff report, public testimony, the city of Fort Pierce condemning the property and the building being a hazard to the children.

AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Charlie Hayek, Chairman Paul Sampson

Passed

d. Certificate of Appropriateness 15-53 - Exterior Wall Sign - 302 S. 2nd Street

Ms. Lewicka gave an overview of the application and answered questions from the Board. Mr. Benton answered a question from Mr. Culverhouse regarding the Anytime Fitness sign.

Steve Hoskins from the law firm, Hoskins, Turco, Lloyd and Lloyd, provided additional information on the signage of the building and answered questions from the Board. Mr. Hoskins explained the only reason they are replacing the current sign is because they have a sign leftover from another building. Mr. Hoskins stated he does not want to go to the additional expense to make the sign any smaller.

Ms. Lewicka stated the sign on the front of the building is grandfathered in and no records of approval were found for the existing sign on the side of the building.

Misty Lundeen from Brister Signs, explained the sign on the side of the building was permitted in 2008 for re-lettering the face of the sign. Ms. Lundeen stated the 4 x 8 lit box sign is already manufactured and it cannot be made into a smaller sign.

Mr. Benton stated the signs at 111 Orange Avenue and Taylor Creek Optical met city code requirements.

Motion was made by Mr. Culverhouse to approve COA 15-53, for the sign requested by the applicant, based upon the testimony at the public hearing, the staff report and the sign replacing what is already there The motion did not have a second, so the motion died.

Motion was made by Mr. Hayek to disapprove the sign for COA 15-53 unless it complies with existing city codes.

Mr. Hoskins withdrew his application.

Chairman Sampson agreed with Mr. Hayek's motion and stated the code is the code.

e. Certificate of Appropriateness 15-58 - Memorial Wall, Brick Courtyard and Landscaping - Southwest Corner of Avenue D and Means Court

Ms. Lewicka gave an overview of the application.

David Cleveland, Applicant Representative, stated he was asked by the Lincoln Park Ministerial Association to design a wall of remembrance to identify all the innocent members of the community that lost their lives to violence in the community. Mr. Cleveland provided details on

the design of the Wall of Remembrance.

Mr. Hayek complimented the project.

Motion was made by Holly Theuns, to approve COA 15-58 for the construction of the Memorial Garden and Prayer of Hope.

AYE: Brad Culverhouse, Charlie Hayek, Holly Theuns, Michael Broderick, Chairman Paul Sampson

Passed

f. **Certificate of Appropriateness 15-60 - Demolition - 521 US Hwy 1**

Ms. Lewicka gave an overview of the application.

Clay Yates, Property Owner, provided additional information on the building and answered questions from the Board. Mr. Yates stated he is unable to keep the homeless people from breaking in the building and it seems that the most appropriate thing to do is tear down the building and hope the US 1 corridor improves.

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to approve COA 15-60 for the demolition of the structure at 521 US Hwy 1, without staff's additional recommendation to remove and re-sodd the existing driveway area, based upon testimony at the public hearing and based upon the criteria that the application meets for demolition of a structure, within a designated historic district.

AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson

Passed

g. **Certificate of Appropriateness 15-61 - Outside Dog Run Enclosed by Wooden Fence - 225 Orange Avenue**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Ms. Lewicka explained the Historic Preservation Board denied the COA application for the installation of artificial turf and a fence at the October 26, 2015 meeting.

Hoyt Murphy, Owner of the Property, stated dog owners currently walk their dog in the parking lot and he has had no complaints. Mr. Murphy also stated that what Ms. Birdsall is proposing to do is critical for her business to expand.

Janet Birdsall, Owner of My Yuppy Puppy, explained she changed the aesthetics of the fence due to the comments from the Board at the October meeting. Ms. Birdsall stated from a legal standpoint she cannot take the dogs out on a leash.

Mr. Hayek asked where the water is going to drain. Ms. Birdsall explained the water is going into the ground and the solids are picked up. Ms. Birdsall also stated the dogs will never be unattended.

Motion was made by Brad Culverhouse, and seconded by Holly Theuns to approve COA 15-61 based upon testimony at the public hearing and based upon facts contained in the staff report, but not incorporating staff recommendations, and with the condition that this approval is limited to My Yuppy Puppy, LLC being located at 325 Orange Avenue.

AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Chairman Paul Sampson

NAY: Charlie Hayek

Passed

7. NEW BUSINESS

8. CONSIDERATION OF ABSENCES

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to excuse the absences of Ms. Gates, Ms. Boardman, Ms. Harris and Mr. Small.

AYE: Holly Theuns, Michael Broderick, Brad Culverhouse, Charlie Hayek, Chairman Paul Sampson

Passed

9. ADJOURNMENT