

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, FEBRUARY 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: **Holly Theuns; Suzanne Boardman; Michael Broderick; Peggy Harris; Charlie Hayek; Patrick Small; Chairman Paul Sampson**

Absent: **Brad Culverhouse**

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

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Small and Mr. Broderick were made active members for the meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the January 11, 2016 meeting.

Motion was made by Charlie Hayek, and seconded by Peggy Harris to approve the minutes from the January 11, 2016 meeting with the following addition: On item 6e, add "Motion was seconded by Charlie Hayek."

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

Passed

6. PUBLIC HEARINGS

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

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

Ms. Emerson stated the Board members need to apply the Secretary of Interior Standards to determine whether the construction is compatible in massing, size and scale to the district.

Ms. Emerson explained that if the PD is not granted and the applicant does not get a setback that corresponds with what is on the site plan, the applicant will have to come back to the Historic Preservation Board for a Variance. Ms. Davis stated the application is scheduled to be heard by the City Commission for PD approval. Ms. Davis also stated that setbacks can be created in a PD.

Thomas Hoos, Architect for the Project, answered questions from the Board.

Ms. Emerson stated the Right-of-way Abandonment will continue through Planning Board and City Commission.

Mr. Broderick asked about the net shortage of parking. Ms. Davis stated it was less than 10 parking spaces. Rick Reed, Property Owner, stated there is a shortage of 7 parking spaces.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve COA 15-63 with the condition that the Right-of-way abandonment application is approved, as well as the Zoning Atlas Amendment application. If the Right-of-way abandonment is disapproved the applicant can come back to the Historic Preservation Board for a Variance.

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

Passed

b. **Certificate of Appropriateness 16-01 - Exterior Art Display - 111 Orange Avenue**

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

Ms Theuns announced that she is Executive Director of Art Mundo and an artist in the building.

Mr. Broderick recused himself from the discussion due to a business involvement with the owners of the property.

Ryan Andrew, Applicant Representative, answered questions from the Board.

Motion was made by Suzanne Boardman, and seconded by Charlie Hayek to approve the request for the placement of an art display, based on Section 23-3 and Section 23-54 of the City Code.

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

Passed

c. **Certificate of Appropriateness 16-02 - Early Learning Center - 317 S. 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Ms. Lewicka explained if the Board decides to approve the application, a Variance approval from the Historic Preservation Board may be required for the parking and Right-of-way area. Ms. Emerson asked for clarification, since parking is not a requirement in the downtown area. Ms. Lewicka stated that parking is not a requirement but the applicant wants to add parking and the use requires a Conditional Use approval from the Planning Board.

Mr. Broderick inquired about the parking spaces stall size. Ms. Lewicka explained the width required by the code is 10' and the applicant is proposing 9' parking spaces.

Mike Menard, from Cook Menard Architecture, provided additional information. Mr. Menard stated they are still working on the details with the Planning department regarding a Variance on the parking stall widths, curb cuts and reduction in landscape and at this point they are only looking for approval on the ADA ramp and additions.

Trina Angelone, Head of Schools for St. Andrew's Episcopal Academy, explained the Early Learning Center is an extension of their school, so they can fully utilize the rest of the current school building for their new building plans. The plan for the Early Learning Center is to keep the building looking like a gingerbread house and improve the quality and landscaping, along with creating some parking for drop off and pick up of the children.

Motion was made by Michael Broderick, and seconded by Peggy Harris to approve COA 16-02 as presented.

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

Passed

d. **Certificate of Appropriateness 16-03 - Install a Wall - 729 S. Indian River Drive**

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

Ms. Emerson asked how many feet the wall is from the Right-of-way.

Mr. Broderick said the wall to be constructed is setback on Indian River Drive and there is a no setback on the side.

Board discussion ensued.

Ms. Lewicka explained the regulations that a front wall can be constructed up to 4 feet high and the wall may be erected on the property line. If higher than 4 feet, the wall will need to be moved back to the required setbacks for the main structure. Ms. Lewicka stated the side wall can be constructed on the property line and be a maximum of 6 feet.

Sam Comer, Applicant Representative, provided additional information and stated the walls finished height is 3' high and the wall is 6" inside of the property line on the side and the front of the house.

Motion was made by Charlie Hayek, and seconded by Peggy Harris to approve COA 16-03 for the construction of the wall as proposed as the wall presents no conflicts with the Secretary of Interior Standards.

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

Passed

e. Certificate of Appropriateness 15-40 - Install Chain Link Fence - 512 S.10th Street

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

Ms. Emerson stated the COA can be granted this evening but not the Variance. Ms. Lewicka stated staff recommends denial and the Variance will only be required if the Board approves the fence on the property line.

Robert Burns, Co-Owner of 512 S. 10th Street, asked if the fence could be approved if they go with a 25' setback and plant the required trees. Mr. Burns answered questions from the Board.

Board discussion ensued.

Robert Bailey, from A-Grade Fence, asked for clarification on the proposed alternative to the Variance. Ms. Lewicka stated if the Board approves the chain link fence in the front yard and it meets the Secretary of Interior Standards then a Variance is needed from the City Code section. If the fence is moved 25' from the property line then a Variance is not required.

Winnie Burns, Co-Owner of 512 S. 10th Street, stated she wants a fence for security and a white picket fence is out of their budget. Ms. Burns stated an aluminum fence is not a viable option due to the neighborhood the house is located in. Ms Burns said they have gone out of our way to improve the house in Oakland Park.

Michael McCloud, 812 Atlantic Avenue, suggested a ranch style fence that could be constructed with 1 x 4 pressure treated wood. Mr. McCloud stated 8' pieces of pressure treated wood cost very little and the homeowner could come in near budget by using spikes for the post to save on concrete.

Motion was made by Holly Theuns, and seconded by Suzanne Boardman to deny COA #15-40 for a chain link fence and ask the homeowner to explore options, that are not chain linked and are within their budget for a fence.

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

Passed

7. NEW BUSINESS

8. CONSIDERATION OF ABSENCES

Motion was made by Charlie Hayek, and seconded by Holly Theuns to unexcuse the absence of Mr. Culverhouse.

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

Passed

9. ADJOURNMENT