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CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MARCH 26, 2018, 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: **Michael Broderick; Peggy Harris-Smith; Jared Osteen; Suzanne Boardman; Holly Theuns; Paul Sampson, Chairman**

Absent: **Charlie Hayek; Patrick Small**

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

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

All regular members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the February 28, 2018 meeting

**Motion was made by Peggy Harris-Smith, and seconded by Holly Theuns to approve the minutes from the February 28, 2018 meeting.**

**AYE: Peggy Harris-Smith, Jared Osteen, Suzanne Boardman, Holly Theuns, Michael Broderick, Chairman Paul Sampson**

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-34 - Construct New Commercial Building - 102 Avenue A**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the depth and store front for the sidewalk cafe, awnings and recommendations for additional design modifications.

Mike Menard, Applicant Representative from Architectonic, clarified that the architecture is basically duplicating the Second Street Station building, as far as cornice locations, awnings and window head heights and the only deviation is the glass overhead garage doors. Mr. Menard stated the applicant is not opposed to changing to a split face block wall to mimic other projects in downtown and they are open to do something a little different with the railing. Mr. Menard explained the railing will look more like the second floor of the St. Lucie County Clerk building with the double top railing.

Mr. Menard asked the Board if it would be okay to add another door to the eastern side of the building to make a secondary means of egress and kitchen access to the dumpster.

Mr. Menard answered questions from the Board on the glass overhead door, width of cafe seating area, parking, and being able to walk between the Second Street Station and PP Cobb buildings.

**Motion was made by Michael Broderick, and seconded by Peggy Harris-Smith to approve COA 17-34 to construct a new commercial building at 102 Avenue A with the conditions below:**

1. **a split block finish be applied to the retaining wall facing the sidewalk area;**
2. **on the proposed fencing, the developers will meet with the Planning department to come up with a solution that is satisfactory for there requirements for ADA and come as closely as possible to seeking agreement with the Historic Preservation Officer on finishes;**
3. **the single door be permitted if needed for restaurant service.**

**AYE: Jared Osteen, Suzanne Boardman, Holly Theuns, Michael Broderick, Peggy Harris-Smith, Chairman Paul Sampson**

Passed

**7. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - February 2018

**8. CONSIDERATION OF ABSENCES**

Mr. Hayek and Mr. Small were excused.

**9. ADJOURNMENT**