



DRAFT

CITY OF FORT PIERCE

**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 22, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Motion was made by Holly Theuns, and seconded by Charlie Hayek to nominate Michael Broderick to Chair the meeting.

AYE: Holly Theuns, Jon Neprud, Jared Osteen, Charlie Hayek, Acting Chairman Michael Broderick

Passed

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Holly Theuns; Jon Neprud; Jared Osteen; Charlie Hayek; Michael Broderick, Acting Chairman

Absent: George Johansen; Suzanne Boardman; Paul Sampson

**Staff Present: Iola Mosley, Senior Assistant City Attorney
Rebeca Guerra, Interim Planning Director
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant**

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

The alternate was not in attendance.

5. APPROVAL OF MINUTES

- a. Minutes from the March 25, 2019 meeting

Motion was made by Jon Neprud, and seconded by Holly Theuns to approve the minutes from the March 25, 2019 meeting.

AYE: **Jared Osteen, Charlie Hayek, Holly Theuns, Jon Neprud, Acting Chairman Michael Broderick**

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 19-13 - New Residence with Variance from City Code Section 22-24(b)(3) Lot Coverage - 712 South 10th Street**

Ms. Lewicka stated that Certificate of Appropriateness application #19-13 was heard at the last Historic Preservation Board meeting and brought back to the Board for additional information. Ms. Lewicka said the city's Urban Forester inspected the property and found no remaining tree stumps, possibly due to new soil being placed on the property, and the applicant provided pictures of the property showing the vegetation existing before the lot clearing. Ms. Lewicka said the applicant stated they only removed Brazilian Pepper trees and Palm trees from the property, which would not need a permit. Ms. Lewicka gave a brief overview of the application and answered questions from the Board on tree requirements for a new residence.

No one spoke for or against the application.

Motion was made by Jon Neprud, and seconded by Charlie Hayek to approve Certificate of Appropriateness 19-13 in its entirety, with the special condition of two live oaks being planted, one in the front yard and one in the back yard.

AYE: **Charlie Hayek, Holly Theuns, Jon Neprud, Jared Osteen, Acting Chairman Michael Broderick**

Passed

b. **Certificate of Appropriateness 19-23 - New Awning - 100 South 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board on awning modifications, agreement with the city for right-of-way use of the sidewalk and utilizing a cable support for the awning.

Gus Gutierrez, applicant, stated that using the columns with the awning was the only way to make it structurally sound and safe. Mr. Gutierrez said the patrons of the restaurant requested the awning as a rain cover and the awning is not in the right-of-way. Mr. Gutierrez suggested adding drapes on the poles to make it more visible. Mr. Gutierrez stated the engineers told him that in order to get the awning permitted and approved, columns are needed. Mr. Gutierrez answered questions from the Board regarding the location of the posts, car doors hitting the posts, and relocating the awning.

Board discussion ensued on eliminating the posts in the sidewalk.

Motion was made by Holly Theuns, and seconded by Jon Neprud to approve Certificate of Appropriateness 19-23 with conditions that the awning be designed as a cantilever, without the vertical aluminum poles and all parts of the awning should be elevated at least nine feet above the sidewalk.

AYE: **Charlie Hayek, Holly Theuns, Jon Neprud, Jared Osteen, Acting Chairman Michael Broderick**

Passed

c. **Certificate of Appropriateness 19-24 - Roof Replacement - 704 Beach Court**

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding roof materials, and the Secretary of Interior Standards modifications.

The Board discussed saving the asset versus risking the asset.

Wanda Gahn, Applicant Representative, stated this is not the original roof and it is leaking and deteriorating underneath. Ms. Gahn answered questions from the Board as to the location and severity of the leaks.

Motion was made by Charlie Hayek, and seconded by Jared Osteen to approve Certificate of Appropriateness 19-24 for the replacement of the roof with a 5V crimp roofing system.

AYE: **Holly Theuns, Jon Neprud, Jared Osteen, Charlie Hayek, Acting Chairman Michael Broderick**

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Motion was made by Charlie Hayek, and seconded by Holly Theuns to table the Election of Chair and Vice-Chair to the next Historic Preservation Board meeting.

AYE: **Jared Osteen, Charlie Hayek, Holly Theuns, Jon Neprud, Acting Chairman Michael Broderick**

Passed

8. **NEW BUSINESS**

At the end of New Business the Board discussed guidelines of new construction in the historic districts. Ms. Lewicka said the City of Fort Pierce does not have any guidelines, but she has talked with the Planning Director about creating some guidelines. Mr. Hayek said under the hurricane impact codes it is hard to be decorative. Ms. Lewicka said there is product approval for metal shingles but the metal shingles are very expensive.

a. **Administratively Approved Certificates of Appropriateness - March 2019**

b. **Discussion on Proposed New Historic Preservation Advisory Board**

Ms. Guerra explained that the Planning department is moving forward with a text amendment to change the nature of the Board of Adjustment as well as the Historic Preservation Board. She said the proposal came from City Commission for these two boards to go from a quasi-judicial public hearing to an advisory capacity. Ms. Guerra said the item for the Board of Adjustment, with three amendments that reference the Historic Preservation Board, were brought forward to the last Planning Board meeting and the Planning Board chose to table the item for more examination and it will be brought back to the May Planning Board meeting. Ms. Guerra stated If the Planning Board makes a recommendation to move forward to the City Commission, staff's recommendation to the Board will be to take out the Historic Preservation information or changes, or vote on it separately. She said the Board of Adjustment recommendations from Planning Board will move to the next available City Commission hearing. Ms. Guerra went on to say that the decision from the Planning Board regarding Chapter 23, will be sent to the state for review, because the city is part of a Certified

Local Government (CLG). She said the Historic Preservation portion will move separately from the Board of Adjustment process to City Commission. In closing, Ms. Guerra explained that once the decision from the state has been made, staff will have an opportunity to reflect on any changes or any comments that are made by the state, and staff will have more information on how or if the text amendment will be moving forward to City Commission.

Ms. Guerra answered questions on the CLG and recommendations versus decisions from the Board.

Board discussion ensued on the Historic Preservation Board losing its teeth, being less compelling for citizens to invest their time, City Commissioners being burdened with Historic Preservation minutia, contested hearings, slowing down the development process and City Commissioners busy schedules.

Ms. Mosley suggested the Board check the Clerk of Court website for cases involving architectural changes to see if there has been any Historic Preservation Board cases filed against the City of Fort Pierce.

Ms. Guerra explained that if the Planning Board decides to separate the recommendations, and they choose to make a recommendation of denial for the Historic Preservation Board or the Board of Adjustment, the City Commission will need a super majority vote to pass or deny the text amendment.

Acting Chair Broderick stated he discussed his position on both the Planning Board and the Historic Preservation Board with the State of Florida Ethics hotline and they indicated there were no concerns.

9. CONSIDERATION OF ABSENCES

Motion was made by Charlie Hayek, and seconded by Jon Neprud to approve the absences of Mr. Sampson and Ms. Boardman.

AYE: Charlie Hayek, Holly Theuns, Jon Neprud, Jared Osteen, Acting Chairman Michael Broderick

Passed

10. ADJOURNMENT