

# DRAFT



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, DECEMBER 14, 2020, 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; Michael Broderick; Holly Theuns; George Johansen; Anthony Westbury; Suzanne Boardman, Chair**

Absent: **Kori Benton**

Staff Present: **Jennifer Hofmeister, Planning Director  
Tanya Earley, Assistant City Attorney  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant**

4. **APPROVAL OF MINUTES**

- a. Minutes from the October 26, 2020 meeting

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the October 26, 2020 meeting.**

**AYE: Michael Broderick, Holly Theuns, George Johansen, Anthony Westbury, Charlie Hayek, Chair Suzanne Boardman**

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 20-67 and Variance - Outdoor Urban Market - 1134 and 1138 Avenue D**

This item was moved to 5c.

The clerk introduced Certificate of Appropriateness 20-67 for the Outdoor Urban Market at 1134 and 1138 Avenue D, Fort Pierce, Florida.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Ms. Theuns – no  
Mr. Johansen – no  
Mr. Westbury – no  
Mr. Hayek – no  
Mr. Broderick - no  
Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is proposing a temporary installation, five (5) years, of an Outdoor Urban Market and community space with supportive 'shipping container' structures, including the following:

- One (1) 20 x 8 x 8 library
- Two (2) 40 x 8 x 8 classroom/multi purpose spaces
- One (1) 40 x 8 x 9.5 commissary kitchen
- Two (2) gated entry thresholds
- One (1) 6 x 8 x 9.5 storage
- One (1) long term rental portable bathroom
- One (1) wood deck • One (1) wood entry/exit.

The principal intent of 'The ROOT' is to provide support for commerce, community mobilization and recreational opportunities by preserving and enhancing a sense of place, complementary to the Lincoln Park community culture, public arts and attractiveness to residents and visitors. 'The ROOT' will support the larger redevelopment efforts of the area as desired by the City. Although the architectural design of the proposed structures is not compatible with the adjacent buildings, the buildings will blend well with the existing surroundings in similar height, scale and color pallet. The structures are temporary and when removed in the future, the essential form and integrity of the historic property and its environment will not be impaired.

Staff recommends approval of the applicant proposal for temporary installation [for five (5) years maximum] of the outdoor urban market and community activity/event space with supportive shipping container structures as the overall proposal and design are consistent with the

Secretary of Interior Standards 9 and 10. Additionally, staff recommends approval of the variance as it meets requirements of City Code Sec. 22-108 of the City Code - Criteria for granting variances (1) through (5).

Board questions for Staff: Mr. Hayek inquired on who is going to pay for the renovations and develop the site and who receives the profit? Ms. Hofmeister explained the Lincoln Park Young Professionals were awarded the RFP and they received grant funds for developing the site. Mr. Broderick inquired on the gate material and if the driveway will have accessible and pedestrian traffic. Ms. Lewicka said the gate will be a piece of cut out from one of the containers and the driveway will be a service driveway only. Mr. Broderick inquired how the 5 year expiration trigger will work. Ms. Lewicka stated a temporary use permit will be required by the Planning and Building departments. Mr. Broderick inquired on the zoning for the property and Ms. Theuns inquired on how the containers will be tied down.

Applicant questions for Staff: None

Applicant presentation: Annie Calisti, Applicant Representative, sworn, explained the purpose of the project is to establish a locally grown business which will be a catalyst for the community. Ms. Calisti noted the containers can be picked up and moved to a new site. Ms. Calista said the idea is to establish a "ROOT" and move to another lot that is affordable and sustainable.

Board questions for Applicant: Mr. Westbury inquired on who will be running the project, the long term plan and what happens if it fails. Ms. Calisti stated the Lincoln Park Young Professionals have received lots of funding with the purpose to reactivate the area so Lincoln Park Young Professionals can grow. Mr. Broderick inquired on the timeline and the fence and gate material. Ms. Calisti stated depending on the building permit process, the timeline will be around six months and there will be a metal gate for security and a calusa fence on the back of the property. Chair Boardman inquired on how the site will look once the grant is up. Ms. Calisti stated they will leave the site as they found it .

Public comment:

Brenda Johnson, sworn, addressed her concerns with traffic, noise, drugs and prostitution. Vennis Gilmore, President of the Young Professionals, sworn, stated the Lincoln Park Young Professionals saw an opportunity to invest back into Avenue D and bring it back to its glory.

Madam Chair Boardman closed the public hearing.

Comments by the Board: The Board discussed hours of operation, site lighting, and parking requirements. Mr. Hayek suggested having a meeting with the neighbors to get a reading of the neighborhood and create harmony. Both Mr. Broderick and Ms. Theuns agreed that once the lights are on the criminal element goes elsewhere to do business.

**Motion was made by Holly Theuns, and seconded by Michael Broderick to approve Certificate of Appropriateness 20-67 and the Variance as requested for the Outdoor Urban Market located at 1134 and 1138 Avenue D with the following items:**

- 1. Staff will approve and work closely with the applicant regarding design**
- 2. Staff will encourage communication between all parties**
- 3. Fencing along the side of the property will be approved by staff**

**AYE: Holly Theuns, George Johansen, Anthony Westbury, Charlie Hayek, Michael Broderick, Chair Suzanne Boardman**

Passed

b. **Certificate of Appropriateness 20-69 - Renovation and Monument Sign - 911 Delaware Avenue**

This item was moved to 5a.

The clerk introduced Certificate of Appropriateness 20-69 for renovation and a monument sign at 911 Delaware Avenue, Fort Pierce, Florida.

Madam Chair Boardman asked Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures as they apply to all subsequent Quasi-Judicial Hearings.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Mr. Johansen – no  
Mr. Westbury – no  
Mr. Hayek – yes  
Mr. Broderick - yes  
Ms. Theuns – no  
Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is requesting Certificate of Appropriateness approval for replacement of a front door, correction of the existing handicap ramp to conform with ADA requirements, exterior painting and installation of a new ground sign.

Based upon Secretary of Interior's Standard # 9, staff recommends that the Board approve the request for the proposed changes and additions and that the Board approve the proposed sign subject to the following conditions:

1. Maximum sign area shall not exceed 48 square feet.
2. Maximum sign height shall not exceed six (6) feet.

Board questions for Staff: Mr. Broderick inquired if the base is included on the proposed height and square footage of the sign.

Applicant questions for Staff: None

Applicant presentation: Mike Menard, Applicant Representative, sworn, stated they have no problem reducing the sign size to 6 feet high and 48 square feet overall. Mr. Menard explained that the property was never officially converted to commercial so it is being made ADA compliant and being brought up to the life safety code.

Board questions for Applicant: Mr. Westbury inquired if the sign will be illuminated and Mr. Menard stated the the sign will be internally lit.

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: The Board asked if they could approve the amended proposed sign. Ms. Hofmeister stated the applicant would have to resubmit but staff could approve the sign administratively if the Board approves the staff recommendations.

**Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve Certificate of Appropriateness 20-69 with staff recommendations including the reduction of the sign dimensions to meet code.**

**AYE: George Johansen, Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, Chair Suzanne Boardman**

Passed

**c. Certificate of Appropriateness 20-70 - Remodeling - 435 N. 11th Street**

This item was moved to 5b.

The clerk introduced Certificate of Appropriateness 20-70 for remodeling at 435 N. 11th Street, Fort Pierce, Florida.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked Clerk to call the roll:

Mr. Westbury – no  
Mr. Hayek – no  
Mr. Broderick - no  
Ms. Theuns – no  
Mr. Johansen – no  
Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

**Staff Presentation:**

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The applicant is proposing a renovation of the building which includes removing and replacing the existing roof, removing parapet walls to accommodate new roof trusses with increase pitch to 7:12, removing and replacing windows and doors with some opening changes, partially demolish front wall, and add beams and columns to create a covered porch. The subject property is a single-family residence which shows signs of deterioration and substantial damage. The owners wish to restore and improve the property. The restoration of the original building, complimented by the new porch and roof design, will enrich the architecture and functional efficiency of the residence and enhance the property's contribution to the historic character of the Lincoln Park Historic District. Staff recommends approval of the Certificate of Appropriateness application as requested as it meets the Secretary of the Interior's Standards 5 and 9.

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: None

Board questions for Applicant: None

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: The Board expressed how much better the property will look.

**Motion was made by Michael Broderick, and seconded by Anthony Westbury to approve Certificate of Appropriateness 20-70 as requested.**

**AYE: Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, George Johansen, Chair Suzanne Boardman**

Passed

**6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - October 2020
- b. Administratively Approved Certificates of Appropriateness - November 2020
- c. Historic Preservation Board Meeting Time

The Board chose to keep the Historic Preservation Board meeting time at 2:00 PM.

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

**Motion was made by Holly Theuns, and seconded by Michael Broderick to excuse the absence of Mr. Benton.**

**AYE: Anthony Westbury, Charlie Hayek, Michael Broderick, Holly Theuns, Kori Benton, George Johansen, Chair Suzanne Boardman**

Passed

**9. ADJOURNMENT**