

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, NOVEMBER 15, 2021, 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: Kori Benton; Anthony Westbury; Michael Broderick; George Johansen; Holly Theuns; Charlie Hayek; Suzanne Boardman, Chair

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant

4. **APPROVAL OF MINUTES**

- a. Minutes from the October 25, 2021 meeting

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the October 25, 2021 meeting.

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

Passed

5. **PUBLIC HEARINGS**

b. **Certificate of Appropriateness 21-61 - New Roof - 101 Melody Lane**

Madam Chair Boardman introduced the Certificate of Appropriateness for a new roof at 101 Melody Lane.

Madam Chair Boardman asked the Board Attorney, Fran Ross, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Fran Ross, Board 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 the Clerk to call the roll:

Mr. Benton recused himself.

Mr. Broderick - yes

Mr. Johansen - yes

Ms. Theuns - yes

Mr. Hayek - yes

Mr. Westbury - yes

Madam Chair Boardman - yes

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 a brief background of the library building. She stated the applicant is requesting approval of a Certificate of Appropriateness (COA) for the removal of the existing clay tile roof as the tiles are in disrepair. As a county project, the applicant is seeking the input from the Historic Preservation Board in the selection of the roof material. The subject proposal seeks to remove the barrel clay tile roof and install Steel Stone Coated Tile (Sunset Gold or Santa Fe) or Concrete Tile (Spanish Clay or Canyon Clay) or original Clay Tile. Preserving roof materials is central to defining a structure's overall historic character. When roof replacement is necessary it should be done on an in-kind basis, with the new roof matching the existing materials. Based upon Secretary of Interior Standards 5 and 6, staff recommends that the Historic Preservation Board approve the request for roof

replacement with barrel clay tile or, consider approval of the roof replacement proposed by the applicant with the alternative roofing materials that are the most compatible in architectural texture, style and appearance to the existing roof.

Board questions for Staff: Mr. Broderick asked if the tile should match the restroom tile. Ms. Theuns asked if the tile on the library building is the same as the restroom. Mr. Westbury asked why the tiles disintegrated in such a short time.

Applicant questions for Staff: none

Applicant presentation: Peter Jones, St. Lucie County Architect, sworn, gave an overview of the historic architecture and roof materials. He stated the county is looking for a cost-effective roof replacement while recognizing the value of the historic look and character of downtown Fort Pierce. Mr. Jones highlighted that the installation of a tile roof is critical. Mr. Jones noted that the library mimics a historical building, and they would like to keep the character of the building by using a tile that is cost-effective. He said they prefer the metal coated tile compared to the clay tile because the clay tile has a longer lead time, it is more expensive and more expensive to install.

Scotty Beaulieu, St. Lucie County Facilities Manager, sworn, said the Clerk of Court building currently has the metal roofing on it and the repairs under the tile have been very simple. Mr. Beaulieu stated, from a maintenance perspective, they prefer the metal tile.

Brian Master, St. Lucie County Facilities Project Manager, sworn, said the tiles they prefer are aluminum coated with stainless steel fasteners.

Board questions for Applicant: Mr. Broderick asked about the warranty on the tiles, being the building is so close to a saltwater environment.

Public comment: None

Staff final comments: None

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

Comments by the Board: Mr. Hayek wanted to know if the Board should vote on a particular steel color.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-61 for the Boral Steel stone coated roof at 101 Melody Lane and to direct staff to work with the applicant to select a color that either matches the library and/or the bathrooms and the tile should closely resemble the barrel tile that is currently existing on the library roof.

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

Other: Kori Benton (ABSTAIN)

Passed

c. Certificate of Appropriateness 21-19 - Kings Landing Mixed Use Development - at or near 322 North 2nd Street

Madam Chair Boardman introduced the Certificate of Appropriateness for Kings Landing Mixed Use Development at or near 322 North 2nd Street.

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 the Clerk to call the roll:

Mr. Westbury and Mr. Hayek were recused.

Mr. Broderick - yes
Mr. Johansen - yes
Ms. Theuns - yes
Mr. Benton - yes
Madam Chair Boardman - yes

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:

Jennifer Hofmeister-Drew, Planning Director, provided an overview of the application. She gave a brief history of the downtown historic district and background of the development along with the project summary comparisons. Ms. Hofmeister-Drew stated on May 24, 2021, the Historic Preservation Board approved the project with conditions and recommendations. Ms. Hofmeister-Drew showed the original site plan, the Planning Board approved site plan, the renderings from the May 24, 2021, Historic Preservation Board meeting, and the comparison of the elevation renderings from May 24, 2021, to November 15, 2021, which showed an adjustment in height and architectural articulations. Ms Hofmeister-Drew noted the comparison of architectural structures in downtown, and she highlighted the adjacent R-5 zoning district, which allows up to 200 feet in height.

Board questions for Staff: Mr. Benton asked Ms. Hofmeister-Drew to read City Code section 111-153, Guidelines for Review and Issuance of a Certificate of Appropriateness. Mr. Broderick confirmed with Ms. Hofmeister-Drew that the Historic Preservation Board voted to approve the application at the May 24, 2021, meeting, with the condominium building being eight stories, the other buildings being five stories and the Historic Preservation Board made no changes to the applicant's submission. Ms. Hofmeister-Drew confirmed. Mr. Benton asked staff to confirm the incorporation of a parking structure was more of an encouragement rather than a condition. Ms. Hofmeister-Drew confirmed that it was a suggestion. Mr. Broderick asked if there are other significant changes in the size and scope of the buildings besides Building D and Building G going from five to eight stories. Ms. Hofmeister-Drew stated a three level parking structure will also be added. Mr. Benton asked Attorney Ross if he could provide staff, the Board and the applicant public records from the City of Fort Pierce from 2000 to 2017 related to projects approved in the vicinity but not built, for the context of design, height, scale and massing. Attorney Ross said the handouts would be appropriate.

Applicant questions for Staff: none

Applicant presentation: Lee Dobbins, Dean Mead Law Firm, sworn, provided background and context on why there was a difference in height from the previous renderings that were approved at the Historic Preservation Board. Mr. Dobbins said the original renderings go back to when the RFP was approved, and since there was no height limitations, staying within a height limitation was not what the team was particularly targeting in terms of design. Through the site plan review process, buildings and internal drives moved, the hotel changed, and the parking garage was added. More condominium units were not added to increase the height. It was more a matter of needing more height to make everything fit on the footprint.

Joe Crunk - CD Urban, Architect, sworn, explained the foundation for the design concept and presented the further developed 3-Dimensional model. Mr. Crunk assured the Board that the sole, integrity and character of what was developed still holds true in the concept. Mr. Crunk gave a detailed presentation, and he noted they wanted to create an identity from the waterfront and a gate from the water.

Board questions for Applicant: Madam Chair Boardman asked if there are slides showing the Charleston form homes. Mr. Crunk said the Charleston typology is not appropriate for Edgartown. He said they are going to create a typology that is very in tune with the vernacular nature of the buildings in Edgartown and how they grew over time.

Mr. Broderick asked Mr. Crunk's if it was his understanding that the submission made to the Historic Preservation Board meeting on May 24, 2021, was subsequently improved by the Historic Preservation Board with no change in context, scope or height and the site plan that was submitted was approved by the Historic Preservation Board. Mr. Crunk agreed.

Mr. Benton asked Mr. Crunk to verify the hotel is five stories. Mr. Crunk said the buildings need to be designed and with the addition of the parking structure they prefer to not have parking under the hotel. Mr. Crunk stated the Mainstay typology and prototype would like to be around five or six stories. Mr. Benton asked if the exaggeration design of the transition from the core buildings to Edgartown was the same on the approved plan by the Historic Preservation Board in May. Mr. Crunk stated the only building that has changed is the northeast building, which increased by two or three stories. Mr. Crunk said the hotel is being proposed as six stories. Mr. Benton asked for clarity on what the Board is acting on, whether it is the elevations in the staff report or the renderings in the presentation that was given. Mr. Crunk noted that the two-dimensional elevations that were submitted to the Planning Board is an exact representation of the 3D models. Mr. Benton asked Mr. Crump about accuracy on specific elevations.

Mr. Broderick asked if the site plan has changed since the Planning Board meeting. Mr. Dobbins said no changes have been made since the Planning Board meeting. Mr. Broderick asked Mr. Dobbins to square up why his client said at the October 25, 2021, Planning Board meeting that the Historic Preservation Board significantly reduced the size and scope of this project to create a 20 million dollar deficit. Mr. Dobbins said he was not at the Historic Preservation Board meeting, but he reviewed the minutes and the project was approved with conditions to not go above eight stories. Mr. Dobbins said they are coming forward with the elevations that were approved at the Planning Board and because of the condition that the project needs to come before the Historic Preservation Board if it goes over eight stories.

Dale Matteson, Audubon Development, CEO, sworn, said the original renderings from the RFP for eight stories was presented to the Historic Preservation Board. Mr. Matteson stated the content that was presented was a little more than what we are presenting now. We never knew what height it was going to be because there were no height restrictions. The old

renderings were used from the RFP because we didn't know how high it was going to be. Mr. Matteson, explained that when they left the Historic Preservation Board meeting, they realized that can't fit all the units that were approved in eight stories. Mr. Matteson noted that updated renderings should have been presented to the Historic Preservation Board meeting.

Madam Chair Boardman clarified that the changes to Building C went from eight to eleven stories, Building D and Building G went from five to eight stories, a three-story parking structure was added, and the hotel will be five-stories if they do not need parking.

Public comment:

Jeanne Arias said that Fort Pierce needs to decide if they want to turn the city different from a small town.

Margaret Dirsa- Dubois stated she does not want to see a giant white elephant in the middle of the city.

Valerie Slack applauded the developer for bringing key uses to downtown, but she said the scale and massing is not exactly what they are reporting them to be, and the pedestrian friendly access is not there.

Gary Morris stated he would like to see photographs from every angle of the city with Kings Landing rendered into the pictures. He stated the renderings don't often match what you get. He said there is not enough parking to service the people that live and work in the complex and there currently is not enough parking in downtown.

Melissa Carter stated she would like to know the details, materials and design for each building.

Applicant final comments: None

Staff final comments: None

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

Comments by the Board: Ms. Theuns stated the project is not perfect, but it will meet the needs of the citizens of Fort Pierce.

Mr. Benton said there are discrepancies in what is shown. The massing at the time of the Historic Preservation Board approval in May of no more than six stories, with a bonus seventh story and an eighth story with architectural projections, was at the higher end of what can be expected for downtown Fort Pierce, especially transitioning to Edgartown. The current increase in scale and massing negates some architectural design and integrity that was possible. The attention to detail is great but is not compatible with the downtown historic district. Mr. Benton said he would like to work with refining the prior design rather than significantly altering it.

Mr. Broderick stated he has several levels of concerns contemplating the transitions that needed to occur. The transitions will be non-existent with a 60% increase in height and other buildings going from five stories to eight stories. The City Commission has to decide the conceptual future of Fort Pierce. The size, height and scope of the project does not blend with downtown Fort Pierce and will tower of Edgartown and the City Marina. The uniqueness of Fort Pierce will no longer be significant. Mr. Broderick asked how big will the next project in the future will be. Mr. Broderick commented that the original components of the project were closer to correct, not perfect, but the revision has moved it to far into what Fort Pierce is not.

Mr. Johansen said the difference between eight and eleven stories is significant but when you are trying to compare it to Edgartown, you can't change the way Edgartown looks between three additional stories.

Motion was made by George Johansen, and seconded by Holly Theuns to approve Certificate of Appropriateness 21-19R as stated.

AYE: George Johansen, Holly Theuns

NAY: Kori Benton, Michael Broderick, Chair Suzanne Boardman

Other: Charlie Hayek (ABSTAIN), Anthony Westbury (ABSTAIN)

Failed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - October 2021

7. COMMENTS FROM THE PUBLIC

There were no comments from the public. The Board discussed moving the December 20, 2021 Historic Preservation Board meeting to December 14, 2021, due to members traveling for the holiday.

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. ADJOURNMENT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Benton Kori C</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Historic Preservation Board</i>
MAILING ADDRESS <i>4181 Worlington Terrace St. Lucie</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Fort Pierce</i>	COUNTY <i>FL County</i>
DATE ON WHICH VOTE OCCURRED <i>11/15/2021</i>	NAME OF POLITICAL SUBDIVISION: <i>Fort Pierce</i>
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Keri Bente, hereby disclose that on November 15, 2021 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of St. Lucie County, by whom I am retained; or (Employed)
- inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

November 15, 2021
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>HAYEK, CHARLES CARL</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>HISTORICAL PRESERVATION BOARD</i>
MAILING ADDRESS <i>111 FERNANDINA ST ST. LUCIE</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>5-24-21</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, CHARLES HAJEK, hereby disclose that on MAY 24, 20 21:

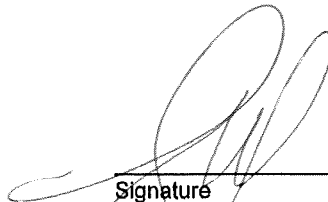
(a) A measure came or will come before my agency which (check one or more)

- Inured to my special private gain or loss;
- Inured to the special gain or loss of my business associate, _____ ;
- Inured to the special gain or loss of my relative, _____ ;
- Inured to the special gain or loss of _____, by whom I am retained; or
- Inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

MAY 24, 2021
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APPOINTED OFFICERS (continued)

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- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ANTHONY WESTBURY, hereby disclose that on NOV. 15, 2021 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

THE FORT PIERCE HISTORIC PRESERVATION BOARD WAS CONSIDERING A CERTIFICATE OF APPROPRIATENESS FOR KING'S LANDING, A LARGE MULTI-USE DEVELOPMENT.

MY CONFLICTING INTEREST: IN MAY 2020, I ENTERED INTO A BUSINESS ARRANGEMENT WITH THE DEVELOPER OF KING'S LANDING (PRODUCING WRITTEN PROMOTIONAL MATERIAL TO HELP ENCOURAGE SALE OF REAL ESTATE) I HAVE HAD NO FURTHER BUSINESS WITH THE DEVELOPER SINCE.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

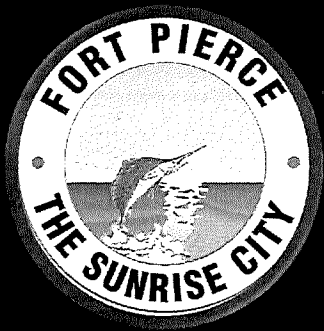
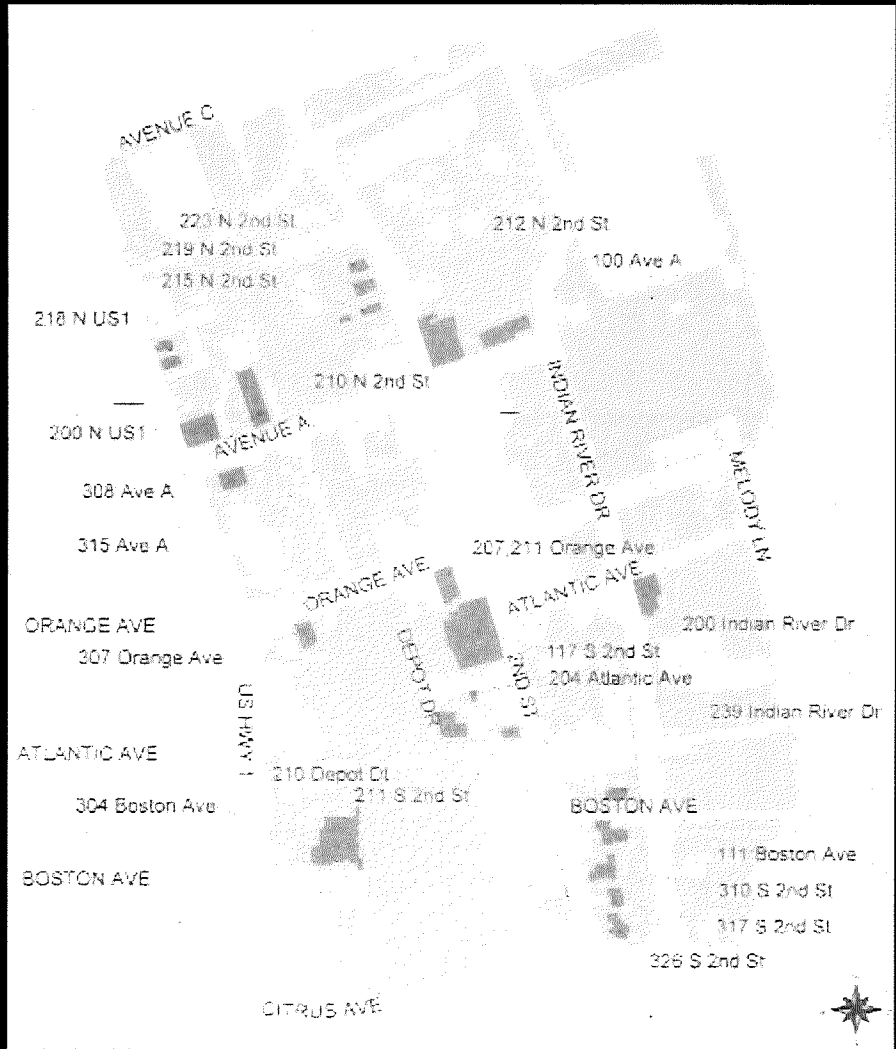
11/16/21

Date Filed

Anthony Westbury

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Downtown & Edgartown Historic District Regulations

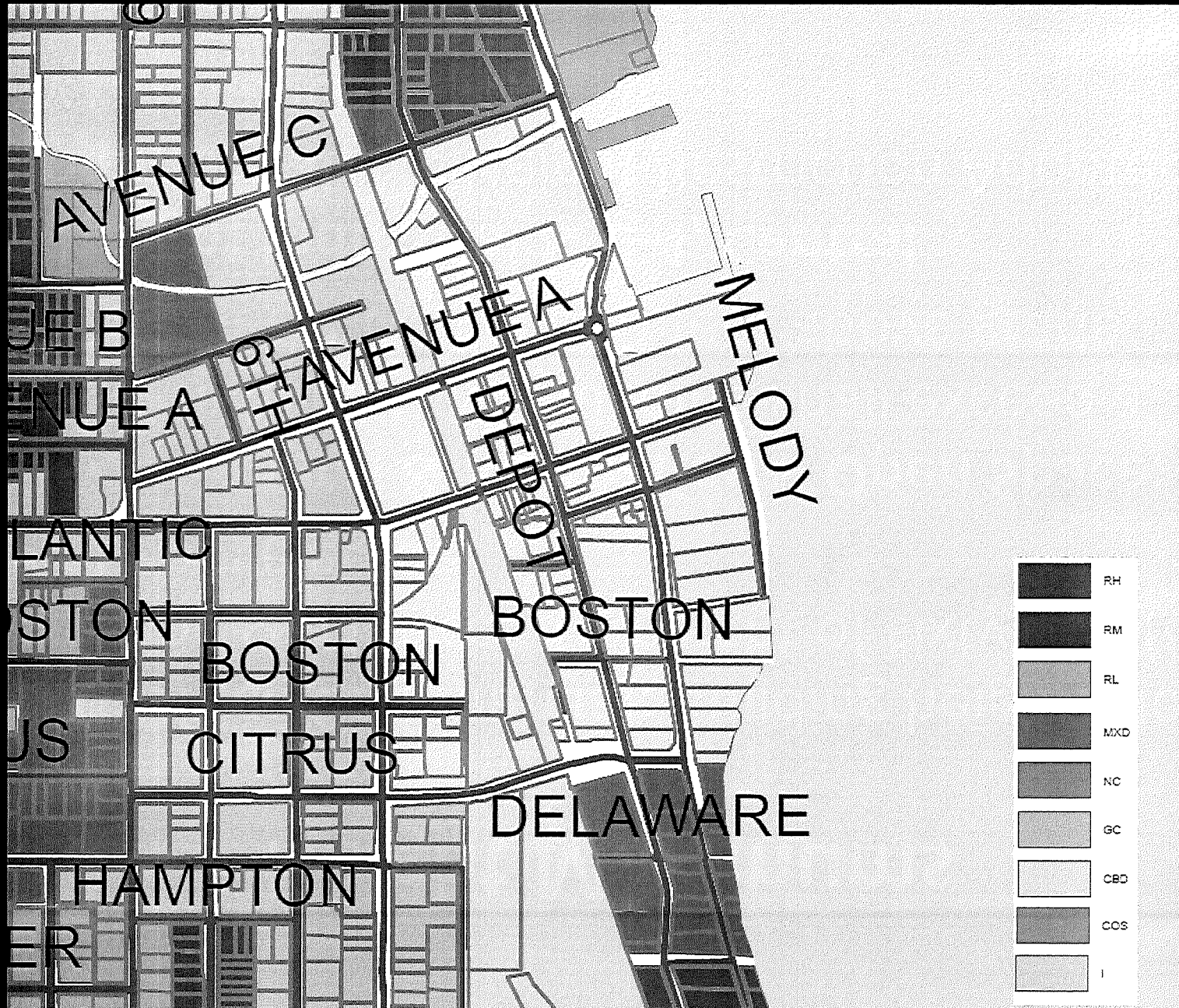


Zoning

Height Maximums

- **C-1, Office Commercial:** Building height. No building shall exceed a height of sixty-five (65) feet above grade.
- **OS-1, General & Recreational Open Space:** Building height. No building shall exceed a height of thirty-five (35) feet above grade.
- **I-1, Light Industrial & C-4, Central Commercial:** No Height Restriction Adopted by Ordinance

Future Land Use



Comprehensive Plan

- Density, FAR, Height?

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross-acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non- Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Historic Downtown & High-rises



Historic Clematis Street – West Palm Beach

Scale, Massing, and Impact

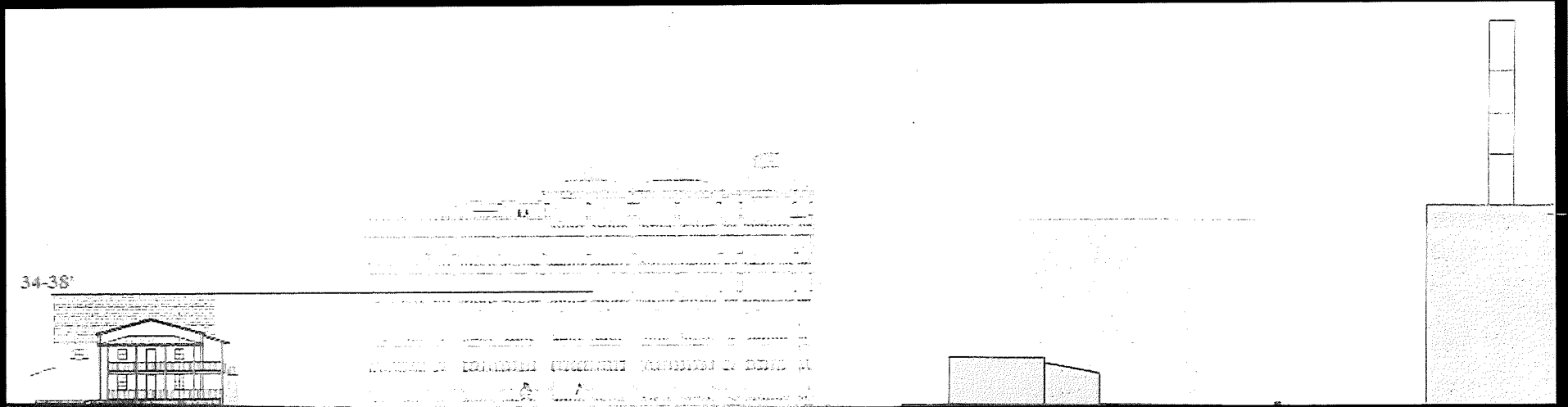


Scale, Massing, and Impact

60'



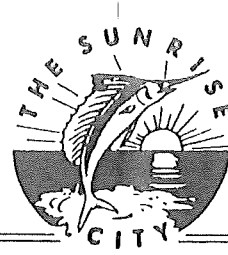
Past Examples



Evaluation of Existing & Effectively Creating Design Guidelines

- Look at Existing Examples
- Revisit 2008 Charrette with a focus on height
- Coordinate with TCRPC

CITY OF FORT PIERCE *Florida*



DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480
Phone (772) 460-2200 • Fax (772) 466-5808

November 2, 2004

Paul Jacquin & Sons, Inc.
Att: Michael Jacquin
7348 Commercial Circle
Fort Pierce, Florida 34948-4343

SUBJ: *Certificate of Appropriateness 04-18*

Dear Mr. Jacquin,

I am writing to inform you that the conceptual review of Certificate of Appropriateness (COA) application 04-18 was approved with conditions by the Historic Preservation Board at their meeting on October 25, 2004. Conditions are as follows:

Revise Architectural Features

Detailed Comments:

- Simplify Exterior wall cladding elements
- Revise fenestration proportions for compatibility
- Simplify railing details
- Look at possible overhangs on tower
- Enhance column massing
- Work with staff on architectural design

Keep in mind that designs should be contextual, but should not seek to create a false sense of historical development. The new structure should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

Once the revisions have been made, please consult with staff before submitting for final review with the Historic Preservation Board/Office. If you have any questions or concerns, please contact me at (772) 460-2200 x239.

Sincerely,

Anna Brady
Historic Preservation Officer

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building on vacant land in the Downtown Historic District. The proposed project is adjacent to the P.P. Cobb building. The proposed structure will consist of approximately:

37,777sq. ft. Residential units
40,978 sq. feet of office space
7,203 sq. feet of retail space
52 Parking slots

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATION

The design of the proposed new construction is called "One Marina Place". The east elevation faces the City Marina. The applicant is proposing a five story building. Although a portion of the building is less than five stories, the overall height is not. The five stories is not compatible with the historic district and nearby adjacent historical structures. This relationship should be carefully examined with the help of proper contextual drawings required by the applicant.

In addition, the project could be enhanced with a closer look at the traditional detailing of historic buildings inside the district. A majority of the historical buildings in the Downtown historic district were built in the Mediterranean Revival Style and this continues to be the preferred redevelopment strategy.

Staff recommends the applicant look at other historical buildings in the district for compatibility purposes: the Raulerson Building (139 North 2nd Street), the Peacock Building (200 North U.S. 1) and the Mediterranean Revival building located at 207-209 Orange Avenue. In addition to the contributing structures in the district, staff encourages the applicant to look at examples of new construction projects which have met the Secretary of the Interiors Standards for Rehabilitation such as: the nearby Kraaz & Kraaz building on North 2nd Street.

Staff Recommendation

Approve with Conditions

1. Revise architecture for consistency with historic precedent
2. Revise number of stories

One Marina Place Historic Board Exhibit



PP Cobb South of One Marina Place



PP Cobb South of One Marina Place



Power Plant North of One Marina Place



Power Plant North of One Marina Place

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA File Number: 04-18

Project Address: 100 Avenue A (See Site Plan)

Applicant: Michael Jacquin, P.O. Box 4343, Fort Pierce, Florida 34948

Property Owner: Location Development, 633 Kingfish Rd., North Palm Beach, Fl 33408

REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) to construct a new 5-story mixed-use building with underground parking garage on vacant land in the Downtown Historic District.

BACKGROUND

The proposed building site is located in the Downtown Historic District. It is bordered by the Municipal Power Plant to the North, Indian River Drive to the East, P.P Cobb (contributing) building to the South and 210 North 2nd Street (contributing) building to the west. The P.P Cobb building, built circa 1880, has great historic significance and is listed on the National Register of Historic Places.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATION

The following compatibility issues were observed:

Mass/Size/Scale:

The mass and scale of a building is an important design issue in a historic district. After reviewing the drawings it is evident that the proposed height and number of stories is incompatible with the district and adjacent historical buildings. Although new construction tends to be larger than many earlier structures, the current proposed design remains much greater in scale than the established context, therefore compromising the integrity of the historic district. The number of stories also remains greater than the number of stories that were recommended by the Historic Preservation Board at the previous HP Board meeting, which was four (4).

Architectural Features:

The applicant did a much better job adding traditional details to the newly proposed building. Although the addition of traditional detailing is needed to achieve compatibility, the addition of too much detailing used inconsistently can also have a negative impact. For example, the variety of so many different types of siding materials in this proposed design is inappropriate. In addition, the use of so many different railing styles, such as proposed on the North elevation is not compatible with historic themes. On the other hand, details such as traditional shutters used consistently on residential windows recall historic themes and are appropriate.

A second observation of the project is that Fenestration should be simple in shape and fenestration rhythms should be consistent with historical precedent. Windows should appear similar in scale, proportion and character to those traditionally used in the neighborhood.

Finally, the roof and its design is also a very important element in the overall building form. Roof forms should be consistent with historical precedent.

- Solona Croatian architect
- ARTICULATE

4 floors over DETAIL - was approved → over 65'-0"
Residential - 41

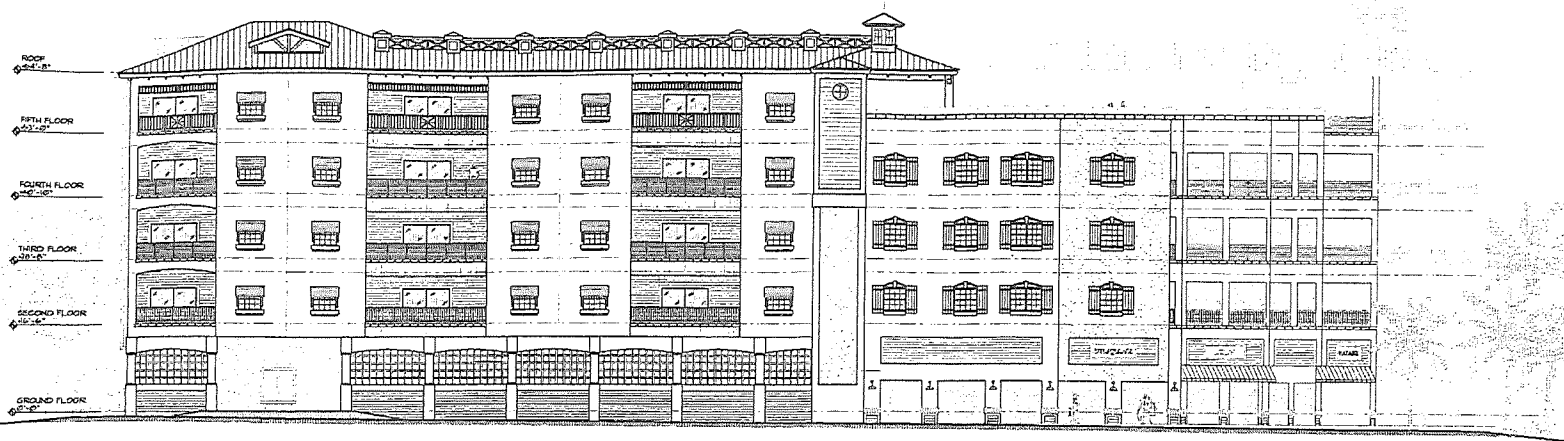
Staff Recommendation

Approve with Conditions

1. Revise Number of Stories
2. Revise Architecture for consistency with historic precedent
3. Revise Traditional Detailing
4. Archaeological Monitoring.
- 5.

no objection
Monitor site during
construction

met height + stories
requirement



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEMATIC #2
5 OCTOBER 2004

EDLUND - DRITENBAS - BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
44-14 EXPRESS
155 ROYAL PALM BLVD., SUITE "D"
PALM BEACH, FLORIDA 33480
PHONE: (772) 569-4220



SEAL:
GREGORY B. EDLUND

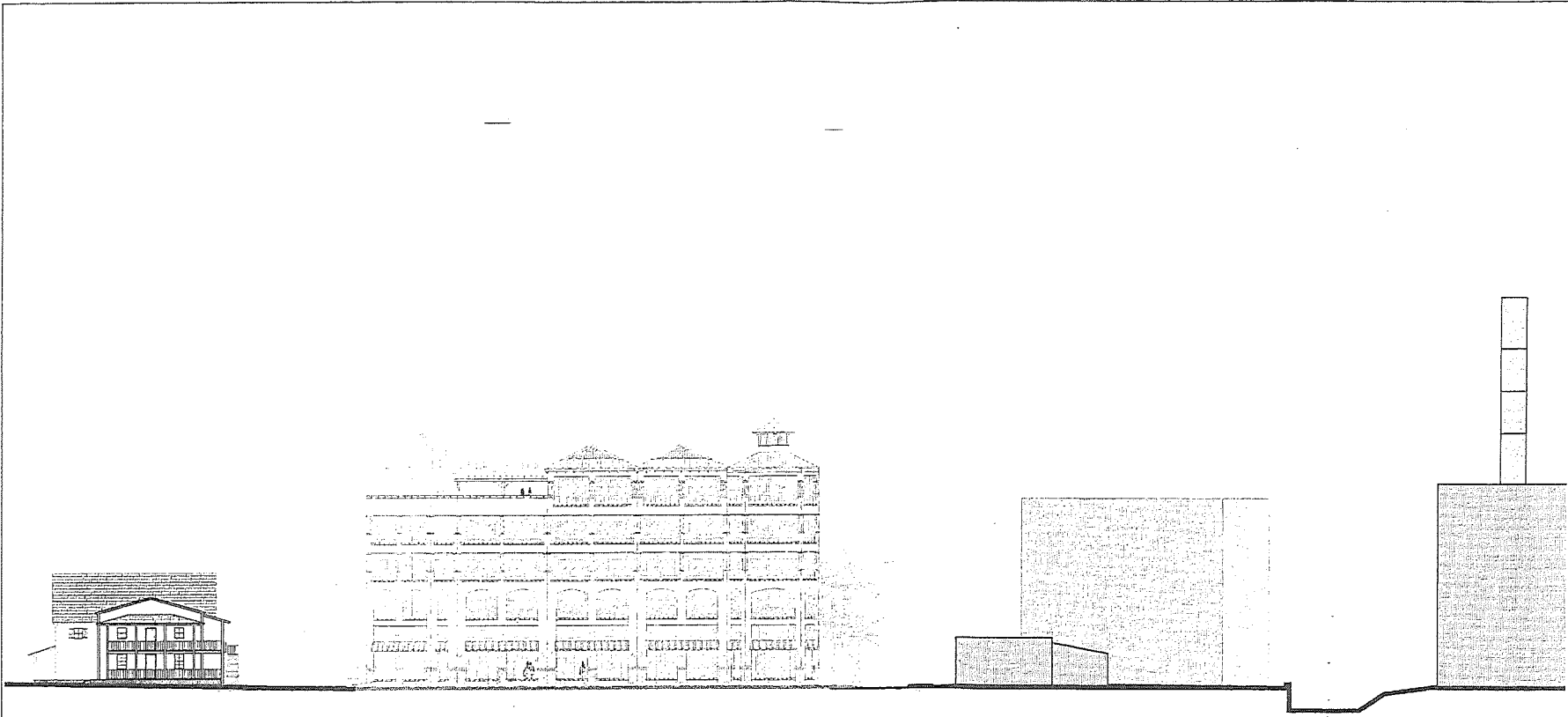
PROJECT: MIXED USE DEVELOPMENT
FOR: LOCATION DEVELOPMENT FOR PALM BEACH, FLORIDA

NO.	DATE	REVISIONS

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EDLUND, DRITENBAS & BINKLEY
DATE: 10/05/04
BY: JTB
CHECKED: GBC

SHEET NO.
A = 12
OF TWELVE



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EDLUND, DRITENBAS - BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM BLVD., SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 569-4320



SEAL:
 ARCHITECT
 EDLUND, DRITENBAS - BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM BLVD., SUITE "D"
 VERO BEACH, FLORIDA 32980
 PHONE: (772) 569-4320

PROJECT: MIXED USE DEVELOPMENT

FOR: LOCATION DEVELOPMENT
 401 N. W. 12th Ave
 FORT LAUDERDALE, FLORIDA

NO.	DATE	REVISIONS

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LEGAL NO. 0006419
 DATE: 10/05/04
 BY: JMS
 CHECKED: GCS

SHEET NO.
A-10
 OF TWELVE

CITY OF FORT PIERCE
Florida



OFFICE OF CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL. (772) 460-2200
www.cityoffortpierce.com

May 17, 2006

Mr. David Gordon
Location Development Corp.
633 Kingfish Road
North Palm Beach, FL 33408

Paul Jacquin & Sons
Attn: Michael Jacquin
P. O. Box 4343
Fort Pierce, FL 34954

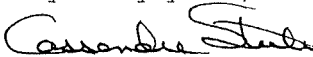
Dear Property Owner/Applicant:

At their meeting on May 15, 2006, the City Commission of the City of Fort Pierce held a Public Hearing on your Application for Site Plan Review submitted for reapproval of a Final PUR Development Plan for One Marina Place, a mixed use residential/retail development to be generally located at the northwest corner of Avenue A and Indian River Drive (100 Avenue A) in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to reapprove the Site Plan, to include the previous conditions originally placed upon approval of the Site Plan and any additional conditions discussed at their May 15th meeting.

A certified copy of the Site Plan is enclosed.

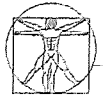
Very truly yours,


Cassandra Steele, CMC
City Clerk

/cs
Enclosure

cc: City Manager
Director of Development
City Engineer
Utilities Authority - Planning & Engineering
Fire Marshal
Thomas Lucido & Associates (Representative)

REG
 ARCHITECTS
 INTERIORS
 PLANNERS
 INCORPORATED



EST. 1988
 RICK GONZALEZ, AIA
 PRESIDENT AR-001077
 1205 WALKER HIGHWAY, SUITE 201
 WEST PALM BEACH
 FLORIDA 33409
 PH 561-659-2342
 FAX 561-659-5346
 www.regarch.com

CORPORATION NUMBER
 CA 58247

CONCEPTUAL DESIGN
 PACKAGE
 MELODY
 PLACE

FT. PIERCE, FLORIDA
 NORTHEAST
 PERSPECTIVE

REVISIONS	NO.

DATE 06/23/06

SCALE

DRAWN 06

CHECKED 7/20

REG No. 06-0109

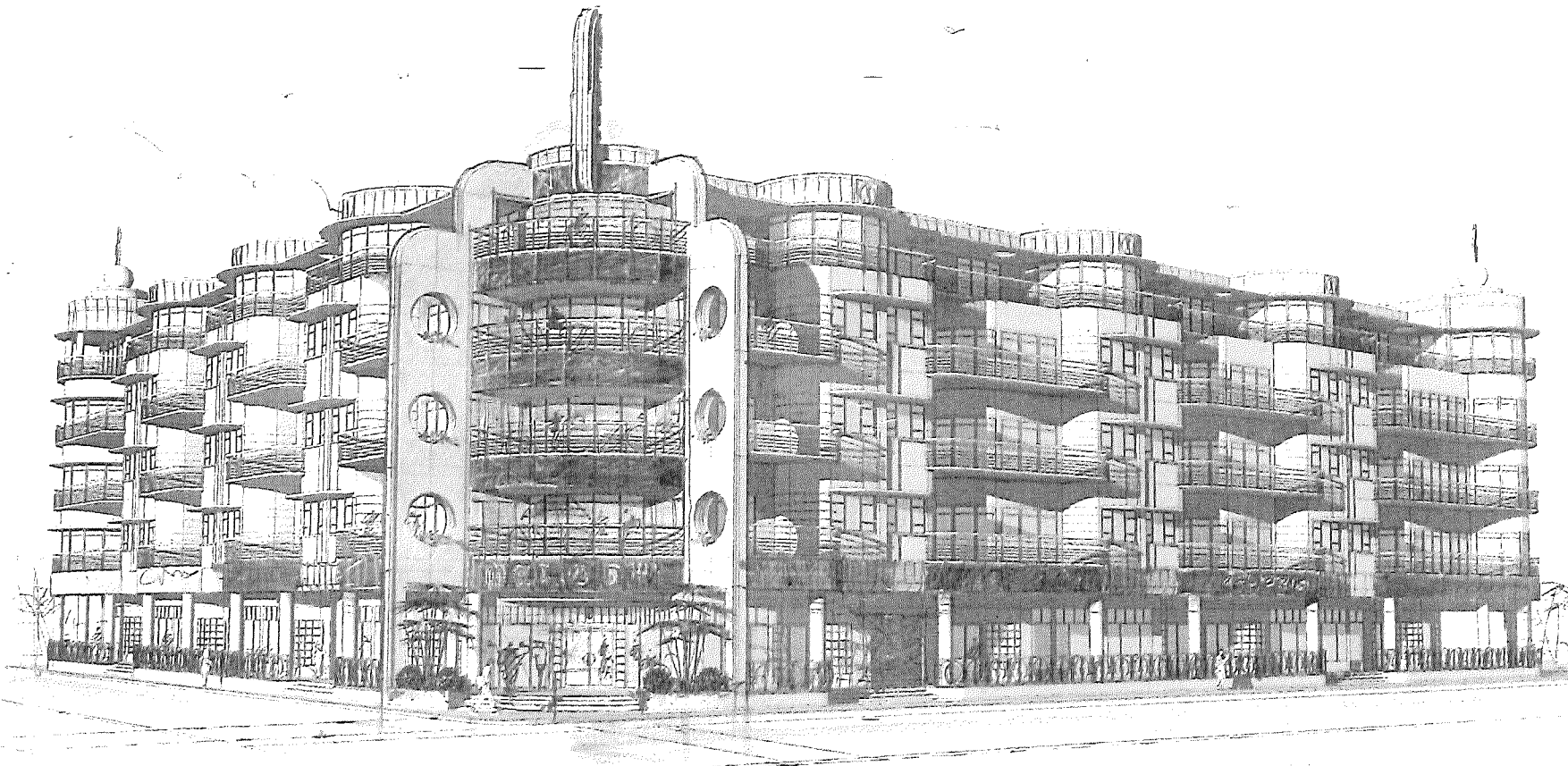
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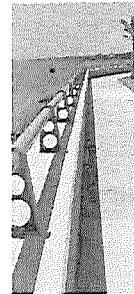
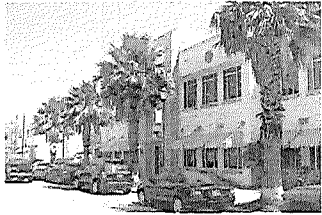
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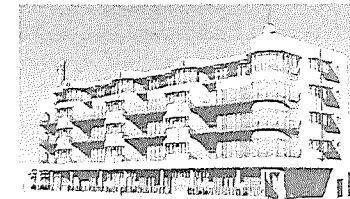
The MELODY
 Downtown Fort Pierce Waterfront

APPROVED
 11-28-06
 DATE
x Willem van Nieuwenhuis
 HISTORIC PRESERVATION BOARD CHAIR

Fort Pierce Art Deco



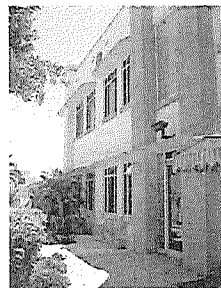
APPROVED
11-28-2016
DATE
x Wilson for John Foster
HISTORIC PRESERVATION BOARD CHAIR



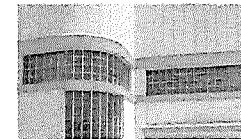
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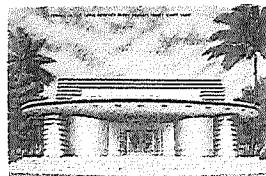
EST. 1988
RICK GONZALEZ, AIA
PRESIDENT AR-664472
1015 BERGE HIGHWAY, SUITE 301
WEST PALM BEACH
FLORIDA 33411
PH (561) 659-2315
FAX (561) 439-4914
www.regarch.com
CORPORATION NUMBER
A360041



Characteristics of design
Minimal references
Simple forms
Direct lines and planes
Bold proportions
High quality materials and finishes



CONCEPTUAL DESIGN
PACKAGE
MELODY
PLACE



Architectural
Classical forms
Projecting balconies
Plaque design
Platonic forms

Mannerism 1940s



FT. PIERCE, FLORIDA

REVISIONS	NO.

DATE: 01-24-06

SCALE:

DRAWN:

CHECKED: REG

REG No. 65493

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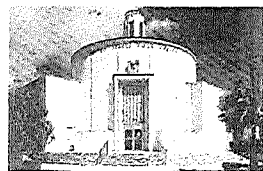
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Communities

561-700-3856

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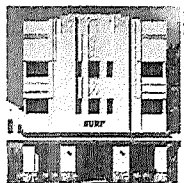
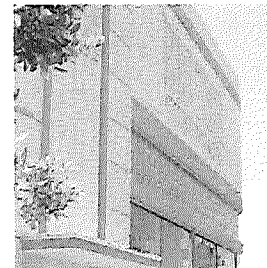
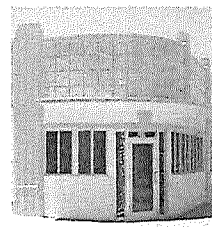


Streamline Moderne late 1930s



Increased the central emphasis
Horizontal emphasis
Flat roof
Asymmetrical

Moderne Art Deco 1930s



Angular masses
Shallow masses
Direct masses

Early Art Deco 1920s

REG
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 P/E: (561)-659-2383
 FAX: (561)-659-5546
 www.regarch.com

CORPORATION NUMBER
 AA-0002417

CONCEPTUAL DESIGN
 PACKAGE
MELODY PLACE

FT. PIERCE, FLORIDA
 WEST ELEVATION
 EAST ELEVATION

REVISIONS	NO.

DATE 08-24-06
 SCALE 1/16"=1'-0"
 DRAWN BE
 CHECKED REG
 REG No. 05039
 © 2006

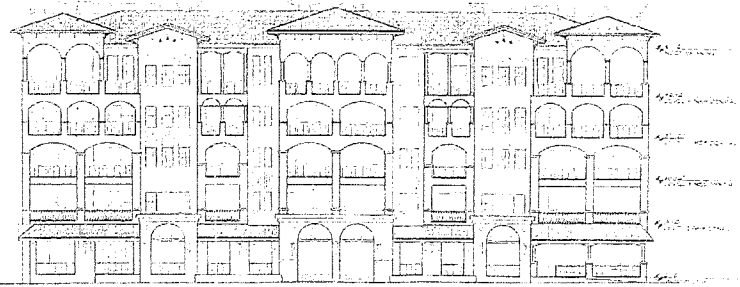
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Communities
 581-799-3858

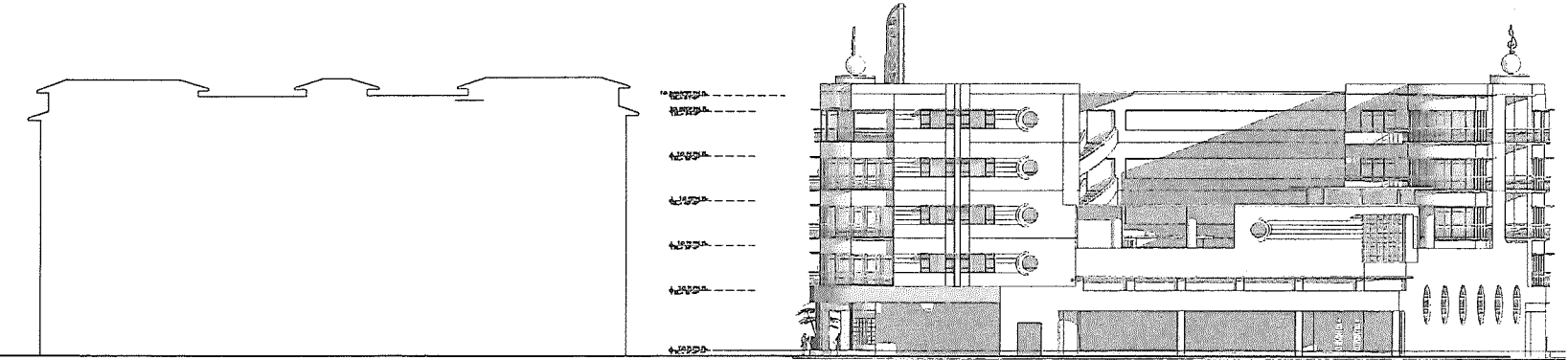
A-3.01



① EAST ELEVATION



① WEST ELEVATION



APPROVED
 11.23.06
 DATE
 * [Signature]
 HISTORIC PRESERVATION BOARD CHAIR





Proposed Site Plan



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Proposed Elevations



Historical Preservation Board Meeting

Kings Landing

November 15, 2021