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CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 25, 2022, 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: Betty Jo Starke; Holly Theuns; KeAndrea Davis; Charlie Hayek, Chairman

Absent: Minnie Spivey; Andrea Anicito; Anthony Westbury

Staff Present: Tanya Earley, City Attorney
Sara Hedges, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the June 27, 2022 meeting

Motion was made by Betty Jo Starke, and seconded by KeAndrea Davis to approve the minutes from the June 27, 2022 meeting.

AYE: Betty Jo Starke, Holly Theuns, KeAndrea Davis, Chairman Charlie Hayek
Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 22-34 - Building Addition - 911 Delaware Avenue**

The clerk introduced Certificate of Appropriateness 22-34 for a building addition located at 911 Delaware Avenue.

Chairman Hayek asked the City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Theuns - no

Ms. Davis - no

Ms. Starke - no

Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application and a brief history of the recent improvements to the building in 2018 and 2020 including a roof, front door, handicap ramp correction, exterior painting and a new ground sign. The contributing structure home is a one (1)-story Frame Vernacular building with a gable roof built in 1920. The applicant is requesting approval for a 3,042 square foot addition to the existing facility with new parking and new landscaping. The design scheme of the building addition is compatible with the architectural style of the existing building in massing, size, scale and continuation of architectural elements. The proposed new construction and site improvements will increase the functional efficiency of the building and enhance the property's overall contribution to the historic character of the Oakland Park Historic District. Based upon Secretary of Interior's Standard #5 and #9, staff recommends that the Board approve the request.

Board questions for Staff: None

Applicant Presentation: Mike Menard, Applicant Representative from Architectonic, sworn, stated the old oak trees on the property will be saved, and the alleyway will be used for

ingress and egress for the additional parking.

Board questions for Applicant: Chairman Hayek asked if the construction will be CBS or frame. Ms. Theuns asked if they will be removing any additional trees. Chairman Hayek asked if the additional trees being removed will be relocated on the property.

Public comment: None

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by KeAndrea Davis, and seconded by Holly Theuns to approve Certificate of Appropriateness 22-34 for the 3,042 square foot addition to the existing facility with new parking and new landscaping for the building located at 911 Delaware Avenue.

AYE: Holly Theuns, KeAndrea Davis, Betty Jo Starke, Chairman Charlie Hayek
Passed

b. **Certificate of Appropriateness 22-36 - Fence, Trellis, and Pavers - 419 N. 2nd Street**

This item was pulled due to lack of a quorum.

6. NEW BUSINESS

Ms. Theuns asked Ms. Lewicka for an update on 209 Avenue D. Ms. Lewicka stated a letter was sent to the owner asking the owner to contact her to discuss the possibility of improving the situation. Ms. Lewicka said that if she does not hear from the owner, she will bring the matter to the Historic Preservation Board to refer to the Code Enforcement department.

Chairman Hayek asked the Assistant City Attorney, Sara Hedges, to introduce herself, since she will be taking over the attorney role for the Historic Preservation Board meetings.

a. **Administratively Approved Certificates of Appropriateness - June 2022**

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 KeAndrea Davis to approve the absences of Ms. Spivey, Mr. Westbury and Ms. Anicito.

AYE: Betty Jo Starke, Holly Theuns, KeAndrea Davis, Chairman Charlie Hayek
Passed

9. ADJOURNMENT

