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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, OCTOBER 24, 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: Minnie Spivey; Andrea Anicito; Betty Jo Starke; Anthony Westbury; KeAndrea Davis; Holly Theuns, Chair

Absent: Charlie Hayek

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

4. APPROVAL OF MINUTES

- a. Minutes from the September 26, 2022 meeting

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to approve the minutes from the September 26, 2022 meeting.

AYE: Andrea Anicito, Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Minnie Spivey, Chair Holly Theuns

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness #22-46 - Fence - 705 S. 8th Street**

The clerk introduced Certificate of Appropriateness 22-46 for the installation of a fence located at 705 S. 8th Street.

Madam Chair Theuns asked the Assistant City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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 Theuns called the proceeding to order.

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

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

Ms. Starke - no
Ms. Westbury - no
Ms. Davis - no
Ms. Spivey - no
Ms. Anicito - no
Madam Chair Theuns - no

Madam Chair Theuns 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, stated on September 26, 2022, the Historic Preservation Board tabled the Certificate of Appropriateness to the October 24, 2022, meeting. The Historic Preservation Board requested additional information from the applicant. Ms. Lewicka said additional pictures were added to the staff report and the applicant provided a revised site plan and pictures of the landscaping. Ms. Lewicka said the applicant is requesting approval of a Certificate of Appropriateness for the installation of approximately 313 feet of a 6-foot-high white privacy vinyl/PVC fence with one 5-foot gate. Ms. Lewicka added the Certificate of Appropriateness requirements along with the review matrix.

Board questions for Staff: Ms. Anicito asked the pool fence requirements.

Applicant Presentation: Lara Amyx, Owner, sworn, provided the Board with a revised site plan

of the fence location, and she handed out a PVC fence flyer to the Board members.

Board questions for Applicant: Mr. Westbury asked the location and number of trees and if the adjoining neighbors fence will be coming down. Ms. Starke asked the color of the fence and if there is currently a pool in the backyard.

Public comment: Mike Menard, sworn, spoke in favor of the original fence design.

Staff final comments: None

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

Comments by the Board: Ms. Davis asked what the problem was with the original fence.

Madam Chair Theuns, reopened the public hearing.

Applicant, Lara Amyx, Owner, sworn, stated she had the fence contractor move the fence back at the Board's request from the September 26, 2022 meeting.

Comments by the Board: Ms Davis asked if the original request could be approved. Ms. Anicito explained that the recommendation was if the fence was flush with the house, the 6-foot vinyl fence would be okay. Board discussion ensued.

Mr. Westbury made a motion to approve the updated site plan with the landscape species shown by the applicant. Ms. Anicito seconded the motion with a friendly amendment and revised the original motion.

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-46 for the installation of a 6-foot vinyl fence, flush with the front of the house, as shown on the revised site plan, with frangipani (plumeria), plumbago, and bougainvillea landscape plantings in front of the fence located at 705 S. 8th Street.

AYE: Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Minnie Spivey, Andrea Anicito,
Chair Holly Theuns

Passed

b. Certificate of Appropriateness #22-51 - Renovations and Additions - 326 S. 2nd Street

The clerk introduced Certificate of Appropriateness 22-51 for renovations and additions at 326 S. 2nd Street.

Madam Chair Theuns called the proceeding to order.

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

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

Ms. Westbury - no

Ms. Davis- no

Ms. Spivey - no

Ms. Anicito - yes

Ms. Starke - no

Madam Chair Theuns - no

Madam Chair Theuns 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. The applicant is requesting approval of a Certificate of Appropriateness for renovations and additions to convert the existing office building back to a single family residence including an extension of the back porch, addition of a swimming pool, remodeling the garage, addition of an entry pergola, and removing part of the parking lot. The design, proportions and architectural elements of the proposed additions compose well with the existing building. The proposed building and site improvements will enhance the property's overall appearance and contribution to the historic character of the Downtown Historic District, as well as its functional efficiency.

Board questions for Staff: Ms. Anicito asked if the land use has been changed from commercial to residential.

Applicant Presentation: Mike Menard, Architectonic, Applicant, sworn, stated the building has a variety of different types of siding, and it will all be replaced with lap siding to have a consistent look. Mr. Menard noted that the building is being made into a functional residence again by removing conference rooms, leveling the floors, adding new windows and doors and removing lots of asphalt.

Board questions for Applicant: Madam Chair Theuns asked the color of the roof and exterior of the building. Mr. Westbury asked if the windows will be wood.

Public comment: None

Staff final comments: None

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

Comments by the Board: The Board commented on the great project and improvement to downtown.

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to approve Certificate of Appropriateness 22-51 for the renovations and additions, as presented, at 320 S. 2nd Street.

AYE: Anthony Westbury, KeAndrea Davis, Minnie Spivey, Andrea Anicito, Betty Jo Starke,
Chair Holly Theuns

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - September 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by Andrea Anicito, and seconded by KeAndrea Davis to approve the absence of Mr. Hayek.

AYE: KeAndrea Davis, Minnie Spivey, Andrea Anicito, Betty Jo Starke, Anthony Westbury,
Chair Holly Theuns

Passed

9. ADJOURNMENT

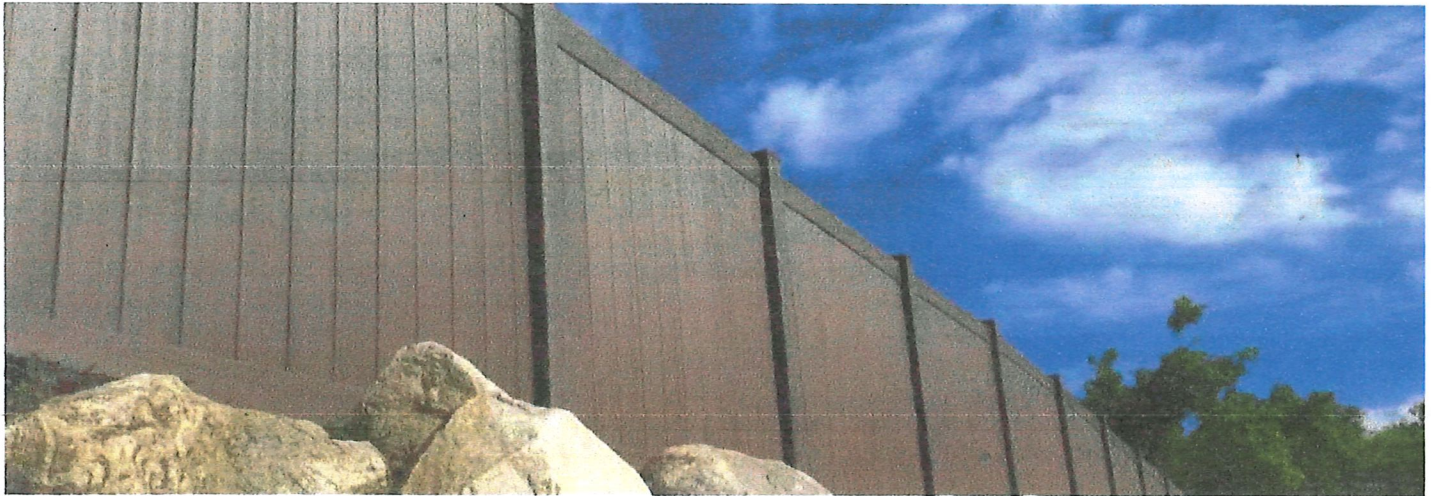
Reasons to Buy PVC Versus Wood Fence in Florida

Fence Materials / By amdsupply

PVC Fence (polyvinyl chloride) features durability, beauty, and affordability are just some of the reasons PVC Fencing is better than conventional fencing material alternatives like iron fence or wood fences in Florida's extreme weather. In this blog, we will be discussing the numerous advantages of using PVC Fence (vinyl fencing) for your residential, commercial or government property in Florida.

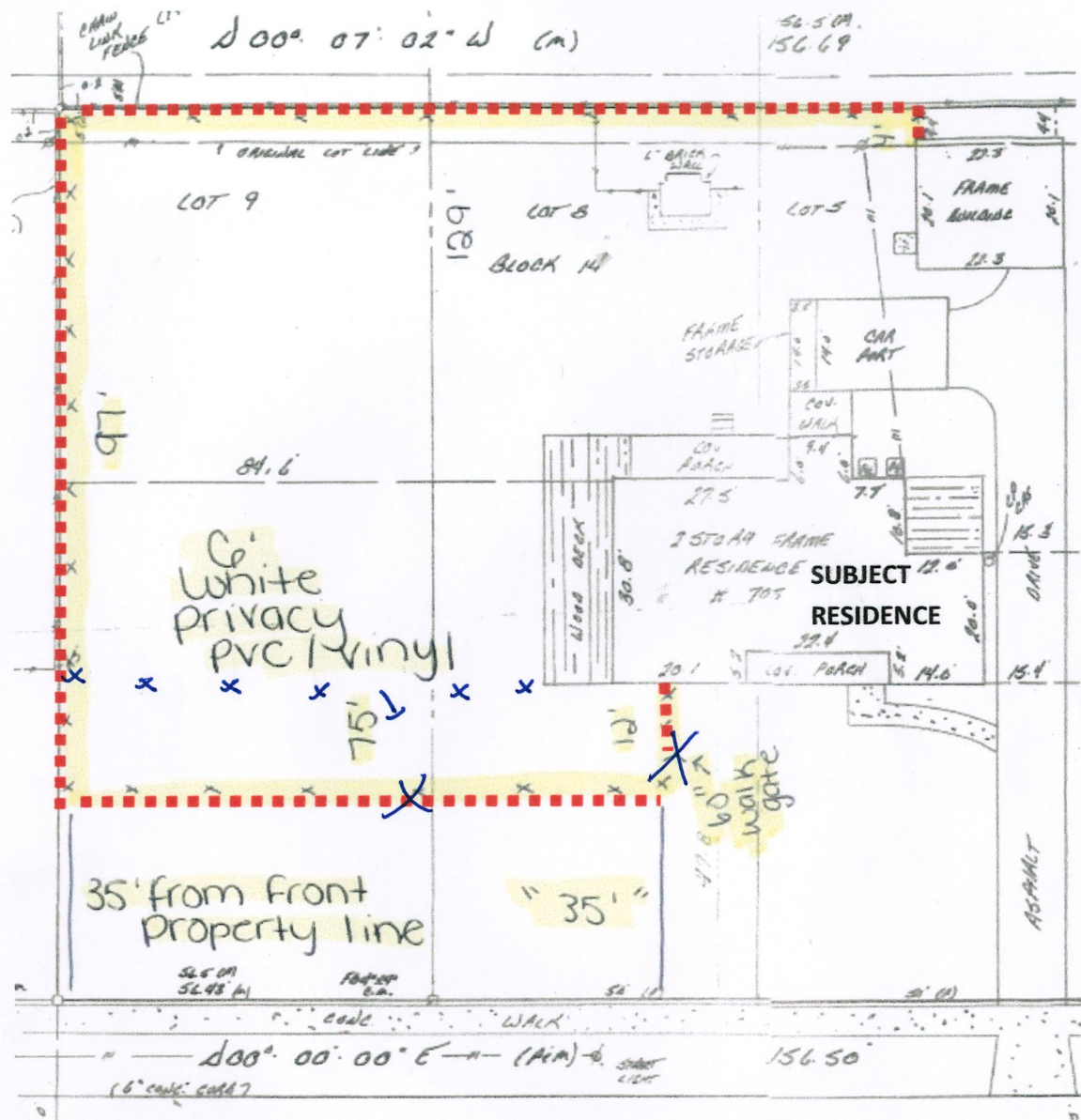
Reasons to Go With PVC Fencing (Polyvinyl Chloride)

- **Low maintenance:** A major benefit of vinyl fences is that they require little to no maintenance. For instance, you will not have to keep painting a PVC fence to keep it protected, nor will you have to worry about applying chemicals to keep pests at bay from your yard. It also keeps your vinyl fence protected from sun damage.
- **Easily cleanable:** Even if your Vinyl Fence Gate or privacy fence is affected by mildew or mold, you will not have to resort to vigorous scrubbing to get rid of it. Generally, you will only need water and soap to clean vinyl fence panels, and, in case of mildew, you will just have to add a bit of bleach to the mix.
- **No rotting or rusting:** With PVC Fence, you can water your lawns without having to worry about staining the fence. Moreover, a PVC fence post does not rot or break inside the post holes, as is the case with a wood fence post. What's more – vinyl fence does not rust like chain links or wrought iron posts.



Vinyl Fence Panels from AMD Supply

- **Durable:** One of the raw materials used in vinyl preparation is titanium dioxide, which happens to be an excellent UV inhibitor. This means that your PVC fence will remain protected against any harmful UV rays, and will not turn yellow. In addition, compared to wood, vinyl has fivefold tensile strength, which means that PVC fences are also suitable for regions that see rough weather such as heavy storms or winds.
- **Attractive:** Vinyl fencing is available in a wide variety of color options, and can be modified to appear like wood or to mimic white vinyl picket fence style. They can also be molded into a number of attractive shapes.



■■■■■■■■■■ PROPOSED 6' HIGH WHITE VINYL FENCE

SITE PLAN