

# 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, JUNE 26, 2023, 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: KeAndrea Davis; Andrea Anicito; Minnie Spivey; Betty Jo Starke; Holly Theuns; Charlie Hayek, Chairman

Absent: Anthony Westbury

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 April 24, 2023 meeting

Motion was made by Holly Theuns, and seconded by KeAndrea Davis to approve the minutes from the April 24, 2022 meeting.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, Holly Theuns, KeAndrea Davis, Chairman Charlie Hayek

Passed

**5. PUBLIC HEARINGS**

a. **Certificate of Appropriateness #23-26 - Open-Air Bar and ADA Restrooms - 239 S. Indian River Drive**

The clerk introduced Certificate of Appropriateness 23-10 for an open air bar and ADA restrooms located at 239 S. Indian River Drive.

Chairman Hayek 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.

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. Spivey  
Ms. Starke - no  
Ms. Theuns - no  
Ms. Davis - no  
Ms. Anicito - no  
Chairman Hayek - yes

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 the 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 the history on the Boston House, and she said the Boston House is coming back to the Board after previous approvals for windows, ADA lift requirement, and change of use. She stated the applicant is requesting approval of a Certificate of Appropriateness application with additions for construction of a freestanding open air bar, ADA compliant restrooms, outside tables and siting, walk in cooler, dumpster enclosure, pathway covering, and interior renovation which will include new lighting, bar and finishes. Ms. Lewicka showed concept imagery, lighting and material ideas for the interior of the restaurant. Ms. Lewicka said the addition of the bar and outside sitting will enhance and promote a new use of the building. It will attract residents and visitors alike to the new Boston House restaurant and will contribute to the vitality, redevelopment and preservation of the Downtown Historic District. Ms. Lewicka highlighted the design scheme of the proposed bar building shows an understanding of the characteristics of historic Boston

House, incorporates them, and establishes a complementary relationship based on those characteristics.

Board questions for Staff: Chairman Hayek asked if the original coffee shop will be on the first floor or if the coffee shop is being replaced by the restaurant.

Applicant Presentation: Andrew Hamilton, Applicant Representative, stated this is a new project and the restaurant will be in place of the coffee shop with no more commercial office space. The owners will have office space upstairs. The owners and new operating partner felt that a restaurant is more viable than a coffee shop.

Board questions for Applicant: Ms. Theuns asked the square footage of the inside of the restaurant due to concerns with the outdoor seating due to rainy weather. Ms. Theuns asked if there will be ADA access to the second level of the restaurant. Ms. Starke asked the reason for the ADA restrooms outside.

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 Andrea Anicito to approve Certificate of Appropriateness 23-26 for the Boston House located at 239 S. Indian River Drive for the following additions.

1. Construction of the freestanding open-air bar
2. Adding ADA compliant restrooms
3. Outside tables and seating
4. Walk in cooler
5. Dumpster enclosure
6. Covered Pathway
7. Existing building Interior renovations including new lighting, bar and finishes

AYE: Minnie Spivey, Betty Jo Starke, Holly Theuns, KeAndrea Davis, Andrea Anicito,  
Chairman Charlie Hayek

Passed

## 6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - April 2023
- b. Administratively Approved Certificates of Appropriateness - May 2023
- c. Little Jim Bait and Tackle Discussion

Chairman Hayek led the discussion in keeping Little Jim Bait and Tackle as a historic designation. He said he attended a City Commission Conference Agenda and the City Commission was not sure what they were going to do with the property. Chairman Hayek stated that designating Little Jim Bait and Tackle as historic prevents any major changes to the building, only modifications. He suggested the Board draft a letter stating they stand

behind Little Jim Bait and Tackle being designated as historical, so it is preserved.

Donna Qvarnstrom, Little Jim Bait and Tackle, co-owner stated Little Jim is rich in history. She explained the lease from the city is up in 2025, and she has heard a developer is interested in the property. She is not sure who will receive the RFP, but she needs the Boards help in keeping it a historical designation. She highlighted that a petition has been started to keep it historical. Ms. Qvarnstrom answered questions from the Board on relationship with the Navy SEAL museum.

Ms. Lewicka said she received the Historic Designation application, along with a letter of support from the Navy SEAL museum. She noted Little Jim was a training facility during World War II. Mr. Lewicka stated the application needs to be signed by the City Manager. She went on to say the application was postponed until December, in order to get the survey, appraisal and feedback from the various departments. Ms. Lewicka explained the Historic Designation will come before the Board for a recommendation to the City Commission.

Sara Hedges, Assistant City Attorney, stated the Board needs to consider the code requirements, before a vote can be taken to write a general support letter from the Board for the Historic Designation of Little Jim Bait and Tackle.

**7. ELECTION OF CHAIR**

Motion was made by Betty Jo Starke, and seconded by Holly Theuns to re-elect Mr. Hayek as chairman.

AYE: Betty Jo Starke, Holly Theuns, KeAndrea Davis, Andrea Anicito, Minnie Spivey,  
Chairman Charlie Hayek

Passed

**8. ELECTION OF VICE-CHAIR**

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to elect Ms. Davis as Vice-Chair.

AYE: Holly Theuns, KeAndrea Davis, Andrea Anicito, Minnie Spivey, Betty Jo Starke,  
Chairman Charlie Hayek

Passed

**9. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**10. CONSIDERATION OF ABSENCES**

Motion was made by KeAndrea Davis, and seconded by Holly Theuns to wait until the next meeting when Mr. Westbury is present to explain his absences from the February and June 2023 meetings.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, Holly Theuns, KeAndrea Davis,  
Chairman Charlie Hayek

Passed

**11. ADJOURNMENT**