

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

---

## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 28, 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: Andrea Anicito; Minnie Spivey; Betty Jo Starke; KeAndrea Davis; Anthony Westbury; Charlie Hayek, Chairman

Absent: Holly Theuns

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the June 26, 2023 meeting

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve the minutes from the June 26, 2023 meeting.

AYE: Minnie Spivey, Betty Jo Starke, KeAndrea Davis, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 23-40 - Renovation - 209 Avenue D**

The clerk introduced Certificate of Appropriateness 23-40 for a building renovation at 209 Avenue D.

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

Before commencing this Quasi-Judicial Hearing, the Interim 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. Starke - no  
Ms. Davis - no  
Mr. Westbury - no  
Ms. Anicito - no  
Ms. Spivey - 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 history on the contributing structure that was built in 1900. In January 2020, the subject structure was considered for demolition approval by the Historic Preservation Board. Prior to the scheduled Board hearing, the then owners withdrew their application. The property was sold, and the new owners submitted a Certificate of Appropriateness application for restoration and addition to the existing structure. This application was approved by the Historic Preservation Board in 2020. After the approval, part of the back of the building was destroyed by a fire. The property was sold again, and a new owner submitted new plans for a total renovation of the structure and converting it to a duplex. The detailed restoration of the original building, and change of the use to a duplex will improve the functional efficiency of the residence and enhance the property's contribution to the historic character of the Edgartown Historic District. Staff recommends approval of the Certificate of Appropriateness application as it meets the Secretary of the Interior's Standards 5 and 9.

Board questions for Staff: none

Applicant Presentation: James Nole, Applicant Representative, sworn, asked the Board if they had any questions.

Board questions for Applicant: none

Public comment: none

Staff final comments:none

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

Comments by the Board: Chairman Hayek mentioned the Historic Preservation Board worked hard and spent a lot of time in the past trying to save and preserve the building.

Motion was made by KeAndrea Davis, and seconded by Andrea Anicito to approve Certificate of Appropriateness 23-40 for the renovation at 209 Avenue D.

AYE: Betty Jo Starke, KeAndrea Davis, Anthony Westbury, Andrea Anicito, Minnie Spivey,  
Chairman Charlie Hayek

Passed

**b. Certificate of Appropriateness 23-41 - New Duplex - 1106 Avenue E**

The clerk introduced Certificate of Appropriateness 23-40 for a new duplex at 1106 Avenue E.

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. Davis - no

Mr. Westbury - no

Ms. Anicito - no

Ms. Spivey - 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 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, gave an overview of the application. The subject site is a vacant, residential parcel located on a prominent site in the Lincoln Park Historic District. The applicant is requesting approval of a Certificate of Appropriateness for the construction of 2,320 square foot residential duplex with associated driveways, parking and landscaping. The design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. The proposed architectural style and the visual characteristics do not provide a continuity of character of the surrounding historic

neighborhood. The building lacks architectural elements commonly used in the Lincoln Park Historic District. Staff recommends architectural features, like decorative shutters, railings around porches and color palette enhancements, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District. Ms. Lewicka noted in the future large areas of solid blank walls should be avoided.

Board questions for Staff: Ms. Anicito asked why the blank walls could not be changed at this time. Ms. Lewicka said it would require major changes to the inside and outside the building. She noted the blank walls being on the side and back of the building are not as bad as being on the front of the building.

Applicant Presentation: Joseph Basso, Applicant Representative, sworn, stated he will be adding decorative brackets, porch railings, and shutters to the building. Mr. Basso explained the lot is not big enough to move the driveways.

Ginger Williams, Applicant Representative, sworn, stated "retiring" blue is the color shown on the elevations, but any color the Board prefers, can be picked for the house.

Board questions for Applicant: Ms. Davis asked if the driveway will be concrete or brick pavers. Chairman Hayek asked the applicant about moving the house back five (5) feet, so the front is not so cramped. Ms. Anicito asked if the driveway widths could be changed.

Public comment: none

Staff final comments: Ms. Lewicka stated the setbacks do not apply to driveways. She said the current proposed driveway width is 20 feet and the minimum width for a driveway is 18 feet. Ms. Lewicka highlighted that even if the driveways were moved the parked cars will still block the front porches. She noted a wider space is needed to put a live oak in between the driveways due to root expansion.

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

Comments by the Board: Ms. Starke said the porch is the focal point. She suggested moving the driveways to the outside of the property and planting trees in the middle. Ms. Spivey said the driveways take away from the front of the building and surrounding area. Ms. Anicito said 80% of the elevation is blocked with parking. Chairman Hayek said there is not much the Board can suggest due to the size of the lot and engineering guidelines.

Motion was made by KeAndrea Davis, and seconded by Anthony Westbury to approve Certificate of Appropriateness 23-41 for a new duplex at 1106 Avenue E with the recommendation to add decorative shutters and railings around the porch.

AYE: KeAndrea Davis, Anthony Westbury, Andrea Anicito, Minnie Spivey, Betty Jo Starke,  
Chairman Charlie Hayek

Passed

## 6. NEW BUSINESS

Ms. Hedges suggested the Board take a break for Ms. Starke to review the administratively approved Certificates of Appropriateness since she was having issues opening the agenda item prior to the meeting.

- a. Administratively Approved Certificates of Appropriateness - June 2023

- b. Administratively Approved Certificates of Appropriateness - July 2023

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public. Chairman Hayek provided an update to the Board on the Little Jim Bait & Tackle historic designation discussion. He said the city needs to do research to determine what the historic designation entails and how it would affect the building. When that is done, the Historic Preservation Board can discuss if the building should be designated as Historic.

**8. CONSIDERATION OF ABSENCES**

Motion was made by KeAndrea Davis, and seconded by Minnie Spivey to excuse Ms. Theuns from the August 28, 2023, meeting.

AYE: Anthony Westbury, Andrea Anicito, Minnie Spivey, Betty Jo Starke, KeAndrea Davis, Chairman Charlie Hayek

Passed

Motion was made by KeAndrea Davis, and seconded by Minnie Spivey to excuse Mr. Westbury absences from the February 27, 2023, and June 26, 2023, meeting.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, KeAndrea Davis, Anthony Westbury, Chairman Charlie Hayek

Passed

**9. ADJOURNMENT**