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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, SEPTEMBER 25, 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: Minnie Spivey; Betty Jo Starke; Anthony Westbury; Holly Theuns; Andrea Anicito;
Charlie Hayek, Chairman

Absent: KeAndrea Davis

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the August 28, 2023, meeting

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve the minutes from the August 28, 2023 meeting.

AYE: Betty Jo Starke, Anthony Westbury, Holly Theuns, Andrea Anicito, Minnie Spivey,
Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 23-46 - Modifications - 701 Atlantic Avenue**

The clerk introduced Certificate of Appropriateness 23-46 for modifications located at 701 Atlantic 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:

Mr. Westbury - no
Ms. Theuns - no
Ms. Anicito - no
Ms. Spivey- no
Ms. Starke - 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, stated the one-story 1946 building is a non-contributing structure located within the Sample Oaks Historic District and zoned C-1, Office Commercial. The proposed changes are removal of the existing garage door and infill with block, new 36 inch front door, enclosing two (2) windows on the west facade, removal and replacement of the existing windows, removal of the existing chimney, installation of 5V Crimp mill finish roof, and construction of a new porch. Ms. Lewicka said the property will be used for a single family residence and to run a small landscape business. Ms. Lewicka noted the design of the proposed modifications compose well with the existing building. She highlighted the improvements will enhance the property's overall appearance and functional efficiency and comports well with the surrounding Historic District.

Board questions for Staff: none

Applicant Presentation: Mike Menard, Applicant Representative, sworn, explained one small minor revision is needed due to the size of the home. He asked the Board for approval to move the front door five (5) feet to accommodate an additional bathroom/laundry room.

Board questions for Applicant: Ms. Theuns asked if landscaping trucks and equipment will be parked outside the home. Mr. Menard stated the landscape business will sell small plants online and ship from their home.

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 Anthony Westbury, and seconded by Holly Theuns to approve Certificate of Appropriateness 23-46, for the proposed modifications as requested, for 701 Atlantic Avenue, with the front door relocation.

AYE: Anthony Westbury, Holly Theuns, Andrea Anicito, Minnie Spivey, Betty Jo Starke,
Chairman Charlie Hayek

Passed

b. Certificate of Appropriateness 23-48 - Single-Family Residence - 712 Cedar Place

The clerk introduced Certificate of Appropriateness 23-48 for a single family residence located at 712 Cedar Place.

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. Anicito - no

Ms. Spivey - no

Ms. Starke - no

Mr. Westbury - 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, stated the subject site is a vacant, residential parcel, located on a prominent site in the Lincoln Park Historic District. The applicant is requesting approval for construction of a single family modular home with associated driveway and landscaping. Ms. Lewicka said the design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing and the proposed modern architectural style and the visual characteristics are compatible with surrounding structures located in the same block. Ms. Lewicka noted most of the residential structures located in

proximity of the subject site are deteriorated and require extensive renovation and upon visitation will be reported to the Code Enforcement department. She highlighted the proposed residence will bring some new development to the area, which hopefully will encourage adjacent property owners to improve the look of their homes.

Board questions for Staff: none

Applicant Presentation: Daniel Jarontow, Applicant Representative, sworn, answered questions from the Board. He explained the modular home is erected 90%. The plumbing, electric, drywall and cabinets are already in place. There is no counter tops, sink, or tile. He said the home is Miami-Dade rated for 178 mph winds, double insulated with reinforced impact windows.

Board questions for Applicant: Ms. Theuns asked if the modular home is built from pieces or on site. Mr. Westbury asked how the home is brought to the site. Mr. Hayek asked the name of the manufacturer. Ms. Starke asked if the walkway is elevated like the picture shown in the presentation.

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 Betty Jo Starke, and seconded by Anthony Westbury to approve Certificate of Appropriateness 23-48 for the Single Family Residence, as proposed, for 712 Cedar Place.

AYE: Holly Theuns, Andrea Anicito, Minnie Spivey, Betty Jo Starke, Anthony Westbury,
Chairman Charlie Hayek

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - August 2023

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 Minnie Spivey to excuse the absence of Ms. Davis.

AYE: Andrea Anicito, Minnie Spivey, Betty Jo Starke, Anthony Westbury, Holly Theuns,
Chairman Charlie Hayek

Passed

9. ADJOURNMENT