

# 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, APRIL 22, 2024, 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; KeAndrea Davis; Betty Jo Starke; Patrece Frisbee; Anthony Westbury; Minnie Spivey; Charlie Hayek, Chairman

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the March 25, 2024 meeting

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the minutes from the March 25, 2024, meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 24-03 - Monument Sign - 616 Orange Avenue**

The clerk introduced Certificate of Appropriateness 24-03 for a monument sign located at 616 Orange Avenue.

The City Attorney explained the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's 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 quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Starke - no  
Dr. Frisbee - no  
Mr. Westbury - no  
Ms. Spivey - no  
Ms. Anicito - no  
Ms. Davis - 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, provided the history and architectural significance of the church. She explained the request was presented to the Board at the January 22, 2024, meeting and the Board requested the sign look more like the architecture of the church. Ms. Lewicka said the new design of the sign has the same colors as the church, along with an architectural foam topper that looks like a stucco finish. Ms. Lewicka provided the Secretary of Interior Standards for consideration along with the Design Review standards. She stated it is important that the design scheme is consistent and compatible with the distinctive architecture of the church.

Board questions for staff: Ms. Davis asked if the sign blocked the view of the street. Dr. Frisbee asked if the sign would be an obstacle to pedestrian traffic. Chairman Hayek asked if anything else on the sign changed beside the top facade.

Applicant Presentation: Gregg Rosslow, Chairman of Trustees for the First United Methodist Church, sworn, stated the church sidewalk area used to be grass and the city put pavers all the way up to the building. He said in addition to the top portion of the sign, the trim around the street address was added, and the sign trim matches the wall and trim color of the

church. Mr. Rosslow noted the street view picture of the sign is not correct. The sign is actually smaller than what is shown. He said the sign would announce events the church is doing in the community and also be a message board. Mr. Rosslow said the topper on the sign is made of tough architectural foam.

Board questions for Applicant: Chairman Hayek asked if the trim around the address was made of architectural foam.

Public comment: none

Staff final comments: none

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

Comments by the Board: Ms. Anicito said the electrical box doesn't impact the sidewalk any more than the sign would.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve Certificate of Appropriateness 24-03 for a monument sign located at 616 Orange Avenue.

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

Passed

b. **Certificate of Appropriateness 24- 20 - Demolition of Accessory Structure and New Kitchen Facility - 239 S. Indian River Drive**

The clerk introduced Certificate of Appropriateness 24-20 for the demolition of an accessory structure and a new kitchen facility located at 239 S. Indian River Drive.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Dr. Frisbee - no  
Mr. Westbury - no  
Ms. Spivey - no  
Ms. Anicito - 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 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 Boston House has been in front of

the Board multiple times. She said the last application was for the addition of the open bar building. Ms. Lewicka stated the applicant is requesting approval for the demolition of the non-contributing accessory building and construction of a new structure, for a small kitchen facility, in lieu of using the existing accessory building. She provided the history of the Boston House and showed pictures of the new site plan with the proposed kitchen facility. Ms. Lewicka noted that although the modern simplicity of the proposed building does not incorporate design characteristics of the Boston House, the building will be located behind the main buildings and practically invisible from the street view.

Board questions for staff: Chairman Hayek asked if there was a common wall between the new kitchen addition and the bar building.

Applicant Presentation: Michael Jacquin, Applicant Representative from Jacquin & Sons, sworn, said there were many things done in the Boston House prior to him getting involved. He stated an investigation was done to check and see if the structure as a whole was structurally sound. The pictures taken showed there was no foundation and there were other compounding issues. Therefore, the kitchen will be its own freestanding building with possible roof connectivity to the bar building. Mr. Jacquin highlighted no neighbors will be impacted from where the new building is located.

Board questions for Applicant: Mr. Westbury asked if the glass elevator would remain on the side of the building to access the ADA bathrooms on the 2nd floor. Ms. Starke asked how the food would get from the kitchen to the existing building.

Public comment: Mike Menard, Architectonic, sworn, stated several years ago they were the architect for the renovation of the Boston House, which included exterior stairs, interior renovations, kitchen renovation for the first floor, vertical accessibility wheelchair lift, ADA bathrooms on the first and second level and a 2nd story glass elevator.

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 Minnie Spivey to approve Certificate of Appropriateness 24- 20 for the demolition of an accessory structure and new kitchen facility located at 239 S. Indian River Drive.

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

Passed

c. **Certificate of Appropriateness 24-19 - Carport with Variance - 712 Beach Court**

The clerk introduced Certificate of Appropriateness 24-19 for a carport with a Variance located at 712 Beach Court.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Mr. Westbury - yes  
Ms. Spivey - no  
Ms. Anicito - no  
Ms. Davis - no  
Ms. Starke - no  
Dr. Frisbee - 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, provided the history and architectural significance of the structure. She stated the applicant is requesting approval for the addition of a carport at the front of the house. The proposed carport will have a wood framed structure with a metal roof corresponding with the current style and architecture of the house and the color will match the front porch. Ms. Lewicka said the requested carport location requires a variance to deviate from the front yard setback of 25 feet whereas the proposed depth of the front yard setback is 13 feet. Ms. Lewicka concluded that the proposed structure, although encroaching in to the required setback, is light and open and does not create a visual barrier.

Board questions for staff: Dr. Frisbee asked about the setback distance to similar structures near the subject's property.

Applicant Presentation: James K. Jones, owner, sworn, said the pictures of the similar structures are less than the 25-foot setback. He stated the proposed carport would add value to the house and the neighborhood. He said the building code allows the freestanding carport, and he spoke to his neighbors, and they all liked it.

Board questions for Applicant: Chairman Hayek asked if a metal roof would be used on the carport.

Public comment: Mike Menard, Architectonic, sworn, stated he worked on the picture shown for the project on Delaware Avenue, and he provided the setbacks.

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 KeAndrea Davis to approve Certificate of Appropriateness 24-19 for a carport with a Variance located at 712 Beach Court.

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

Passed

d. **Certificate of Appropriateness 24-21 - Addition and Three (3) New Residential Structures with Variances - 120 A.E. Backus Avenue (Avenue C)**

The clerk introduced Certificate of Appropriateness 24-21 for an addition and three (3) new residential structures with Variances located at 120 A.E. Backus Avenue (Avenue C)

Dr. Frisbee recused herself.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Spivey - no  
Ms. Anicito - no  
Ms. Davis - no  
Ms. Starke - no  
Mr. Westbury - 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, provided the background and architectural significance of the site. She said the applicant is requesting approval for the rehabilitation of the existing structure and addition of a new porch and a pergola for business use and construction of three (3) two-story cottages for vacation rental. Ms. Lewicka stated the applicant is also requesting variances to reduce the side setback from five (5) feet to two (2) feet and the front setback from six (6) feet to five (5) feet. She also said the applicant is requesting variances to reduce the landscaping buffers from 10 feet to 1 foot, 1 foot 6 inches, 2 feet and 4 feet. Ms. Lewicka gave an overview of the project narrative and landscape plan, and she showed the cottage colors, elevations and floor plans. Ms. Lewicka concluded the requested project, although interesting and architecturally well-designed, stretches the site's ability to accommodate all the desired elements of the proposal and requires multiple variances from the land development and landscaping code.

Ms. Lewicka explained that with a variance, letters are sent to the neighboring properties. She said she received a letter back from Fort Pierce Main Street and the major concern was that the live oak on the property was not shown on the survey. Ms. Lewicka stated it is hard to tell which property the live oak is on and with the new construction of the three cottages only being two feet away, the live oak will not survive.

Board questions for staff: Chairman Hayek asked if each cottage home could be the same setback from the property line. Chairman Hayek asked what kind of fence was being proposed on the west side. Ms. Anicito asked if there is a precedent for cottage #1 being on the front of the property, and she asked if the main building was a single story. Chairman Hayek asked if the site is large enough to have four dwelling units.

Applicant Presentation: Mike Menard, Architectonic, Applicant Representative, sworn, asked what the letter from Fort Pierce Mainstreet stated. Mr. Menard said the existing structure and the porch and the relocation of the stairs encroaches on the landscape buffer. He said they would be providing a sidewalk down A.E. Backus Avenue. Mr. Menard noted the existing driveway configuration does not meet the city code and there are only two parking spaces, and it is being reconfigured using permeable pavers for drainage. The existing ficus landscaping will be removed. He said it is close to the structure and will ruin the foundation and the structure in a heart beat. On the west side of the property, the fence currently jogs between Cottage #1 and Cottage #2 and on the property line is a giant oak tree that will not be removed, but will be trimmed and maintained. Mr. Menard said he would shift cottages #2 and #3 to the front to maintain the five-foot setback. He said the function of the site is to make it more of a botanical type garden healing facility with acupuncture and massages and natural activities. The pergola will have a vine-type roof. Trees can be added by the fountain for more landscaping and in front of cottages #2 and #3. At full capacity there will be two parking spaces for the cottages.

Board questions for Applicant: Chairman Hayek asked if he could shift the cottages to make them work and the minimum setback he could work with. He also asked if the client would be willing to put up a 6-foot wood fence instead of a 4-foot fence. Ms. Starke asked about the species of ficus tree. Ms. Davis asked if he was willing to change what was submitted. Chairman Hayek asked if the cottages are being built on continuous footers or piers. Ms. Anicito asked if Cottage #1 could be moved to where the fountain is located in order to meet the setback requirement. Ms. Starke asked if the project could happen with only two cottages. Ms. Davis asked why the original request was for a 2-foot setback on all three cottages. Ms. Anicito asked how close together the cottages are and if there is any fire code that prevents how close together they are.

Public comment: Kim Freetly, owner of Palm Sport and Wellness, sworn, spoke in favor of the application. Douglas Granfield, sworn, spoke in favor of the application. Michelle Joseph, sworn, spoke in favor of the application. Dr. Ginetta Bernard, sworn, spoke in favor of the application.

Applicant final comments: none

Staff final comments: Mr. Freeman said, based on the Secretary of Interior Standards, the Board can incorporate conditions that set out what variances from the setback are being approved and provide a quantitative number of trees needed and what type of trees are going to be planted.

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

Comments by the Board: Chairman Hayek clarified with Mr. Menard on what is needed for the side setback on cottage #1. He asked staff if the applicant would have to come back for the architecture of the cottages. Ms. Starke said she wants the property to meet the Edgartown code for setbacks and landscaping and use native vegetation. She noted the space would be cramped and not a lush lure. Ms. Anicito said there is not enough space for all the landscape. Chairman Hayek said there will not be much room for trees on the west side because of the 6-foot fence and the massing of the buildings.

Motion was made by KeAndrea Davis, and seconded by Andrea Anicito to approve Certificate of Appropriateness 24-21 for an addition and three (3) new residential structures located at 120 A.E. Backus Avenue (Avenue C) with the following Variances and conditions:

1. Variance to deviate from City Code Section 125-197 to reduce side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan for cottage #1.
2. Variance to deviate from City Code Section 123-37 to reduce the landscaping buffers from 10'-0" to 1'-0", 1'-6", 2'-0" and 4'-0" as indicated on the plot plan with variance from landscape standards for these areas.
3. Install a 6-foot-high fence on the west side of the property.

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

Other: Patrece Frisbee (ABSTAIN)

Passed

## **6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - March 2024

## **7. ELECTION OF CHAIR AND VICE-CHAIR**

Motion was made by Andrea Anicito, and seconded by Betty Jo Starke to elect Ms. Davis as Chair.

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

Passed

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

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

Passed

## **8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **9. CONSIDERATION OF ABSENCES**

All members were in attendance.

## **10. ADJOURNMENT**



APRIL 22, 2024

**COA 24-21**

**Owner**

Patrece Frisbee

**Representative**

Mike Menard of Architectonic, Inc

**Location**

120 AE Backus Avenue/  
 Avenue C

**Parcel ID**

2410-503-0003-000-0

**Historic Status**

This is a contributing structure located in the Edgartown Historic District, recently used as an office .

**Recommendation**

Approval/Approval with conditions /Denial

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**SUBJECT PROPERTY**

**B A C K G R O U N D**

The subject site is a contributing property located within the Edgartown Historic District and Edgartown Settlement (ES) Zoning District. The St. Lucie County Property Appraiser’s Record Card indicates the subject structure was built as a private residence in 1901 while the Florida Master Site File shows the structure being built in 1920.

**A R C H I T E C T U R A L S I G N I F I C A N C E**

This one-story wood frame building embodies the characteristics of a Frame Vernacular styling expressed by a cross gable roof, offset entrance and veranda. The porch has a hip roof supported by posts. Alternations consist of the metal windows which have been installed in place of the original wooden sash.

**R E Q U E S T**

The applicant is requesting approval of a COA to allow for the following additions:

- Rehabilitation of the existing structure and addition of a new porch and pergola for business use.
- Construction of 3 two-story cottages for vacation rental.

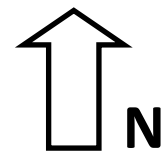
### VARIANCE REQUEST

The applicant also requested the following variances:

- Variance to deviate from City Code Section 125-197 to reduce side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan.
- Variance to deviate from City Code Section 123-37 to reduce the landscaping buffers from 10'-0" to 1'-0", 1'-6", 2'-0" and 4'-0" as indicated on the plot plan with variance from Landscape standards for these areas.



**SUBJECT PROPERTY- AERIAL VIEW**



## **P R O J E C T   N A R R A T I V E :**

We are pleased to share our plans to restore the historic Pineapple Cottage. Our vision is for this building to become a community space for joy, evolution, healing, and empowerment. Our intention with the project is to raise the consciousness of Fort Pierce and heal the divide by providing a space for belonging.

We plan to have two treatment rooms for various wellness services from local practitioners (for example: chiropractic, acupuncture, massage therapy). We will sell prepackaged food and drinks for these wellness clients. These will be health focused products and all non-alcoholic.

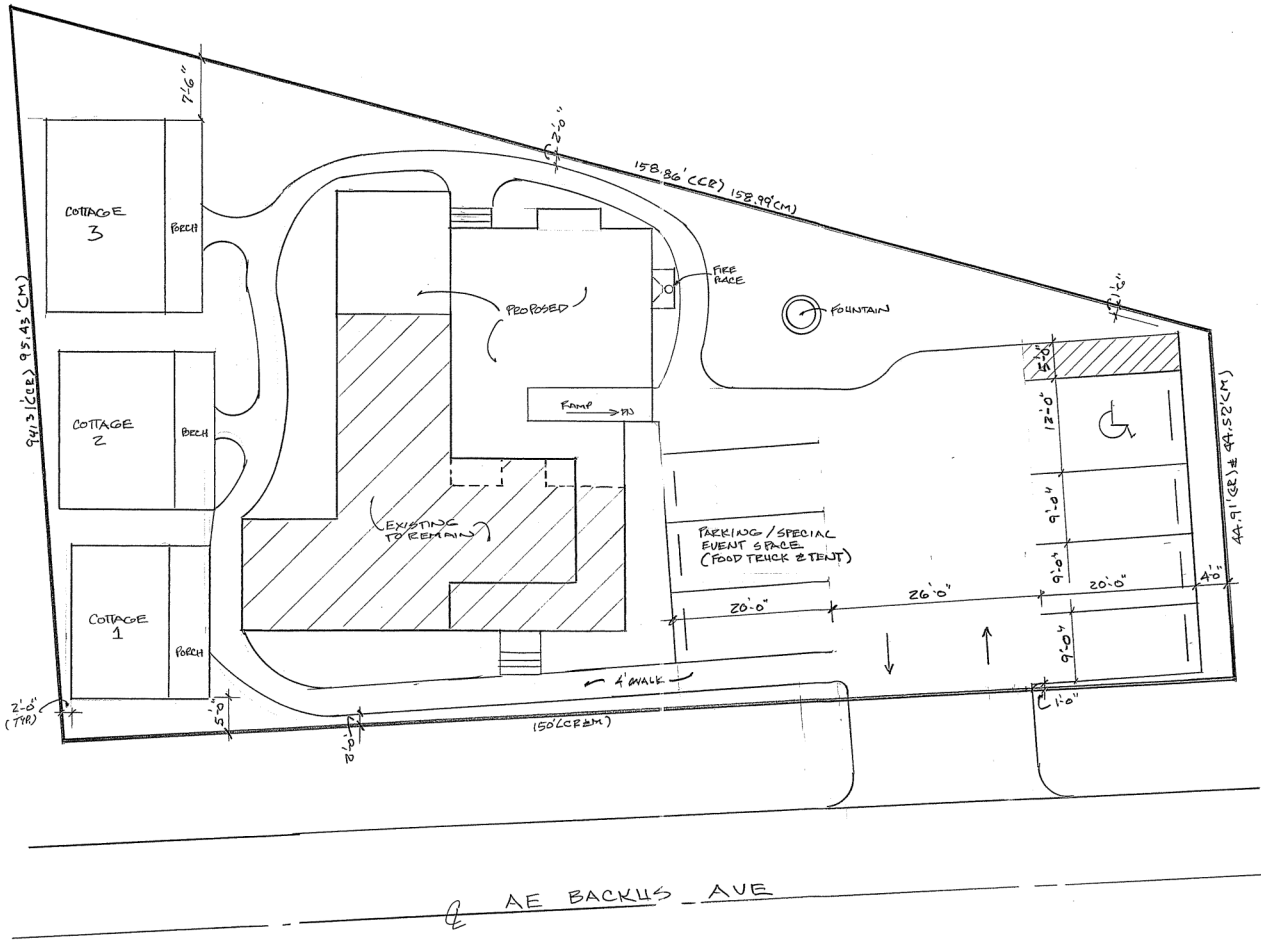
We will also create a 'connection room' for various types of community gathering such as: educational workshops, presentations, and art shows. The covered deck will serve as an outdoor extension to this space for these small gatherings.

On rare occasions we will host larger special events, which is why we have added a small 'kitchen' area. This kitchen will allow catering to happen for these special events. For these events, we can get a special events permit if needed. We want to note that the intention is not to run a cafe or bistro from the space.

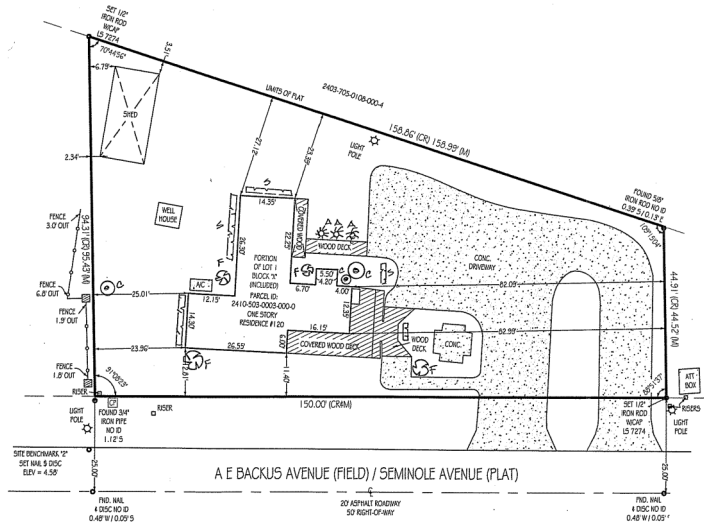
We will improve the landscape and add plants that attract butterflies, hummingbirds, and other pollinators. We also hope to steward a small community garden for edible flowers and herbs.

We also propose to build three new carriage homes for short term rental. Where possible we aim to use sustainable and healthy building materials and processes.

We are excited for this space to reflect our values of inclusivity and care. Care for our community and care for our planet. Overall, we are delighted to turn this historic home into a space that the public can access in a positive and healthy way.



**PLOT PLAN**  
 INFORMATION TAKEN FROM SURVEY PROVIDED BY THE OWNER  
 NORTH ↑  
 1" = 10'



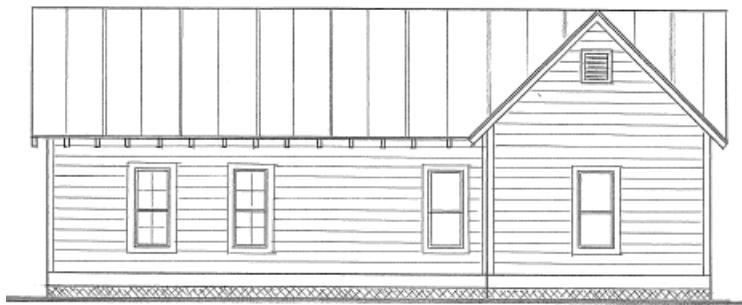
**PROPOSED AND EXISTING SITE PLAN**







**SOUTH ELEVATION**



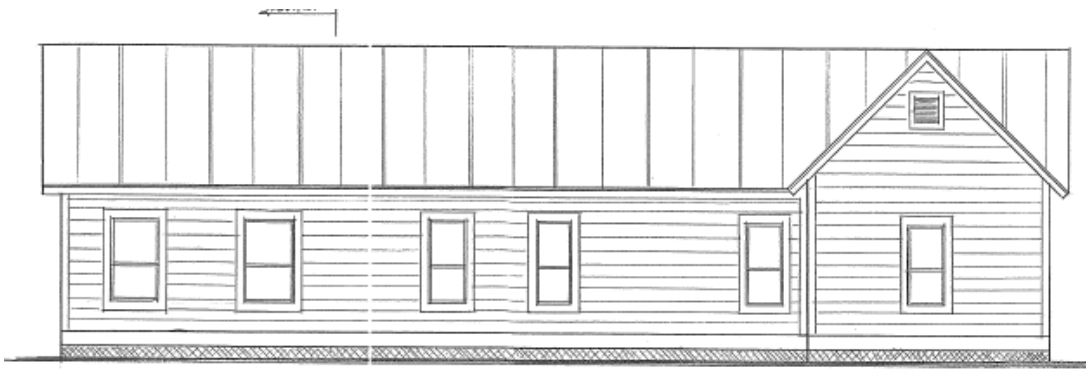
**WEST ELEVATION**



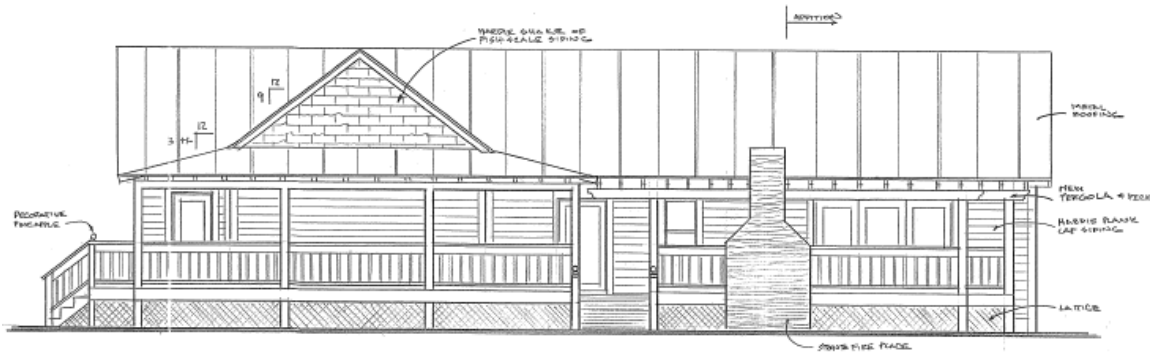
**NORTH ELEVATION**



**EAST ELEVATION**



**PROPOSED WEST ELEVATION**



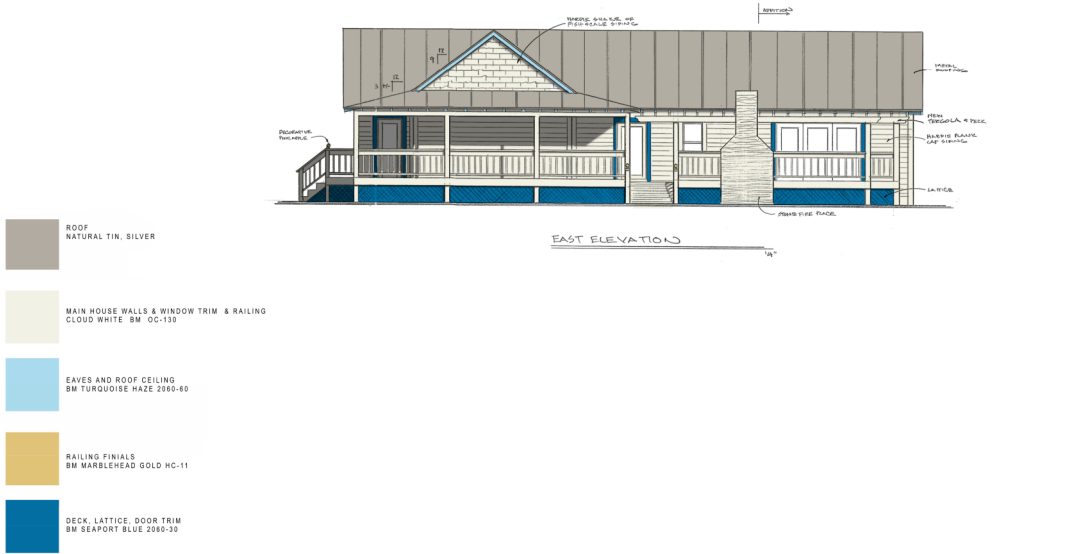
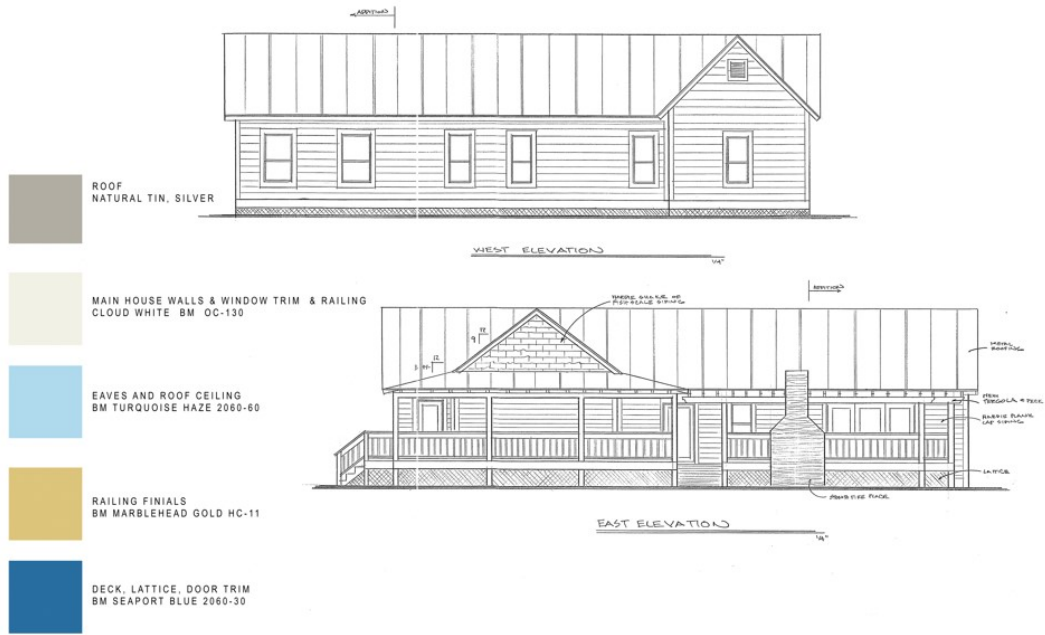
**PROPOSED EAST ELEVATION**



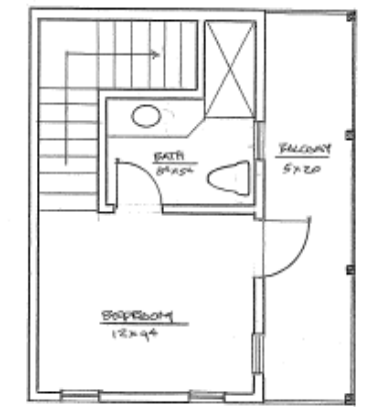
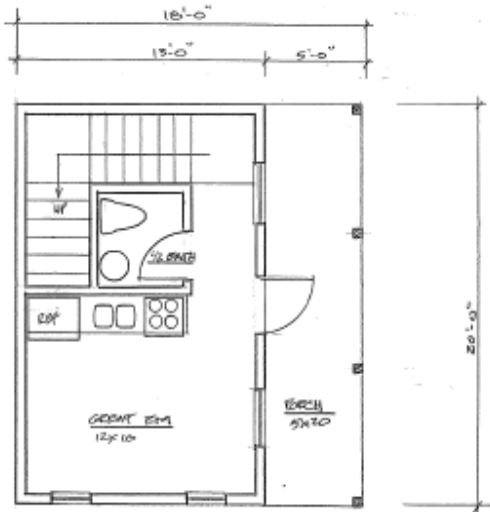
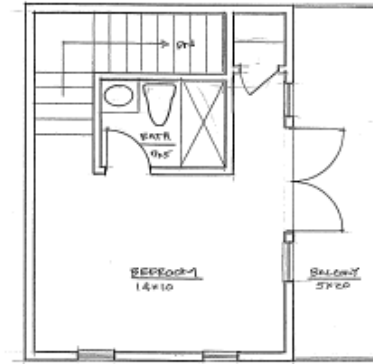
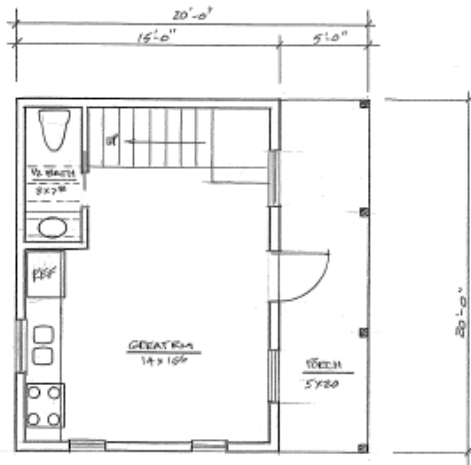
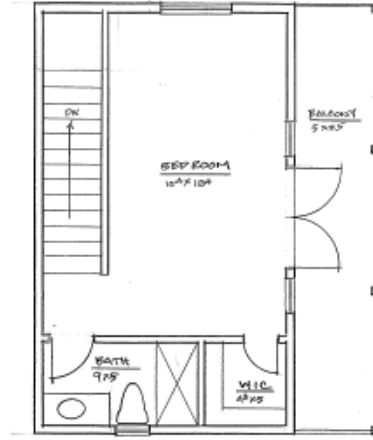
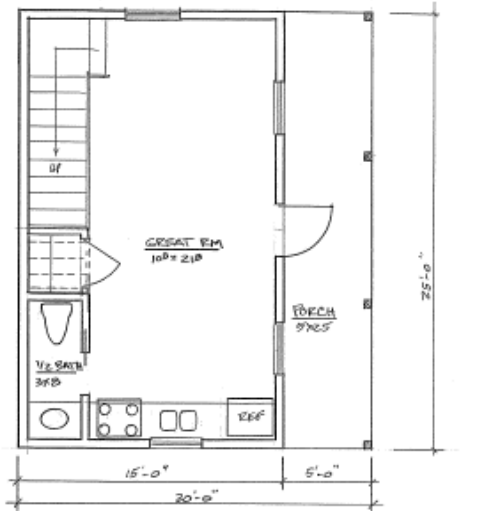
**PROPOSED SOUTH ELEVATION**



**PROPOSED NORTH ELEVATION**



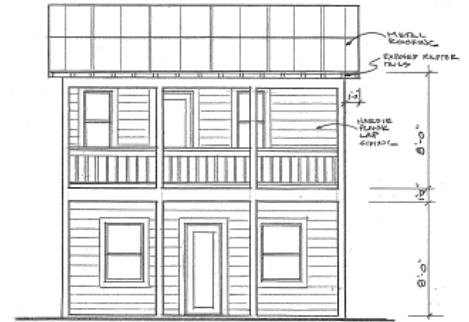
# PROPOSED COLORS



FIRST FLOOR

SECOND FLOOR

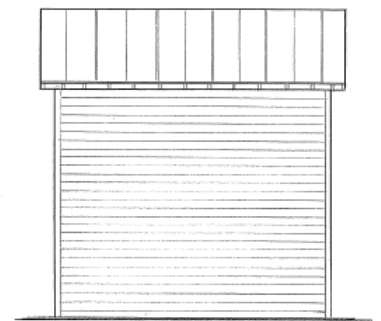
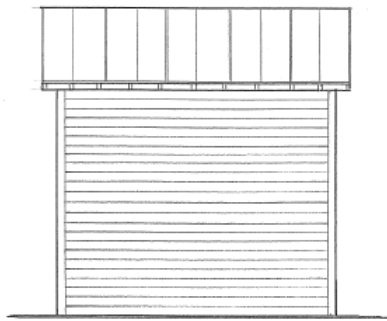
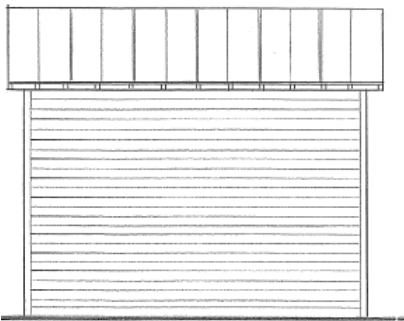
PROPOSED COTTAGES - FLOOR PLANS



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

**COTTAGE 3**

**COTTAGE 2**

**COTTAGE 1**

## SETBACK VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

***The odd shape of the lot, the location of the existing Historical Structure which makes utilizing the site to have parking and dwelling units not possible without keeping the parking in the front which forces the cottages to the rear.***

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

***Yes, the configuration of the site and the conversion to a business type use with a circular drive and parking doesn't meet the parking ordinance so in order to meet the parking requirements the additional dwelling units need to be located at rear of the property which requires a reduction in the setbacks.***

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

***Without the reduction in setbacks the site will not be able to have additional dwelling units due to the lot shape, existing Historic Structure location and parking even though the lot is larger than the Edgartown Settlement District requirements.***

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

***Reduction of front yard setback for additional dwelling unit from 6'-0" to 5'-0" and a side yard setback reduction from 5'-0" to 2'-0" due to the location of the existing Historic Structure.***

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

***The variance request would not impair the intent of the zoning ordinance of Edgartown Settlement District based on overall lot size number of units and uses but due to configuration of the property and Historic Structure's location. These variances are needed to make the site functional.***

## LANDSCAPE VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

***The odd shape of the lot, the location of the existing Historical Structure makes utilizing the site to have parking and dwelling units very difficult without reducing the landscaping buffers.***

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

***Yes, the way the site has been converted and utilized in the past with circular driveway and parking which does not provide adequate parking for any business and doesn't meet the parking ordinance so in order to meet the parking criteria a reduction in landscaping is required.***

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

***Without the reduction in landscape buffers the site will not meet the parking requirements of the City's ordinance or have the ability to add additional dwelling units.***

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

***I Reduction of landscape buffers to 1'-6", 2"-0" and 4'-0" as indicated on the plot plan.***

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

***A The variance request would not impair the intent of the ordinance of Edgartown Settlement District based on overall lot size number of units and uses but do to configuration of the property and Historic Structure's location. These variances are needed to make e site functional.***



**PICTURES OF THE EXISTING STRUCTUE**

## STAFF ANALYSIS

### SECRETARY OF INTERIOR'S STANDARDS

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



## PICTURES OF THE EXISTING STRUCTURE

## **S T A F F   R E C O M M E N D A T I O N**

The requested project although interesting and architecturally well designed, it is stretching the site ability to accommodate all desired elements of the proposal and requires multiple variances from the Land Development and Landscaping Code.

Based upon Secretary of Interior's Standard #9, the Historic Preservation Board may:

- Approve the request as proposed.
- Approve the request with conditions like for example:
  - ◇ Construct only two guest cottages to provide the required setbacks.
  - ◇ Provide fewer parking spaces to accommodate the required landscaping.
  - ◇ Planting more trees on the property.
- Deny the request.

Additionally, HPB may approve or deny the requested variances to deviate from City Code Section 125-197 and 123-37 .



**122 A. E. Backus Avenue, Fort Pierce, FL 34950**

City of Fort Pierce  
Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34954

April 18, 2024

Dear Maria,

In response to the letter from you about Parcel 2410-503-0003-000-0 the Board of Main Street Fort Pierce discussed at our April 17, 2024, meeting that we are agreeable to the project. We would like an attractive fence with a landscaping hedge at the property line, and that all the existing oak trees should remain as a buffer and for all to enjoy. Existing, mature native trees provide a variety of experiences for humans and animal habitats alike and play a critical role in attractive downtowns. Main Streets across America promote and encourage the balancing of economic growth while also preserving historic neighborhoods by maintaining native foliage.

The City of Fort Pierce has balancing economic growth while also preserving historic neighborhoods by maintaining native foliage. The City of Fort Pierce has been named a "Tree City USA" town for many years and this project should take extreme care in protecting its existing resources.

Further, any two-story façade on proposed structures at a property line should include architectural embellishments that are consistent with Edgartown but should not include porches or accessible door or windows as shown.

The Board Members that participated in the discussion are the following:  
Donna Sizemore, President, Steve Holland, Vice President, Brooke Harris Secretary, Wendy Lounds, Joanne Blandford, Daniela Mendoza, Kathy Perona, James Taylor, Richard Ziarkowski

Sincerely,

Doris Tillman, Manager

Main Street Fort Pierce, Inc. • Main Street Focus, Inc.  
122 A. E. Backus Avenue • Fort Pierce, FL 34950 • Phone: (772) 466-3880 • Fax: (772) 466-3917