

# 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, MAY 28, 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**

Ms. Anicito entered the meeting at 2:04 PM.

Present: Charlie Hayek; Andrea Anicito; Minnie Spivey; Patrece Frisbee; Anthony Westbury; Betty Jo Starke; KeAndrea Davis, Chairwoman

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 April 22, 2024 meeting

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve the minutes from the April 22, 2024 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness #24-29 - Fence, Deck and Handicap Access Ramp - 109 Fishermans Wharf**

The clerk introduced Certificate of Appropriateness 24-29 for a fence, deck and handicap access ramp located at 109 Fishermans Wharf.

The Assistant 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.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Spivey - no

Dr. Frisbee - no

Mr. Westbury - no

Ms. Starke - no

Mr. Hayek - yes

Ms. Anicito - no

Madam Chair Davis - no

Madam Chair Davis 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, explained the restaurant is located in the Edgartown Historic District, and the zoning is C-6, Marine Commercial. She noted the nature of the neighborhood is quite different as far as uses and residential buildings. Ms. Lewicka stated the applicant is requesting approval for the installation of a 6-foot-high wood picket fence, installation of a new wood deck and a handicapped accessible ramp. She said the proposed fence is an extension of the fence already existing on the south side of the property. Ms. Lewicka said the design scheme is an interesting and entertaining approach to a fence and there is a mixture of different types of fences in the surrounding area with no consistent appearance.

Board questions for staff: none

Applicant Presentation: Jon Nollj, sworn, stated the open air restaurant used to be Crocadillos and the fence was taken down by a storm and replaced with a concrete wall, which is now being replaced with the new fence. He said the current deck is not safe.

Board questions for Applicant: none

Public comment: Mike Menard, from Architectonic, sworn, said he is addressing the life safety and ADA requirements. He noted the fence is for security purposes to lock up the bar equipment in the evening.

Staff final comments: none

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

Comments by the Board: Mr. Hayek said the restaurant fits perfectly in the commercial entertainment area.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness 24-29 for the installation of a wood fence, wood deck, and installation of a ramp to allow handicap access to the raised platform area.

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

Passed

b. **Certificate of Appropriateness #24-28 - Fence - 655 N. 2nd Street**

The clerk introduced Certificate of Appropriateness 24-28 for a fence located at 655 N. 2nd Street.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Dr. Frisbee - no  
Mr. Westbury - no  
Ms. Starke - no  
Mr. Hayek - no  
Ms. Anicito - no  
Ms. Spivey - no  
Madam Chair Davis - no

Madam Chair Davis 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 this parcel is located in the C-6, Marine Commercial zone within the Edgartown Historic District and is one of the few single family homes remaining in this mostly commercial area. She said the applicant is requesting approval for the installation of a 4-foot-high Sebring PVC fence with two 5-foot wide gates. Ms. Lewicka said the new fence will compose well with the existing building and neighborhood and will enhance the property's overall appearance and its contribution to the historical character of the Edgartown district.

Board questions for staff: Mr. Hayek asked who owns the driveway between the houses. Ms. Anicito asked how the house would be accessed and if there were any easements. Ms. Starke asked if the driveway was a right-of way.

Applicant Presentation: none

Board questions for Applicant: none

Public comment: none

Staff final comments: Ms. Lewicka stated she does not know who owns the driveway or if it is being shared. This issue will need to be resolved between the owners of the property. She highlighted that the survey shows the fence is located on the property line.

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

Comments by the Board: Mr. Hayek said the plans are not distinctive enough. Madam Chair Davis stated the Historic Preservation Board is to look at the fence and see if it meets the Historic District standards. Ms. Starke said the Board is not responsible for any disputes that arise.

Motion was made by Andrea Anicito, and seconded by Minnie Spivey to approve Certificate of Appropriateness 24-28 for the fence located at 655 N. 2nd Street.

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

Passed

c. **Certificate of Appropriateness #24-23 - Single Family Residence - 426 Douglas Court**

The clerk introduced Certificate of Appropriateness 24-23 for a single family residence located at 426 Douglas Court.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Mr. Westbury - no

Ms. Starke - no

Mr. Hayek - no

Ms. Anicito - no

Ms. Spivey - no

Dr. Frisbee - no

Madam Chair Davis - no

Madam Chair Davis 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, said there are two Certificate of Appropriateness applications for two separate single family homes in the Lincoln Park Historic District. Ms. Lewicka said the homes will be an improvement to the neighborhood. She noted the lots are the same size and the building and site plan are the same.

Ms. Lewicka stated the vacant parcel is located in the Lincoln Park Historic District and the request is to construct a single family home with associated driveway, parking and landscaping. She showed the proposed elevations, which included shutters around the front window along with window grids. Ms. Lewicka said the design of the new building meets the technical aspects of the Secretary of the Interior Standards regarding size, scale, materials and massing. Ms. Lewicka stated live oaks and hedges are proposed in the landscape plan.

Board questions for staff: Mr. Hayek asked if the building was modular or standard construction. Dr. Frisbee asked what trees were being removed and what color the house is being painted.

Applicant Presentation: John Morris, sworn, from NJ Morris Holdings, stated the bid for both properties was approved by the Fort Pierce Redevelopment Agency. He said one house will be a rental investment property and the other home will be sold.

Mr. Morris said the air conditioning unit was being relocated to the rear of the house, under the master bedroom window, in order to meet the setback. Mr. Morris noted that there are no trees or landscaping on the property. He stated the front elevation of the house would have a porch, a six-pane grid window with shutters as shown on the elevations.

Board questions for Applicant: Dr. Frisbee asked about adding architectural details.

Public comment: none

Staff final comments: Ms. Lewicka asked that the front elevation drawing be included in the motion since it shows the architectural details.

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

Comments by the Board: Madam Chair Davis expressed concerns about the air conditioning unit being moved below the master bedroom window.

Motion was made by Betty Jo Starke, and seconded by Minnie Spivey to approve Certificate of Appropriateness 24-23 for a single family residence with associated driveway, parking and landscaping at 426 Douglas Court with the following conditions:

1. All mechanical equipment must meet setback requirements.
2. Additional architectural details, like decorative window shutters or colonial window grids are incorporated into the final design to better comport with the character of the historic district.

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

Passed

d. **Certificate of Appropriateness #24-24 - Single Family Residence - 424 Douglas Court**

The clerk introduced Certificate of Appropriateness 24-24 for a single family residence located at 424 Douglas Court.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Starke - no

Mr. Hayek - no

Ms. Anicito - no

Ms. Spivey - no

Dr. Frisbee - no

Mr. Westbury - no

Madam Chair Davis - no

Madam Chair Davis 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 vacant parcel is located in the Lincoln Park Historic District and the request is to construct a single family home with associated driveway, parking and landscaping. She showed the proposed elevations, which included shutters around the front window along with window grids and a front porch. Ms. Lewicka said the design of the new building meets the technical aspects of the Secretary of the Interior Standards regarding size, scale, materials and massing. Ms. Lewicka noted there was a nice-sized live oak near the property line.

Board questions for staff: Ms. Starke asked if the tree was in good shape.

Applicant Presentation: John Morris, sworn, from NJ Morris Holdings, stated there are no trees currently on the property. He said the live oak is on city property, and he has been in contact with Paul Bertram, City Arborist, regarding pruning the tree once the trusses go up. Mr. Morris said the intent is to have four live oaks, but the location may need to be massaged due to the size of the live oak on the adjoining city property. Mr. Morris said the color of the house will be different from the house being built next door at 426 Douglas Court. Mr. Morris stated the front facade will match what is being constructed.

Board questions for Applicant: none

Public comment: none

Staff final comments: none

Madam Chair Davis, 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 24-24 for a single family residence with associated driveway, parking and landscaping at 424 Douglas Court with the following conditions:

1. All mechanical equipment must meet setback requirements.
2. Additional architectural details, like decorative window shutters or colonial window grids are incorporated into the final design to better comport with the character of the historic district.

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

Passed

e. **Certificate of Appropriateness #24-27 - Rehabilitation - 515 N. 14th Street**

The clerk introduced Certificate of Appropriateness 24-27 for complete rehabilitation at 515 N. 14th Street.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Mr. Hayek - no  
Ms. Anicito - no  
Ms. Spivey - no  
Dr. Frisbee - no  
Mr. Westbury - no  
Ms. Starke - no  
Madam Chair Davis - no

Madam Chair Davis 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 this application is for complete rehabilitation of the single family home shell with associated driveway, parking and landscaping. She said the building was approved for demolition but the situation changed. The subject site is located in the Lincoln Park Historic District and the structure was built in 1953. Ms. Lewicka said the intent is to save the existing trees and palm trees are proposed on the front yard. Ms. Lewicka noted the site plan shows the driveway at 12 feet wide and the landscape plan shows a double car driveway. She stated the driveway needs to be widened to accommodate two cars, since there is no garage.

Board questions for staff: none

Applicant Presentation: Letitia Knowles, sworn, stated an amended plan was sent in to expand the driveway.

Board questions for Applicant: Ms. Anicito asked if a garage was being added. Mr. Hayek asked if an engineer was hired to make sure the structure was sound.

Public comment: none

Staff final comments: none

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

Comments by the Board: none

Motion was made by Andrea Anicito, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 24-27 for rehabilitation of the single family home with associated driveway, parking and landscaping at 515 N. 14th Street with the following conditions:

1. Additional architectural details, like decorative window shutters will be incorporated into the final design to better compose with the character of the historic district;
2. The site plan will be amended to show a 20 foot-wide driveway, to accommodate parking for two cars (as indicated on the landscape plan).

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

Passed

f. **Certificate of Appropriateness #24-25 - Residential Duplex - 426 N. 14th Street**

The clerk introduced Certificate of Appropriateness 24-25 for a residential duplex located at 426 N. 14th Street.

Madam Chair Davis called the proceeding to order.

The clerk confirmed the City complied with the advertisement requirements.

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

Ms. Anicito - no  
Ms. Spivey - no  
Dr. Frisbee - no  
Mr. Westbury - no  
Ms. Starke - no  
Mr. Hayek - no  
Madam Chair Davis - no

Madam Chair Davis 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 this parcel is located next to a city park and Moore's Creek. She said the subject site is located within the Lincoln Park Historic District and the residence located on this site was demolished in 2007 and the site has remained

vacant. Ms. Lewicka said the applicant is requesting approval for the construction of a duplex with associated driveway, parking and landscaping. Ms. Lewicka said the driveway will have four parking spaces to accommodate each unit, and the landscape plan will have oak trees and sabal palms. Ms. Lewicka noted the architectural elements of the duplex do not provide a continuity of character of the surrounding historical neighborhood.

Board questions for staff: none

Applicant Presentation: Monika Neal, sworn, stated that no duplexes in Lincoln Park have shutters for architectural details, only single family homes. She said a band was placed around the building and an overhang is over the front porch, and she would like the application approved without any additional architectural details.

Board questions for Applicant: Ms. Spivey asked if the duplex would look the same as the duplex on 9th Street and Means Court. Dr. Frisbee asked how the band around the house looks historic.

Public comment: none

Staff final comments: Ms. Lewicka said the architectural details, like shutters around the windows, are not about a duplex or single family home. She highlighted that if the same look was used over and over again, the historical character would be lost. Ms. Lewicka said the Board can always ask for a little more architectural details, such as shutters, railings, grids on windows and decorative columns.

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

Comments by the Board: Mr. Hayek asked if suggested architectural features are given to the applicant. He said the duplex would be a nice addition to Lincoln Park. Mr. Hayek suggested mandating porches on all houses to maintain their historical appearance. Ms. Starke said the house is attractive but trends more to art deco. Ms. Spivey said the history of Lincoln Park has been overlooked, and it needs to be honored. Madam Chair Davis said Lincoln Park is considered a blighted area and putting shutters up is not the only architectural detail. The banding and overhang meet the architectural details and shutters look crowded on a duplex. Ms. Anicito said a very plain duplex came before the Historic Preservation Board and banding was added and approved by the Board.

Motion was made by Charlie Hayek, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 24-25 for a residential duplex with associated driveway, parking and landscaping at 426 N. 14th Street with the following conditions:

1. All mechanical equipment must meet setback requirements.
2. As many trees as possible will be preserved.

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

Passed

## **6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - April 2024

## **7. COMMENTS FROM THE PUBLIC**

**8. CONSIDERATION OF ABSENCES**

All members were in attendance.

**9. ADJOURNMENT**