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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 23, 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: Betty Jo Starke; Charlie Hayek; Anthony Westbury; Minnie Spivey; Andrea Anicito, Chair

Absent: KeAndrea Davis; Patrece Frisbee

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 July 22, 2024 meeting

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

AYE: Betty Jo Starke, Charlie Hayek, Anthony Westbury, Minnie Spivey, Chair Andrea Anicito

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA 2024-00004 - Single Family Residence - 513 North 14th Street**

This item was moved to 5b.

The clerk introduced Certificate of Appropriateness 2024-00004 for a single family residence located at 513 N.14th Street.

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.

Chair Anicito called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

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

Mr. Hayek - no
Mr. Westbury - no
Ms. Spivey - no
Ms. Starke - no
Chair Anicito- no

Chair Anicito 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 site is located in the Lincoln Park Historic District with a zoning designation of Medium Density Residential (R-4). She said the applicant is requesting approval for construction of a single family home with associated driveway, parking and landscaping. Ms. Lewicka showed the site plan, landscape plan, floor plan, elevations and color renderings of the proposed residence and also pictures of the surrounding homes in the neighborhood. She said the residence is being proposed on a prominent site and 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 the architectural elements do not provide a continuity of character of the surrounding historic neighborhood. She recommended additional architectural details be incorporated into the final design to better comport with the character of the historic district.

Board questions for staff: none

Applicant Presentation: Daniel Jules, owner, sworn, stated he is building the home to donate to single fathers. He said he chose the design of the roof to keep the insurance cost down.

Board questions for Applicant: Mr. Hayek asked that minor and inexpensive architectural features be added to make the residence more compatible with the neighborhood. He suggested a two-color scheme, frames around the windows, planters, and chair rail or PVC moulding. Ms. Starke asked that the home looks cozy and quaint and similar to the neighboring pictures shown. Ms. Spivey asked for shutters on either side of the windows.

Staff final comments: none

Applicant final comments: Mr. Jules said he could add the shutters, two-tone paint, chair rail stucco, and a patio with railing. Mr. Jules noted that the home will be leased instead of given to a single dad, so that no more alimony can be taken out, and when the child turns 18, the home will be given to the dad.

Chair Anicito, seeing no one else, closed the public hearing.

Comments by the Board: Chair Anicito said architectural elements can be added without having to re-draw the architectural plans and can be administratively approved by Ms. Lewicka.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness 24-00004 with staff recommendations to add architectural features that blend with the neighborhood. The applicant will work with staff for approval of the recommendations made.

AYE: Charlie Hayek, Anthony Westbury, Minnie Spivey, Betty Jo Starke, Chair Andrea Anicito

Passed

b. **Certificate of Appropriateness PZCOA 2024-00005 - Demolition - 409 and 411 Cedar Place**

This item was moved to 5a.

The clerk introduced Certificate of Appropriateness 2024-00005 for demolition of two (2) structures at 409 and 411 Cedar Place.

Chair Anicito called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

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

Mr. Westbury - no

Ms. Spivey - no

Ms. Starke - no

Mr. Hayek - no

Chair Anicito- no

Chair Anicito 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 one story, two unit buildings were built in 1947. She said the applicant is requesting approval for the demolition of two deteriorated residential structures. Ms. Lewicka said the buildings are located close to US Highway 1 and the land can be used for something more attractive and different than what is there now. She noted there were no plans to build on the property and due to the crime activities going on at the location, it was best to demolish the structures. Ms. Lewicka stated the empty buildings proposed for demolition are in very poor condition and have been left to deteriorate for an extended period of time. She said reconstruction of the building is possible, but it would be at considerable expense. Ms. Lewicka recommended that a new development take place as soon as possible and in a style and manner compatible with the surrounding Historic District.

Board questions for staff: none

Applicant Presentation: Jacques Chester, applicant and Real Estate Broker, sworn, stated his office received several blighted properties that have been overrun by squatters. He said the two buildings are deteriorated beyond repair, and he hopes to work with the city to get rid of the liens, so a loan can be applied for in order to build something that will beautify the city.

Board questions for Applicant: Ms. Starke asked if he remembered the buildings being nice. Mr. Hayek asked what he might do with the property.

Staff final comments: none

Applicant final comments: Mr. Chester explained there are spreading liens on the property. He said if the homeowner has several properties, the liens are on all the properties and the liens have to be remedied before anything can be done and financing can be approved. He said the owner had spoken with a developer about an apartment complex, possibly duplicating the design of new apartments on Avenue D and 8th Street.

Chair Anicito, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness 2024-00005 for the demolition of the structures located at 409 and 411 Cedar Place.

AYE: Anthony Westbury, Minnie Spivey, Betty Jo Starke, Charlie Hayek, Chair Andrea Anicito

Passed

6. NEW BUSINESS

After new business there were comments from the Board.

Ms. Starke explained at the last Historic Preservation Board meeting, when she asked if the fence at 109 Fishermans Wharf could be moved, she was referring to FDOT.

Mr. Hayek stated the Seven Gables House is in terrible disrepair, and he thanked Ms. Lewicka for her research in finding out that a grant is underway to refurbish the outside of the building.

- a. Administratively Approved Certificates of Appropriateness - August 2024

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Ms. Davis and Dr. Frisbee were excused.

9. ADJOURNMENT