

# 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, DECEMBER 16, 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. Dava entered the meeting at 2:07 PM. Ms. Anicito, Vice-Chair, ran the meeting.

Present: Charlie Hayek; Betty Jo Starke; Anthony Westbury; Andrea Anicito, Chair; KeAndrea Davis

Absent: Minnie Spivey; 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 October 28, 2024 meeting

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to approve the minutes from the October 28, 2024 meeting.

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

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA 2024-00011 - Fence - 427 North 10th Street**

The clerk introduced Certificate of Appropriateness 2024-00011 for a fence located at 427 N. 10th 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.

The chair called the proceeding to order.

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

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

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

The chair 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 structure is a one-story single family residential building with a hip roof, and small porch and the St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1981. The applicant is requesting approval of a Certificate of Appropriateness (COA) for installation of 63 feet of a 4-foot-high vinyl picket fence with one 12-foot wide double gate. Ms. Lewicka said there is currently a chain link fence on the side of the house. She said the new fence will enhance the property's overall appearance and its contribution to the historic character of the Lincoln Park Historic District. Ms. Lewicka said staff recommends that the Board approve the request for the installation of a new 4-foot-high fence with a 12-foot wide gate, with the recommendation that the fence material will be changed to wood as referenced by the Fort Pierce Historic Districts Fence Guide.

Board questions for staff: Ms. Anicito asked why the fence was not administratively approved.

Applicant Representative: Chris Burke, Sales Representative from the fence company, stated a vinyl fence will hold up longer than a wood fence and is easier to maintain.

Board questions for applicant: Mr. Hayek asked Mr. Burke if he would be installing the fence. Ms. Starke asked about the price difference between a wood and vinyl fence.

Staff final comments: Ms. Lewicka stated all fences located on the front of the property require Board approval. A wooden picket fence can be administratively approved.

Applicant final comments: none

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

Comments by the Board: none

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek in accordance with the Fort Pierce Historic District fence guide, the recommendation that the fence material be changed to wood for Certificate of Appropriateness PZCOA2024-00011 located at 427 N. 10th Street.

AYE:Charlie Hayek, Betty Jo Starke, Chair Andrea Anicito

NAY:Anthony Westbury, KeAndrea Davis

Motion Failed

After the last public hearing, the Assistant City Attorney recalled this item. She stated the vote was 3 to 2 and, since the Historic Preservation Board is a majority Board, there needed to be 4 votes to concur in order for the motion to pass. The motion did not pass. She stated a new motion could be made, or the item could be re-noticed for another hearing.

Board discussion ensued on the recommended Historic Preservation fence guidelines and making a motion with a recommendation instead of a requirement.

Ms. Davis made a motion to approve the new 4-foot-high fence and 12-foot-wide wooden gate as requested.

No one seconded the motion.

Motion failed.

Ms. Lewika explained the fence guidelines are only a recommendation and the applicant could appeal to the City Commission.

Motion was made by KeAndrea Davis, and seconded by Charlie Hayek to approve the request for the installation of a new 4-foot-high fence and a 12-foot-wide gate as requested, with the recommendation that the fence material be changed to wood.

AYE: Anthony Westbury, KeAndrea Davis, Charlie Hayek, Betty Jo Starke, Chair Andrea Anicito

Passed

b. **Certificate of Appropriateness PZCOA2024-00014 - Single Family Residence - 708 South 9th Street**

The clerk introduced Certificate of Appropriateness 2024-00014 for a single family residence located at 708 S. 9th Street.

The chair called the proceeding to order.

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

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

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

The chair 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 located in the Oakland Park Historic District and the zoning designation is Single-Family Low Density (R-1). The applicant is requesting approval of a Certificate of Appropriateness for construction of a single family residence with associated driveway and landscaping. Ms. Lewicka showed the proposed site plan, floor plan, elevations, material palette and neighboring residential structures. Ms. Lewicka noted the proposed residence has a smaller square footage than the existing house. She highlighted the residence will have an open floor plan with a variety of gardens and hedges wrapped around the sides of the house.

Ms. Lewicka stated the subject residence design meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing and is similar to the existing structure proposed for demolition. She said the new construction shows an understanding of the characteristics of historic buildings and site features. Ms. Lewicka noted the proposed modern architectural style is clearly represented in the approach to the design of the function and form of the residence.

Board questions for staff: none

Applicant Representative: Jeffrey Huber, Architect and Landscape Architect, stated they will be demolishing the original home due to structural issues. He noted it is more expensive to upgrade the home to a safe manor than to build a new home. Mr. Huber said the home has a modern mid-century motif and is in character with the surrounding buildings. He said Florida friendly landscaping will be used, and the home will have an abundance of daylight organized around an open courtyard to maintain privacy and open the home up aesthetically. Mr. Huber highlighted that a lot of Dade County pine from the original home will be harvested and utilized in the new structure.

Board questions for applicant: Mr. Hayek asked if the roof was a truss system.

Staff final comments: none

Applicant final comments: none

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

Comments by the Board: none

Motion was made by Charlie Hayek, and seconded by KeAndrea Davis to approve the design of the residence as proposed for Certificate of Appropriateness PZCOA2024-00014 located at 708 S. 9th Street.

AYE: KeAndrea Davis, Charlie Hayek, Betty Jo Starke, Anthony Westbury, Chair Andrea Anicito

Passed

c. **Certificate of Appropriateness PZCOA2024-00013 - Demolition - 708 South 9th Street**

The clerk introduced Certificate of Appropriateness 2024-00013 for demolition of the single family residence located at 708 S. 9th Street.

The chair called the proceeding to order.

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

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

Mr. Hayek - no

Ms. Starke - no

Mr. Westbury - no

Ms. Davis - no

Chair Anicito- no

The chair 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 is a one-story building with a flat roof that was built in 1950. The applicant is requesting Certificate of Appropriateness approval for the demolition of an existing home to build a new residential structure. Ms. Lewicka said the building proposed for demolition does not meet the owners' functional and aesthetic design needs and renovation and changes to the architecture and function of the house would be difficult, and the cost would be substantial. Given that the applicant presented a new interesting, innovative and beautiful design, staff recommends the Historic Preservation Board approve the demolition request with a recommendation that a new development will take place as soon as possible.

Board questions for staff: none

Applicant Representative: Erin O'Brien, owner, said the current home has numerous leaks, HVAC problems, and the windows and electrical system are not efficient. She said it would take a huge investment to make the needed changes.

Board questions for applicant: Ms. Starke asked if the trees in front of the residence would be kept.

Staff final comments: none

Applicant final comments: none

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

Comments by the Board: none

Motion was made by KeAndrea Davis, and seconded by Anthony Westbury to approve the Certificate of Appropriateness PZCOA2024-00013 for the demolition at 708 S. 9th Street.

AYE: Charlie Hayek, Betty Jo Starke, Anthony Westbury, Chair Andrea Anicito, KeAndrea Davis

Passed

**6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - November 2024

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

Motion was made by KeAndrea Davis, and seconded by Charlie Hayek to approve the absences of Dr. Frisbee and Ms. Spivey.

AYE: Betty Jo Starke, Anthony Westbury, KeAndrea Davis, Chair Andrea Anicito, Charlie Hayek

Passed

**9. ADJOURNMENT**