

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 28, 2025, 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**

Mr. Hayek entered the meeting at 2:01 PM.

Present: Charlie Hayek; Anthony Westbury; Betty Jo Starke; Jacob Vinson; KeAndrea Davis, Chair

Absent: Minnie Spivey

Staff Present: Kev Freeman, Planning Director
Felicia Holloman, Assistant City Attorney
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the February 24, 2025 meeting

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the minutes from the February 24, 2025 meeting.

AYE: Anthony Westbury, Betty Jo Starke, Jacob Vinson, Charlie Hayek, Chair KeAndrea Davis

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA2025-00008
Single Family Residence - 511 N. 14th Street**

The clerk introduced Certificate of Appropriateness 2025-00008 for a single-family residence located at 511 N. 14th Street.

The chair called the proceeding to order.

The Board 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 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. Starke - no
Mr. Vinson - no
Mr. Hayek - no
Mr. Westbury - no
Chair Davis - 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:

Kev Freeman, Planning Director, stated the historic status is non-contributing and is in the Lincoln Park Historic District.

The request is for new construction of a 1,482-square-foot single-family home on a .17-acre vacant lot which is zoned R-4 and has a Future Land Use of Residential Medium Density. Mr. Freeman noted the setbacks were met for the zoning district. The design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. Staff recommends that architectural features, such as decorative shutters, be incorporated into the final design to better compose with the characteristics of the Lincoln Park Historic District and large areas of solid blank wall be avoided. Mr. Freeman said there is very little going on in the area and the single-family home will set the standard for new houses being built on the street. Staff recommends that a condition be attached requiring that a Landscaping Plan be submitted with a subsequent building permit.

Board questions for staff: Ms. Starke asked if the tiny window on the side wall of the house was adequate. Chair Davis asked if there were blank walls on both sides of the house. Mr. Hayek asked if picture frame molding on the side elevation could be added to the garage.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: none

Applicant final comments: Mr. Freeman requested the Board look to implement architectural details on the property.

The Chair, 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 PZCOA2025-00008 for a single-family residence located at 511 N. 14th Street with the following three (3) additions and one (1) condition;

Additions:

1. Add a picture frame window to mimic the one by the garage.
2. Add shutters to the front elevation window.
3. Make low banding a little higher with a secondary color.

Condition:

1. Submit a Landscape Plan with subsequent building permit.

AYE: Betty Jo Starke, Jacob Vinson, Charlie Hayek, Anthony Westbury, Chair KeAndrea Davis

Passed

b. **Certificate of Appropriateness PZCOA2025-00013
Convert Business Use to a Single-Family Residence - 317 S. 2nd Street**

The clerk introduced Certificate of Appropriateness 2025-00013 to convert a commercial business to a single-family residence located at 317 S. 2nd 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. Vinson - no
Mr. Hayek - no
Mr. Westbury - no
Ms. Starke - no
Chair Davis - 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:

Kevin Freeman, Planning Director, stated the historic status of the property is contributing, and it is located in the Downtown Historic District. The application is for a conversion from a commercial business to a single-family residence, including interior and exterior modifications, such as metal roofing, stacked stone, a detached garage and swimming pool. The site is .31 acres with a zoning of C-1 and Future Lane Use of Central Business District. The one-and-one-half-story attractive frame vernacular residential building has notable architectural features and also retains some of its original architectural integrity. This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Mr. Freeman noted that the original historical use of the building was residential and that the design of the renovated building and its additions meet the technical aspects of the Secretary of the Interior regarding size, scale and massing.

Board questions for staff: none

Applicant Presentation: Mike Menard from Architectonic, sworn, stated the interior of the structure was in better condition than they thought. He said they are removing everything from the interior. Mr. Menard said they are adding stack stone to the fireplace and columns, and also adding siding and a swimming pool. He noted the house would look like the neighbor's home to the south.

Board questions for applicant: none

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 Betty Jo Starke, and seconded by Charlie Hayek to approve Certificate of Appropriateness PZCOA2025-00013 to convert a commercial business use to a single-family residence at 317 S. 2nd Street.

AYE: Jacob Vinson, Charlie Hayek, Anthony Westbury, Betty Jo Starke, Chair KeAndrea Davis

Passed

c. **Certificate of Appropriateness PZCOA2025-00014
Restoration for Commercial and Residential Use - 1238 Avenue D**

The clerk introduced Certificate of Appropriateness 2025-00014 for the building restoration for commercial and residential use located at 1238 Avenue D.

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. Vinson - no

Mr. Hayek - no

Mr. Westbury - no

Ms. Starke- no
Chair Davis - 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:

Kevin Freeman, Planning Director, stated the historic status is non-contributing and is located in the Lincoln Park Historic District. The application is for the restoration, renovation and addition of a second floor to provide for a mixed-use commercial and residential building. The site is .11 acres and the zoning is C-3 and the Future Land Use is General Commercial. Mr. Freeman showed the elevations and floor plans. He said the proposed improvements are in character with the district and the design of the renovated building and its additions meet the technical aspects of the Secretary of the Interior regarding size, scale and massing. He said the second floor will be apartments and the first floor will be a restaurant. He noted the building improvements have far more detail than the current building and the improvements will include a metal roof, signage, and hardie plank siding. Mr. Freeman stated the operation of the building as proposed will require access to the rear, through City-owned property for access and to provide parking. Any approval should have the condition that such an access easement be secured prior to the submittal of a building permit.

Board questions for staff: Ms. Starke asked about on-street parking.

Applicant Presentation: Mike Menard from Architectonic, sworn, stated they will address ADA, life safety and the fire code through building permits. He said they will be providing ADA access to the front of the building and public parking lots are on the south side of Avenue D and by the Highwaymen Museum. Mr. Menard stated they are working with the city on providing access through the rear of the property for a parking space for either the owner of the building or an apartment tenant.

Board questions for applicant: Mr. Hayek asked if the handicap parking and the public parking to the west would suffice.

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 Betty Jo Starke to approve Certificate of Appropriateness PZCOA2025-00014 for the building restoration for commercial and residential use located at 1238 Avenue D with one (1) condition.

1. Access easement be secured prior to the submittal of a building permit.

AYE: Jacob Vinson, Charlie Hayek, Anthony Westbury, Betty Jo Starke, Chair KeAndrea Davis

Passed

d. **Certificate of Appropriateness PZCOA2025-00015
8-Plex Residential Development - 1204 Avenue E**

The clerk introduced Certificate of Appropriateness 2025-00015 for an 8-plex residential development located at 1204 Avenue E.

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
Mr. Westbury - no
Ms. Starke - no
Mr. Vinson - no
Chair Davis - 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:

Kev Freeman, Planning Director, stated the historic status is non-contributing and is located in the Lincoln Park Historic District. The application is for new construction of an 8-unit residential building on a vacant lot. He said a number of the units will be affordable and there will be 2 blocks with 4 units each. The parking lot is in the front along with a substantial landscape buffer. The site is .73 acres with a zoning of R-4 and a Future Land Use of Residential Medium Density. The new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing. Staff recommends that architectural features, such as decorative shutters, and differentiating color banding, be incorporated into the final design to better compose the characteristics of the Lincoln Park Historic District. Also, large areas of solid blank wall should be avoided. Mr. Freeman noted a dumpster was not included, and solid waste is moving to a single collection point. The location and access of the dumpster along with design appropriateness is needed.

Board questions for staff: Ms. Starke asked if the dumpster could be located at the front right corner of the site plan close to the street. Ms. Starke asked if there was parking in the rear.

Applicant Presentation: none

Board questions for applicant: none

Staff final comments: Mr. Freeman said that moving the building's footprint may be a better way to add parking in the rear, add an accessible dumpster away from the street, and avoid removing big trees.

Applicant final comments: none

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

Comments by the Board: Chair Davis said the solid waste disposal will affect the location of

the building and the parking area and a tree survey is also needed. Mr. Hayek suggested tabling the Certificate of Appropriateness until a tree survey is done, and solid waste disposal is worked out.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to table Certificate of Appropriateness PZCOA2025-00015 for an 8-Plex Residential Development located at 1204 Avenue E to the May 27, 2025, Historic Preservation Board meeting.

AYE: Charlie Hayek, Anthony Westbury, Betty Jo Starke, Jacob Vinson, Chair KeAndrea Davis

Passed

6. NEW BUSINESS

a. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Betty Jo Starke, and seconded by Charlie Hayek to re-elect Ms. Davis as Chair and keep Ms. Starke as Vice-Chair.

AYE: Anthony Westbury, Betty Jo Starke, Jacob Vinson, Charlie Hayek, Chair KeAndrea Davis

Passed

7. COMMENTS FROM THE PUBLIC

8. CONSIDERATION OF ABSENCES

Ms. Spivey was excused.

9. ADJOURNMENT