

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

---

## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 23, 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**

Present: Betty Jo Starke, Chair; Charlie Hayek; Susan Garrett; Anthony Westbury; Jacob Vinson; Minnie Spivey

Absent: KeAndrea Davis

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 May 27, 2025 meeting

Motion was made by Charlie Hayek, and seconded by Jacob Vinson to approve the minutes from the May 27, 2025 meeting.

AYE: Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Minnie Spivey, Chair  
Betty Jo Starke

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA2025-00017  
Single-Family Residence - 524 N. 15th Street**

The clerk introduced Certificate of Appropriateness 2025-00017 for a single-family residence at 524 N. 15th 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. Garrett - no  
Mr. Westbury - no  
Mr. Vinson - no  
Ms. Spivey - no  
Mr. Hayek - no  
Chair Starke- 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: Mr. Freeman stated the application is for new construction of a 1,268-square-foot Single Family Home on a vacant lot with a number of trees. The site area is .17 acres and the zoning is R-4 with a Future Land Use of Residential Medium Density. Mr. Freeman showed the street view, site plan, landscape plan and the architectural design palette. He noted the renderings show lots of trees, but the landscape plan does not show the same number of trees. Mr. Freeman said the Secretary of Interior's Standards for consideration are 9 and 10. Mr. Freeman recommended that four conditions be added.

Board questions for staff: Mr. Hayek asked if the recommendations would be the same for agenda items a and c, so both properties look more historical. Mr. Hayek asked if the city code requires trees and shrubs in single-family homes. Mr. Westbury asked for additional photos of the site.

Applicant Presentation: none

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: Chair Starke suggested that the applicant prune the bigger trees instead of only having palm trees.

Motion was made by Charlie Hayek, and seconded by Minnie Spivey to approve Certificate of Appropriateness PZCOA2025-00017 for the single-family residence located at 524 N. 15th Street with the following conditions:

1. The color of the new home shall comply with the City's Architectural Standards Color Palette.
2. A tree mitigation calculation shall be submitted prior to submittal of building permit.
3. A minimum of four trees (palms count as one tree) be provided and irrigated on site prior to final Certificate of Occupancy. (City Code 123-36 (2)).
4. The public right-of-way which abuts the property shall be sodded and maintained by the owner to the back edge of the pavement prior to final Certificate of Occupancy. (City Code 123-37 (4))
5. Existing trees on property should be maintained as feasible.
6. Add shutters or banding on the primary elevations of the home to give it a more historical look.

AYE: Susan Garrett, Anthony Westbury, Jacob Vinson, Minnie Spivey, Charlie Hayek, Chair Betty Jo Starke

Passed

b. **Certificate of Appropriateness PZCOA2025-00018  
Re-Roof of Detached Garage - 701 S. 7th Street**

The clerk introduced Certificate of Appropriateness 2025-00018 for a re-roof of a detached garage at 701 S. 7th 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. Westbury - no  
Mr. Vinson - no  
Ms. Spivey - no  
Mr. Hayek - no  
Ms. Garrett - no  
Ms. Starke - 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: Mr. Freeman said the application is to re-roof a stand-alone garage away

from the contributing home in the Oakland Park historic district. The site area is .23 acres with a zoning of R-1 and a Future Land Use of Residential Low Density. Mr. Freeman showed the street view along with the proposed steel roof, and he noted no landscape would be removed. He said the structure is in conformity with the home and is not too visual from the street. He said the Secretary of Interior Standards for consideration is 9 and 10.

Board questions for staff: Mr. Hayek asked if the roof could match the roof of the existing home.

Applicant Presentation: none

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 Jacob Vinson, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2025-00018 for a re-roof of a detached garage located at 701 S. 7th Street with the following condition.

1. The re-roof should match the roof of the existing home.

AYE: Anthony Westbury, Jacob Vinson, Minnie Spivey, Charlie Hayek, Susan Garrett, Chair  
Betty Jo Starke

Passed

c. **Certificate of Appropriateness PZCOA2025-00008**  
**Single Family Residence - 511 N. 14th Street**  
(Rehearing)

The clerk introduced the rehearing of Certificate of Appropriateness 2025-00008 for a single-family residence located at 511 N. 14th 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  
Ms. Spivey - no  
Mr. Hayek - no  
Ms. Garrett - no  
Mr. Westbury - no  
Ms. Starke - 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: Mr. Freeman said the application was heard by the Board on April 28, 2025, and the applicant is asking for reconsideration of the conditions put on the approval. He stated the Board approved the Certificate of Appropriateness with the recommendation of faux windows and shutters. Mr. Freeman stated staff prepared illustrations to demonstrate the opinions and recommendations of the Board. He said the applicant does not wish to add the additional embellishments and the applicant wants the Board to reconsider.

Board questions for staff: none

Applicant Presentation: Monique Neal, applicant, sworn, said she is asking for an amended Certificate of Appropriateness and is willing to add the bands but not the shutters. She said the new house next door does not have any shutters.

Board questions for applicant: Ms. Spivey asked what was behind the side window. Ms. Starke asked how old the house was next door. Mr. Hayek asked if the banding would be a different color than the wall.

Staff final comments: Mr. Freeman said he had been instructed by the City Commission to adopt architectural guidelines for the city and a change in review parameters. He said staff have been struggling with applicants' understanding. Mr. Freeman highlighted that if the city, the Historic Preservation Board and the City Commission want to see improvements in the historic districts, they need to promote more porches, more interaction with the street, promote Florida-style housing, and maintain the character of the district in a modern way. Mr. Freeman said staff gets resistance from developers and applicants. He noted the improvements do not need to be shutters and banding, but a better visual interpretation of what goes into the historic district so it does not look like a subdivision. Mr. Freeman said you will see a whole variety of homes built in historic districts over the years due to the criteria changing.

Applicant final comments: none

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

Comments by the Board: Mr. Hayek stated banding is more expensive than shutters. He said the Historic Preservation Board is there to help the neighborhood and the Board wants new homes to be up-to-date and street acceptable without breaking the budget. Mr. Hayek suggested adding porches for a neighborhood feel. Chair Starke asked about having standards applied in order to have neighborhoods with a community and neighborly feel.

Motion was made by Anthony Westbury, and seconded by Charlie Hayek to approve Certificate of Appropriateness PZCOA2025-00008 for a Single Family Residence located at 511 N. 14th Street with the following conditions:

1. Banding should be incorporated into the final design
2. Large areas of solid blank wall should be avoided.
3. Landscaping Plan be submitted with a subsequent Building Permit in accordance with City Code of Ordinances Sec. 123-36. - Landscaping design standards for single and two-family residential structure.

AYE: Minnie Spivey, Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Chair Betty Jo Starke

Passed

**6. NEW BUSINESS**

Chair Starke asked for a basic template to be provided that incorporates neighborhood friendliness. Ms. Garrett suggested guidelines that address specific districts as opposed to being city-wide.

Mr. Freeman said there have already been commercial negotiations with developers to provide an understanding of what is expected. He said planning needs to meet with the developer before the design is prepared because they are reluctant to change the design after the drawings are already done. Mr. Freeman noted that lot sizes are consistent in the Lincoln Park Historic District. He said staff need to come up with a formula that incorporates flexibility so that not every property looks the same and consistency is achieved by the Historic Preservation Board.

Ms. Starke noted that developers have rights, but neighborhoods have a right to quality of life and certain standards.

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

Motion was made by Anthony Westbury, and seconded by Charlie Hayek to approve the absence of Ms. Davis.

AYE: Minnie Spivey, Charlie Hayek, Susan Garrett, Anthony Westbury, Jacob Vinson, Chair  
Betty Jo Starke

Passed

**9. ADJOURNMENT**



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00017

524 N 15TH ST - NEW BUILD

**OWNER:** L 1 Ventures LLC

**APPLICANT:** Albert Wagner  
Construction Inc

**LOCATION:** 524 N 15TH ST Fort  
Pierce.

**PARCEL:** 2409-503-0018-000-4

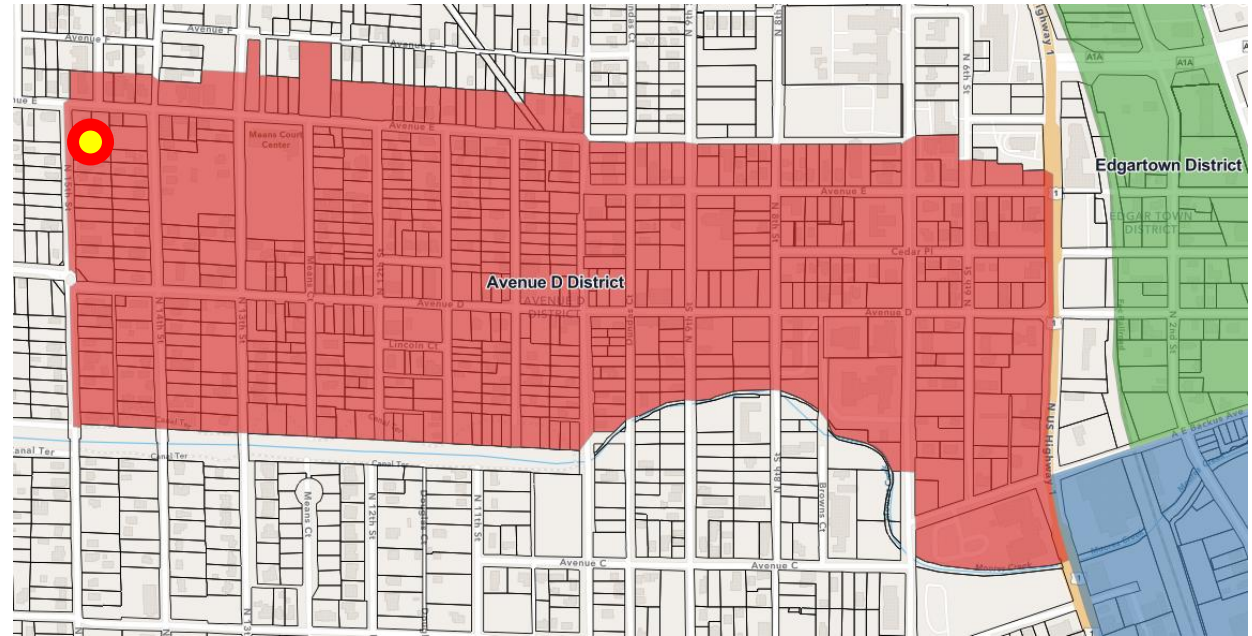
**HISTORIC STATUS:**

Non-Contributing

Lincoln Park (Avenue D Historic  
District)

**REQUEST**

The application for a new build construction of a 1268 sq/ft Single Family Home on a vacant lot.

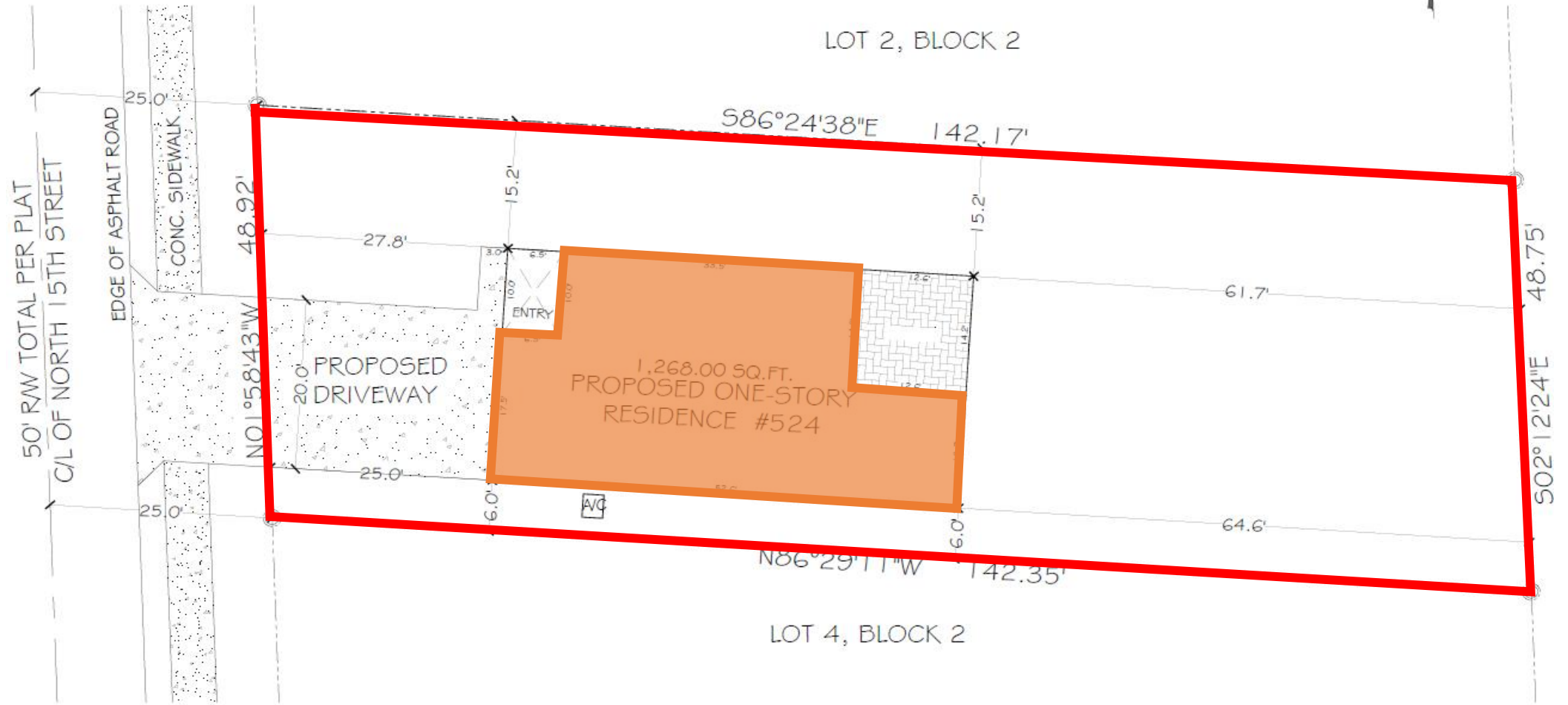




# STREET VIEW © 2025 Google



# SITE PLAN

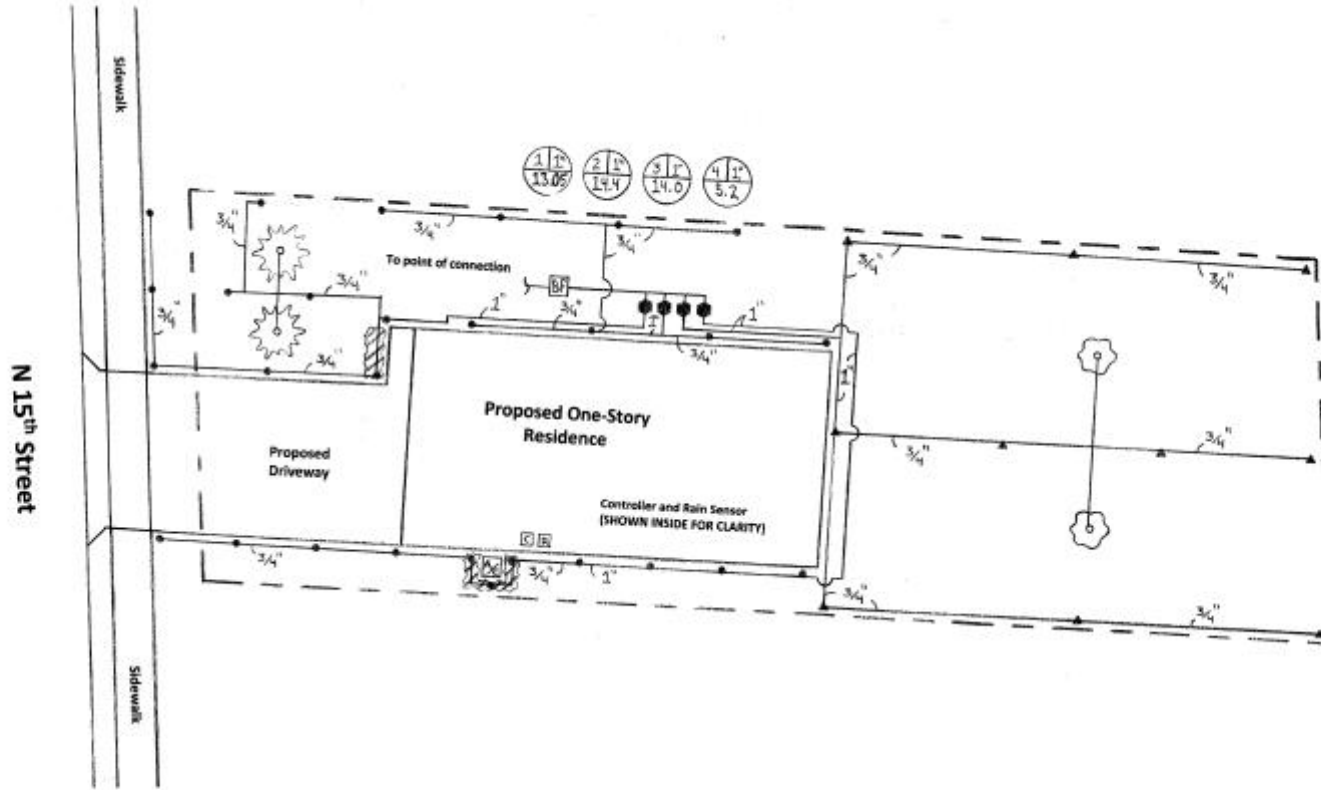
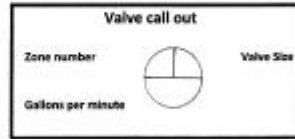


PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"



# LANDSCAPE PLAN



# ARCHITECTURAL (note that the Landscape Plan does not reflect the renderings)



FRONT VIEW  
SCALE: 1/4" = 1'-0"



LEFT VIEW  
SCALE: 1/4" = 1'-0"



REAR VIEW  
SCALE: 1/4" = 1'-0"



RIGHT VIEW  
SCALE: 1/4" = 1'-0"



# ARCHITECTURAL Design Palette

## PRIMARY COLORS



## SECONDARY ACCENT

**(USE MINIMALLY)**  
*for awnings, decorative trim and patterns, metal balconies, etc.*



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## RECOMMENDATION

The subject single-family home is proposed on a prominent site on the edge of the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

Staff recommend that a conditions be attached:

1. The color of the new home shall comply with the City's Architectural Standards Color Palette.
2. A Tree mitigation calculation shall be submitted prior to submittal of building permit.
3. A minimum of four trees (palms count as one tree) be provided and irrigated on site prior to final Certificate of Occupancy. (City Code 123-36 (2)).
4. The public right-of-way which abuts the property shall be sodded and maintained by the owner to the back edge of the pavement prior to final Certificate of Occupancy. (City Code 123-37 (4)).

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD

APRIL 28, 2025

PZCOA2025-00018

701 S 7 TH ST – RE-ROOF GARAGE

**OWNER:** James D Anderson

**APPLICANT:** Rack'D Roofing & Construction

**LOCATION:** 701 S 7TH ST Fort Pierce

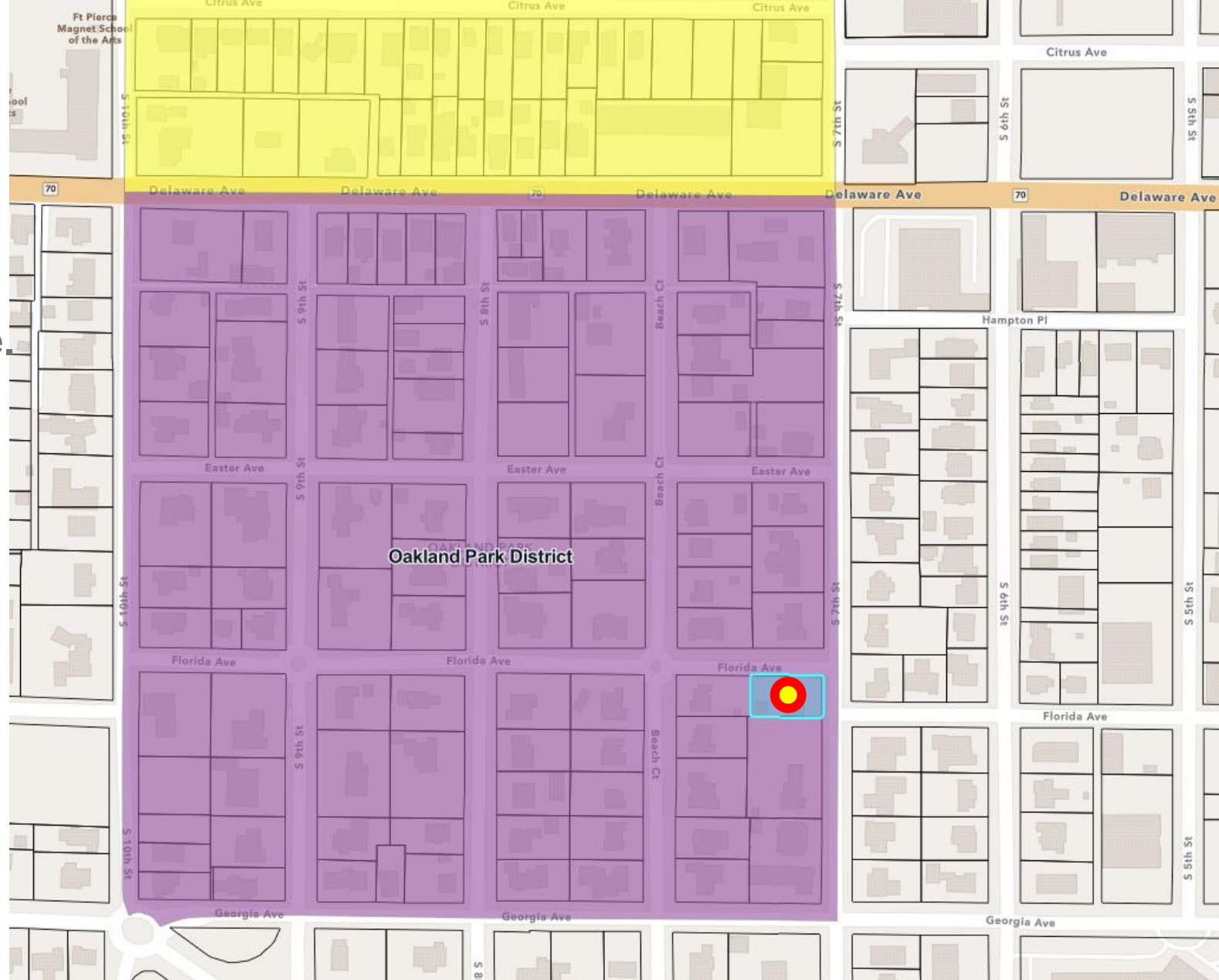
**PARCEL:** 2410-709-0140-000-4

**HISTORIC STATUS:**

Contributing  
Oakland Park

**REQUEST**

The application to re-roof a garage.







PHASE 1



# EXISTING ROOF



# PROPOSED ROOF



## Product Specifications

- **Material:** 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 3:12 or greater
- **Support:** Wood deck 15/32-inch or greater plywood or wood plank
- **Coverage:** 21 inches or 24 inches
- **Rib Height and Spacing:** 3/8 inch, 10-1/2 or 12 inches on center
- **Finish:** 70% PVDF (Kynar 500®), mill-finished MaxAlúme
- **Sustainability:** LEED eligible†
- **Quality:** Keystone Quality Assurance Program, Miami-Dade Quality Assurance Program



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **RECOMMENDATION**

The subject property is located at the intersection of Florida Ave and S 7 TH STEET the proposed materials to be used in the reroofing of the detached garage meets the technical aspects of the Secretary of the Interior.

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request



CITY OF FORT PIERCE  
HISTORIC PRESERVATION BOARD

JUNE 23, 2025

PZCOA2025-00008

511 N 14TH ST - NEW BUILD

**OWNER:** Vincent Marcellino

**APPLICANT:** Monique Neal

**LOCATION:** 511 N 14TH ST Fort  
Pierce.

**PARCEL:** 2409-503-0010-000-8

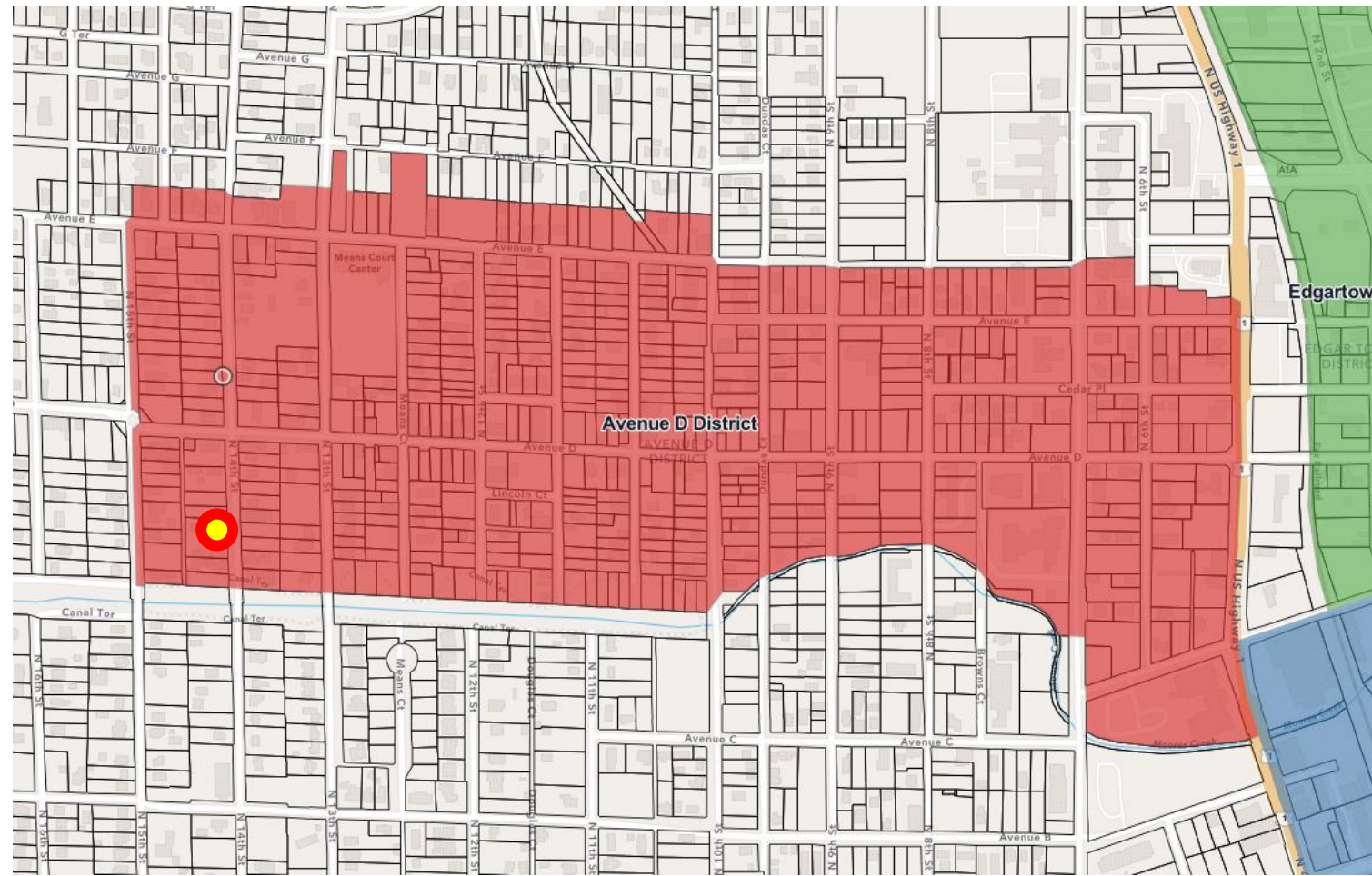
**HISTORIC STATUS:**

Non-Contributing

Lincoln Park (Avenue D Historic  
District)

**REQUEST**

The application for a new build construction of a 1482 sq/ft Single Family Home on a vacant lot.





# STREET VIEW



# PHASE 1





# Historic Preservation Board Recommendations (Illustrated from April meeting)



# City of Fort Pierce Architectural Standards

The Architectural Standards act as basic standards in the review of new construction in the locally designated historic districts.

The purpose of historic preservation in general and the architectural guidelines is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.



# City of Fort Pierce Architectural Standards

The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.

## Façades

The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles.

## Roofs

Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.

## Entrances

Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

## Windows

Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.



## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## RECOMMENDATION

The subject single-family home is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale and massing.

However, 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. Also, large areas of solid blank wall should be avoided.

Staff recommend that a condition be attached requiring that a Landscaping Plan be submitted with a subsequent Building Permit in accordance with City Code of Ordinances Sec. 123-36. - Landscaping design standards for single and two-family residential structures.

## RECOMMENDATION

The Historic Preservation Board may:

- Approve the request as proposed
- Approve the request with a recommendation
- Deny the request