

# 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, JULY 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**

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

Absent: Minnie Spivey; KeAndrea Davis

Staff Present: Kev Freeman, Planning Director  
Felicia Holloman, Assistant City Attorney  
Vennis Gilmore, Historic Preservation Officer/Senior Planner  
Bridgette Romer, Planner

**4. APPROVAL OF MINUTES**

- a. Minutes from the June 23, 2025 meeting

Motion was made by Charlie Hayek, and seconded by Susan Garrett to approve the minutes from the June 23, 2025, meeting.

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

**5. PUBLIC HEARINGS**

a. **Certificate of Appropriateness PZCOA2025-00022  
Kings Landing Mixed-Use Development  
At or near 322 North 2nd Street**

The clerk introduced Certificate of Appropriateness PZCOA2025-00022 for the Kings Landing Mixed-Use Development at or near 322 North 2nd 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  
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 Certificate of Appropriateness application proposes a major amendment to a previously approved site plan in respect of the Kings Landing development. The subject properties are located west of Indian River Drive and south of A.E. Backus Avenue. He said the original site plan was approved on February 7, 2022, and subsequently approved by the Historic Preservation Board (HPB) and the City Commission.

Mr. Freeman said since the approval of kings Landing, there have been a number of movements in terms of the project, timeline, contract, ownership and responsibilities. The initial site plan involved a circular roadway system with three (3) exits on 2nd Street, a hotel, and a parking garage with commercial uses around it. The amended site plan looks at a different site layout almost in its entirety. The roadway system has been converted to a singular boulevard roadway that stretches along Indian River Drive to N. 2nd Street. The new layout has extended sidewalks and much more parking. The number of condominiums has stayed the same. The restaurant, hotel, retail space and parking numbers have changed. The landscape plan proposes a large number of street trees along Avenue B and the central spine road through the site. The site will also be used for parking as the hotel is under construction. The parking garage will accommodate almost 100 more parking stalls than previously approved.

Mr. Freeman stated the phasing is in compliance with the current development agreement for the property and the next step is approval by the City Commission.

Mr. Freeman reviewed the architectural submittal design concepts and architectural language and provided the concept sketch. He showed the existing and proposed site plan and elevations. Mr. Freeman said there are outstanding Engineering department comments which are being processed as part of the Major Amendment to the site plan, and the project will not move forward to the City Commission until they are addressed. Mr. Freeman said there are also some conditions that are consistent with the development agreement relating to phasing, roadway improvements, and a plat.

Board questions for staff: Mr. Hayek asked about an increase in parking garage levels and if the underground work will be completed before the Indian River Drive resurfacing is done. Ms. Garrett asked how the removal of the townhomes from the site plan would be developed. Ms. Starke asked about the location of the garbage collection, the type of street trees being planted, if the restaurant is open to the public and if the site has any historical significance.

Applicant Presentation: Dave Baggett, Engineer of Record from Haley Ward, sworn, addressed the Board comments. He stated that the engineering conditions on the approved site plan have mostly been addressed. He said they have been coordinating with the city and FPUA regarding improvements to Indian River Drive. Mr. Baggett stated the townhome villas are under construction and are being handled by another builder. Mr. Baggett said on the north side there is a compound for the solid waste pick-up and inside the parking garage.

Board questions for applicant: Mr. Westbury asked if the height of the buildings was the same as the original site plan.

Mr. Ware, Live Oak Developer, sworn, said the height of the buildings is the same.

Mr. Hayek suggested preserving the historic area and suggested a bridge from Moore's Creek to Kings Landing. Ms. Garrett asked about the difference between the renderings of the property and the elevations. George

Garcia, Architect, sworn stated the softer renderings are more on the promotional side to portray the imagery.

Ms. Starke requested a plaque showing the history of the property be placed at Kings Landing. Mr. Hayek asked about the color palette.

Staff final comments: Mr. Freeman reviewed the four conditions with the Board.

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such; Phase 1 to be completed no later than July 11, 2028. Phase 2 building permits or DPCR approval for, must be completed by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029. Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
3. All required roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
4. A Plat shall be required prior to the application for building permits in respect of vertical

construction.

Applicant final comments: none

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

Comments by the Board: Mr. Hayek asked if there are penalties attached if the construction is not completed by the timeline. He suggested acts of god be included in the contract.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2025-00022 for the Kings Landing Mixed-Use Development at or near 322 North 2nd Street with the following four (4) conditions:

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such; Phase 1 to be completed no later than July 11, 2028. Phase 2 building permits or DPCR approval for, must be completed by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029. Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
3. All required roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

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

## **6. NEW BUSINESS**

Mr. Freeman introduced Mr. Vennis Gilmore as the new Historic Preservation Planner.

Ms. Starke requested a catalog showing approved historic colors and architectural styles. Mr. Freeman said they are working on a document to present to the Board and in the future a catalog of acceptable designs will also be presented to the Board.

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

There were no comments from the public.

## **8. CONSIDERATION OF ABSENCES**

Ms. Davis and Ms. Spivey were excused.

## **9. ADJOURNMENT**