

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, August 25, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
 - a. Minutes from the July 28, 2025 meeting.
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness - PZCOA2025-00024
Demolition -109 Avenue D
6. **NEW BUSINESS**
 - a. Administrative Certificate of Appropriateness Approvals
7. **COMMENTS FROM THE PUBLIC**
8. **CONSIDERATION OF ABSENCES**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

Historic Preservation Board - 2:00 PM

4. a.

Meeting Date: 08/25/2025

Re: Historic Preservation Board Minutes 7/28/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the July 28, 2025 meeting.

Attachments

Historic Preservation Board Minutes 7/28/25

Form Review

Form Started By: Alicia Rosenthal

Started On: 08/06/2025 01:18 PM

Final Approval Date: 08/07/2025

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

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

Meeting Date: 08/25/2025

Information

REQUESTED ACTION

Certificate of Appropriateness - PZCOA2025-00024
Demolition -109 Avenue D

SUMMARY

The applicant is requesting COA approval for the demolition of the termite-damaged, deteriorated structure. After the demolition, the owner intends to develop two (2) single-family residences with detached accessory garages.

The subject structure is a two-story wood-frame building with a gable roof built in 1901. The applicant is requesting COA approval for the demolition of the termite-damaged, deteriorated structure. After the demolition, the owner intends to develop two (2) single-family residences with detached accessory garages.

LOCATION

109 Avenue D

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

The building proposed for demolition is in very poor condition. It has been heavily damaged by termites and left to deteriorate for an extended period of time. In addition, the structure appears to have had multiple additions performed, which do not appear to be structurally sound. The Property Maintenance Inspection Report (attached) find the building to be unsafe.

While rehab of the structure is permitted and possible, it would be at considerable expense.

Given that the application meets A, B, C, D, and E of the criteria for demolition of a structure within a designated historic district, staff recommends that the Historic Preservation Board approve the demolition.

Attachments

Staff Report

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 08/18/2025

Started On: 08/18/2025 02:36 PM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: DEMOLITION – CERTIFICATE OF APPROPRIATENESS
Project #: PZCOA2025-00024

REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

DATE: AUGUST 18, 2025

STAFF REPORT

Applicant: Mark Hutchins

Owner: Avenue D Investments LLC

Requested Action: Certificate of Appropriateness

Location: Generally located at 109 Avenue D

Parcel ID(s): 2403-705-0107-000-7

Historic District: Edgartown District

Historic Designation: Contributing

Current Zoning: ES, Edgartown Settlement Zoning District

Future Land Use: RH, High Density Residential

Aerial



Future Land Use



Zoning



Surrounding FLU/Zoning:

North	East	South	West
RH/ES	RH/ES	RH/ES	RM/ES

Site Area: +/- 0.20 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis:***Background***

The subject structure is a two-story wood-frame building with a gable roof built in 1901.

Request

The applicant is requesting COA approval for the demolition of the termite-damaged, deteriorated structure. After the demolition, the owner intends to develop two (2) single-family residences with detached accessory garages.

Elevations















 AMERICA'S BEST
HOUSE PLANS

Bungalow Plan 028-00113



SQ FT

2,080



BEDS

3



BATH

2



1/2 BATHS

1



CAR

~~1~~



STORIES

2



WIDTH

~~50'~~
30'



DEPTH

~~50'~~
40'

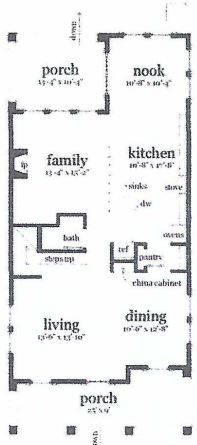


<https://www.houseplans.net/floorplans/02800113/bungalow-plan-2080-square-feet-3-bedrooms-2.5-bathrooms>

5/28/25, 8:00 PM
Page 1 of 5

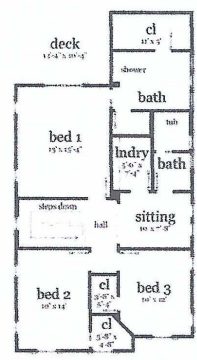
Proposed Floor Plan

MAIN FLOOR









The main floor plan shows a layout with a front porch, a living room, a dining room, a kitchen with a breakfast nook, a family room, a bathroom, and a rear porch. Dimensions are provided for each room.

SECOND FLOOR



The second floor plan features three bedrooms, two bathrooms, a laundry room, a sitting room, a deck, and a staircase. Dimensions are provided for each room.

FEATURES

-  **Master Up**
-  **Detached Garage**
-  **Breakfast Nook**
-  **Laundry Second Floor**
-  **Front Porch
Rear Porch**
-  **Formal Living Room
Sitting Room**

<https://www.houseplans.com/interiors/0.1500112/bungalow-plan-2000-square-feet-3-bedrooms-2-bathrooms>

5/28/25, 7:07PM
Page 2 of 5

Criteria for Demolition (City Code Section 111-157):

Criteria for Demolition (Sec. 111-157): 109 Avenue D	Applicant Responses	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No	Yes
B. Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense?	Yes	Yes
C. Is the structure one of the last remaining examples of its kind in the City, County, or Region?	No	No

<p>D. Does the structure contribute significantly to the historic character of a designated historic district?</p>	<p>No</p>	<p>Yes</p>
<p>E. Would retention of the structure promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?</p>	<p>No</p>	<p>Yes</p>
<p>F. Are there definite plans for the reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?</p>	<p>Yes. A positive effect of the surrounding neighborhood.</p>	<p>Yes. Redevelopment and Beautification of the subject site.</p>

Staff Recommendation:

The building proposed for demolition is in very poor condition. It has been heavily damaged by termites and left to deteriorate for an extended period of time. In addition, the structure appears to have had multiple additions performed, which do not appear to be structurally sound. The Property Maintenance Inspection Report (attached) find the building to be unsafe.

While rehab of the structure is permitted and possible, it would be at considerable expense.

Given that the application meets A, B, C, D, and E of the criteria for demolition of a structure within a designated historic district, staff recommends that the Historic Preservation Board approve the demolition.

Avenue D Investments
109 Avenue D
Fort Pierce, Florida

June 1, 2015

We are submitting this proposal for redevelopment of the above noted property. This proposal includes a conceptual survey and lot layout for proposed dwellings and accessory garages. Enclosed are the proposed elevations and floor plans for the structures along with an architectural review by an independent Florida licensed Architect (Lance Vogl, Vogl Architects), confirming that in order to develop this property to its full potential that the existing dwelling is neither structurally, architecturally or cost effective to remodel.

Based on this information, we are requesting your authorization to demolish the existing structure. We are requesting this based on the fact that we have tried on three occasions to sell the property to investors who backed out of the contracts as soon as they discovered the condition of the existing structure.

With the existing structure gone, this parcel of land will become a viable property to develop and will henceforth improve the neighborhood and increase the existing property values.

It is our understanding that you will review this proposal and submit it to the Historical board. In addition, would you please have our proposal added to the monthly meeting which we plan to attend as to discuss our proposal and hopefully be granted approval to proceed with this project.

Thank you for your time regarding this matter.

Kindest regards,

Avenue D Investments
Glen Hutchins cell #772-341-2750
Mark Hutchins cell # 772-341-2650
Anibal (Bido) Amaral

Vogl Architects

201 SE Hibiscus Ave
Stuart, FL 34996

772-284-5327

lance@voglarchitects.com

Renovation Feasibility Report

3/13/2025

Property Location:

109 Ave D
Fort Pierce, FL 34950

Scope of Service:

A structure evaluation was performed at the above referenced property on 3/13/2025, to determine the feasibility of a renovation to the existing building. The entire structure was accessible including the living areas, attic, and crawl space at the time of the site visit.

Observations:

The structure consists of wood frame walls, floors, ceiling, and roof structure. There is extensive termite damage throughout the structure. The foundation consists of non-reinforced brick piers that have degraded over time. Multiple types of siding have been installed over the original wood siding with rot visible throughout. All windows and show extensive damage. The existing interior stair to the 2nd floor is non-functional with a head height of only 5'2" at the landing. The original structure appears to have had multiple addition performed in which do not appear to be structurally sound.

Renovation Feasibility Analysis:

Based on visual observation as well as my experience with renovations of similar homes, a renovation of this existing structure would require replacement of most of the existing structure and finishes including a complete new foundation system. I anticipate that only framing members of the original structure would remain. I anticipate existing additions would be removed, and new additions would be needed to create a functional layout.

Conclusion:

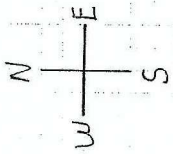
Based on the above analysis, a renovation of this existing structure would no longer retain the historic character of the building. So little of the original structure would remain, that attempting to perform a renovation would unfortunately not be recommended.

Thank You,

Lance A. Vogl
Architect Reg. #96414



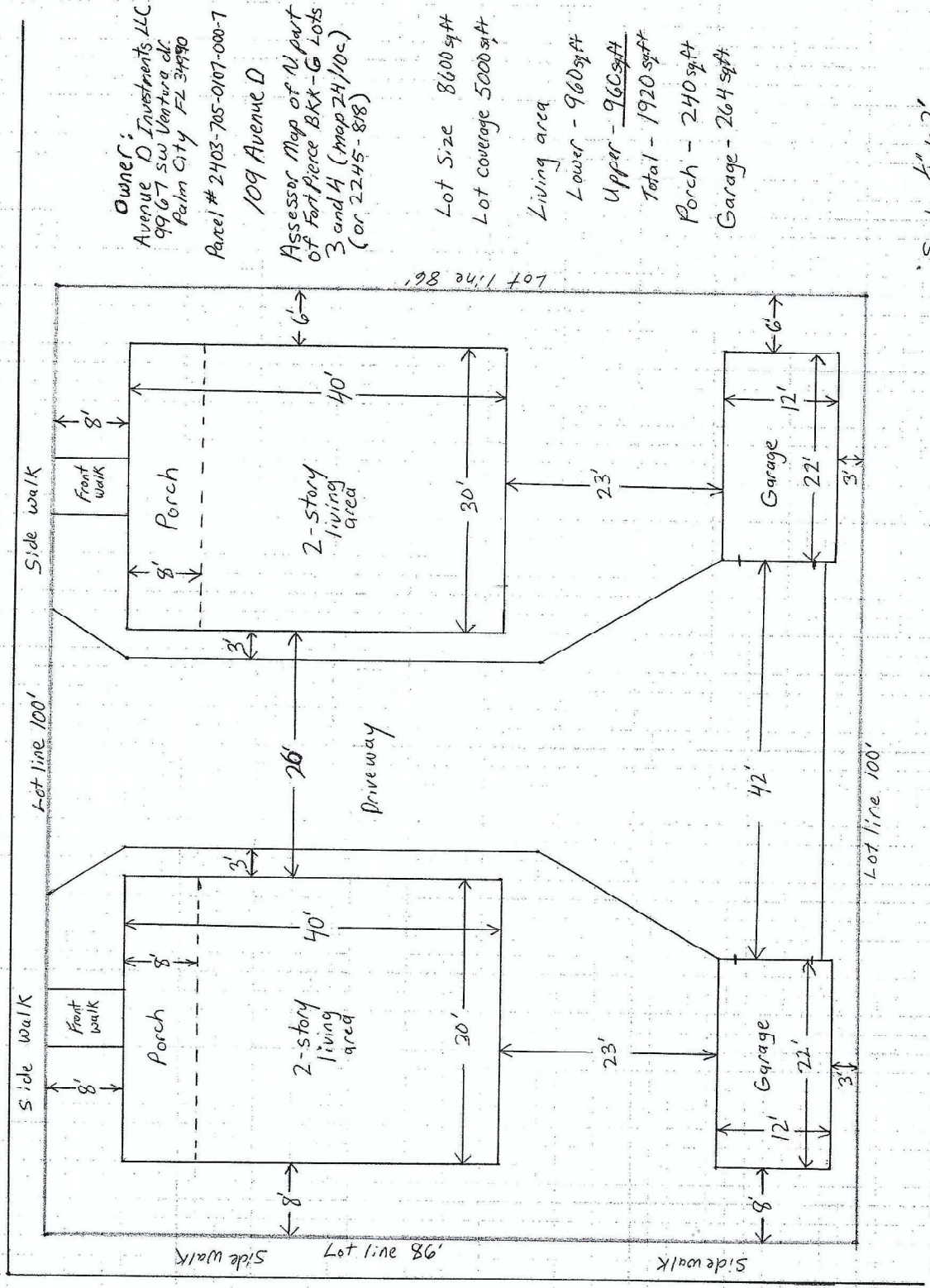
Digitally signed
by LANCE VOGL
Date: 2025.03.13
15:55:58 -04'00'



109 Avenue D Fort Pierce FL

109 Avenue D Fort Pierce FL

Avenue D



Owner:
Avenue D Investments LLC
9967 SW Venture dr
Palm City FL 34990
Parcel # 2403-705-0107-000-7
109 Avenue D

Assessor Map of N part
of Fort Pierce BKK-G Lots
3 and 4 (map 24/10c)
(or 2245-818)

Lot Size 8600 sqft
Lot coverage 5000 sqft

Living area

Lower - 960 sqft

Upper - 960 sqft

Total - 1920 sqft

Porch - 240 sqft

Garage - 264 sqft

Scale 1/4" = 2'

Bungalow Plan 028-00113



SQ FT

2,080



BEDS

3



BATH

2



1/2 BATHS

1



CAR

1



STORIES

2



WIDTH

~~30~~
30

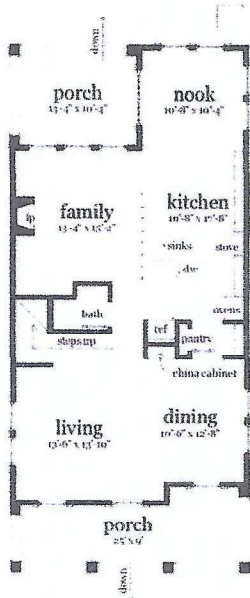


DEPTH

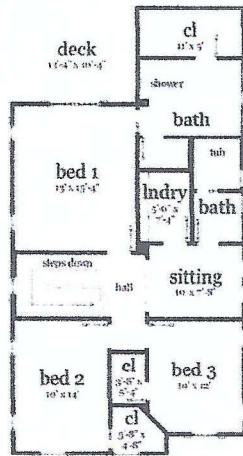
~~40~~
40'



MAIN FLOOR



SECOND FLOOR



FEATURES



Master Up



Detached Garage



Breakfast Nook



Laundry Second Floor



**Front Porch
Rear Porch**



**Formal Living Room
Sitting Room**

CITY OF FORT PIERCE
QUESTIONS FOR AVENUE D 109

QUESTIONS

ANSWERS

- | | |
|-----|-----------------------|
| A - | NO |
| B - | YES |
| C - | NO |
| D - | NO |
| E - | NO |
| F - | YES - POSITIVE EFFECT |









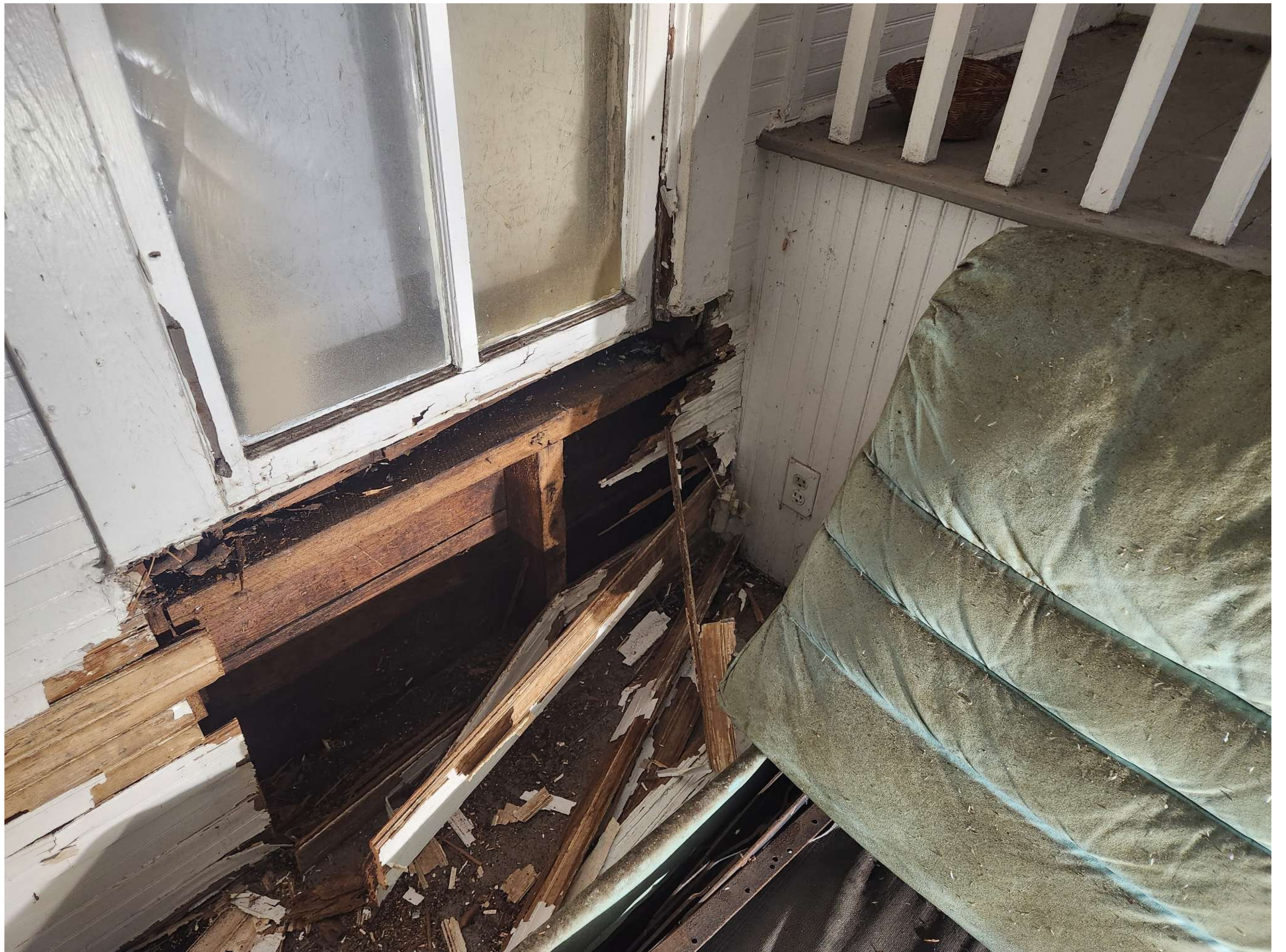








NO
TRESPASSING





















Historic Preservation Board - 2:00 PM

6. a.

Meeting Date: 08/25/2025

Information

REQUESTED ACTION

Administrative Certificate of Appropriateness Approvals

SUMMARY

New Business - Administrative Approvals

LOCATION

N/A

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

N/A

Attachments

Administrative Approvals

Form Review

Form Started By: Vennis Gilmore

Started On: 08/18/2025 03:21 PM

Final Approval Date: 08/19/2025

Certificate of Appropriateness – Administrative Approvals	Project #	Address	Approval Date
Roof	PZCOA2025-00009	512 S. 8 th Street	3/27/2025
Fence	PZCOA2025-00010	624 S. 12 th Street	4/4/2025
Windows & Doors	PZCOA2025-00011	518 Douglas Court	4/4/2025
Screen Enclosure on Deck	PZCOA2025-00016	705 S. 8 th Street	4/22/2025
Painting	PZCOA2025-00019	205 Orange Avenue	7/1/2025
Roof	PZCOA2025-00023	701 Orange Avenue	7/8/2025
Awning	PZCOA2025-00025	500 Orange Avenue	7/11/2025
Exterior Rehab	PZCOA2025-00026	1234 Avenue D	7/17/2025
Windows	PZCOA2025-00027	703 S. 9 th Street	7/17/2025
Windows & Doors	PZCOA2025-00028	706 Boston Avenue	7/18/2025
Reroof	PZCOA2025-00029	508 Means Court	7/24/2025
Roof	PZCOA2025-00031	647 N. 2 nd Street	7/30/2025
Sign	PZCOA2025-00033	735 Orange Avenue	8/12/2025
Roof	PZCOA2025-00034	308 Avenue A	8/14/2025
Installation of 1000 Gallon Dispenser	PZCOA2025-00035	308 Avenue A	8/14/2025