

# 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, AUGUST 25, 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: Susan Garrett; Betty Jo Starke; Anthony Westbury; Charlie Hayek; Jacob Vinson; Minnie Spivey; KeAndrea Davis, Chair

Staff Present: Camille Wallace, Senior Assistant City Attorney  
Vennis Gilmore, Historic Preservation Planner/Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the July 28, 2025 meeting.

Motion was made by Charlie Hayek, and seconded by Minnie Spivey to approve the minutes from the July 28, 2025 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness - PZCOA2025-00024  
Demolition -109 Avenue D**

The clerk introduced Certificate of Appropriateness PZCOA2025-00024 for a building demolition at 109 Avenue D.

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:

Mr. Westbury - no  
Mr. Hayek - no  
Mr. Vinson - no  
Ms. Spivey - no  
Ms. Garrett - 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: Mr. Gilmore stated the 1901 structure is a two-story wood-frame building with a gable roof. He said the applicant is requesting approval for the demolition of the termite-damaged, deteriorated structure. Mr. Gilmore noted that after the demolition, the owner intends to develop two (2) single-family residences with detached accessory garages. Mr. Gilmore showed the building elevations and photos of the deterioration. He highlighted that the building is in very poor condition and has been left to deteriorate for an extended period of time. In addition, Mr. Gilmore said the structure appears to have had multiple additions performed which do not appear to be structurally sound and the Property Maintenance Inspection Report found the building to be unsafe. He concluded by saying that while rehab of the structure is permitted and possible, it would be at considerable expense. Mr. Gilmore said staff recommended that the Historic Preservation Board approve the demolition.

Board questions for staff: Ms. Garrett asked if the approval was only for the demolition and not the proposed conceptual plan. Ms. Garrett also asked if the structure met all the criteria for demolition. Mr. Hayek asked if the building had been checked for asbestos. Ms. Starke asked at what point the city gets to the last remaining structure in the region.

Applicant Presentation: Mark Hutchins, Avenue D Investments and property owner, sworn,

read the demolition proposal letter and he read the structural evaluation. Mr. Hutchins said because the rehabilitation was so extensive, the cost was not affordable. He concluded that the structural evaluation showed that attempting to perform a rehabilitation would unfortunately not be recommended.

Board questions for applicant: Mr. Vinson asked if the two new structures would be identical. Mr. Hayek asked if he would be subdividing the property and selling each house.

Staff final comments: none

Applicant final comments: Mr. Hutchins said there was asbestos in the exterior siding that needed to be removed. He stated he would need to file with the Environmental Protection Agency to remove the inert asbestos using reasonable procedures. He noted that since the building is not commercial, the asbestos can be removed by hand. Mr. Hutchins said when they come back to the Historic Preservation Board, they are willing to do whatever they need to do to make the new structures look historical.

Anibal Amaral, Avenue D Investments, sworn, stated the property needs to be demolished, so new homes can be built and sold.

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

Comments by the Board: Chair Davis reminded the Board they are only voting on the demolition and not the two conceptual structures.

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve Certificate of Appropriateness PZCOA2025-00024 for the demolition of the residential structure located at 109 Avenue D.

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

Passed

## **6. NEW BUSINESS**

- a. Administrative Certificate of Appropriateness Approvals

Mr. Gilmore reviewed the administrative approvals and answered questions from the Board.

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

There were no comments from the public.

## **8. CONSIDERATION OF ABSENCES**

All members were in attendance.

## **9. ADJOURNMENT**



CITY OF FORT PIERCE  
CERTIFICATE OF APPROPRIATENESS  
AUGUST 25th, 2025

PZCOA2025-00024 – DEMOLITION  
109 Avenue D  
(2403-705-0107-000-7)

## **APPLICANT**

Mark Hutchins

## **OWNER**

Avenue D Investments LLC

## **PARCEL ID #(S):**

2403-705-0107-000-7

PZCOA2025-00024 - DEMOLITION



## **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.



# SITE LOCATION



SITE AREA= 0.20 +/- Acres



# FUTURE LAND USE



# ZONING



# CRITERIA FOR DEMOLITION (CITY CODE SECTION 111-157)

Criteria for Demolition (Sec. 111- Applicant Responses 157): 109 Avenue D	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



## CRITERIA FOR DEMOLITION (CITY CODE SECTION 111-157)

<p><b>D. Does the structure contribute significantly to the historic character of a designated historic district?</b></p>	<p><b>No</b></p>	<p><b>Yes</b></p>
<p><b>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?</b></p>	<p><b>No</b></p>	<p><b>Yes</b></p>
<p><b>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?</b></p>	<p><b>Yes. A positive effect of the surrounding neighborhood.</b></p>	<p><b>Yes. Redevelopment and Beautification of the subject site.</b></p>



# EXISTING CONDITIONS (NORTH ELEVATION)



# EXISTING CONDITIONS (WEST ELEVATION)



# EXISTING CONDITIONS (EAST ELEVATION)



# EXISTING CONDITIONS (SOUTH ELEVATION)



# EXISTING CONDITIONS



## EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



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# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)



# EXISTING CONDITIONS (INTERIOR)





# PROPOSED ELEVATION

AMERICA'S BEST  
HOUSE PLANS

Bungalow Plan 028-00113

							
SQ FT	BEDS	BATH	1/2 BATHS	CAR	STORIES	WIDTH	DEPTH
2,080	3	2	1	1	2	<del>20</del> 30	<del>30</del> 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



## SECOND FLOOR



## FEATURES

 **Master Up**

 **Detached Garage**

 **Breakfast Nook**

 **Laundry Second Floor**

 **Front Porch**  
 **Rear Porch**

 **Formal Living Room**  
 **Sitting Room**



## STAFF RECOMMENDATION

The building proposed for demolition is in deplorable 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) finds 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.



## HPB ACTIONS

### **•Alternative actions of the Historic Preservation Board:**

- Approval with changes.

or

- Disapproval





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