

# 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, SEPTEMBER 22, 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: Minnie Spivey; Charlie Hayek; Betty Jo Starke; Anthony Westbury; Jacob Vinson;  
KeAndrea Davis, Chair

Absent: Susan Garrett

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

4. **APPROVAL OF MINUTES**

- a. Minutes from the August 25, 2025 meeting

to approve the minutes from the August 25, 2025 meeting.

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

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness  
PZCOA2025-00030  
Addition of Support Structures  
239 S. Indian River Drive**

The clerk introduced Certificate of Appropriateness PZCOA2025-00030 for the addition of support structures located at 239 S. Indian River Drive.

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. Westbury - no  
Mr. Vinson - no  
Ms. Garrett - no  
Ms. Spivey - no  
Mr. Hayek - 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 on June 26, 2023, the Historic Preservation Board approved the addition of an open-air bar, outdoor seating, and ADA restrooms to the existing historic structure and on April 22, 2024, the Historic Preservation Board approved the demolition of a non-contributing accessory building and the construction of a small kitchen facility in lieu of using the previously existing structure. Mr. Gilmore said the applicant is requesting approval to add additional support to the existing balcony. He said this would include the addition of two (2) columns located on both corners of the existing balcony. The additional support to the existing balcony is to provide the strength needed, per the structural engineer's recommendation, for the proper functioning of the historic structure and proposed restaurant and bar. Mr. concluded that the overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10.

Board questions for staff:

Applicant Presentation: property owner, sworn,

Board questions for applicant:

Staff final comments: none

Applicant final comments:

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

Comments by the Board:

to approve Certificate of Appropriateness PZCOA2025-00030 to add additional support to the existing balcony and provide the strength needed per the structural engineer's recommendation. This will include the addition of two (2) columns located on both corners of the existing balcony.

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

Passed

b. **Certificate of Appropriateness  
PZCOA2025-00032  
Awnings Change of Color and Logo  
116 Avenue A, Unit A**

The clerk introduced Certificate of Appropriateness PZCOA2025-00032 for the awning color and logo change at 116 Avenue A, Unit A.

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. Garrett - no

Ms. Spivey - no

Mr. Hayek - 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 subject structure is a single-story brick and mortar building with a flat commercial roof and awnings surrounding it. The structure was built in 1926. The applicant is requesting approval to change the color, materials, and logo of awnings on the main façade of the contributing historic structure.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10

and will align with the proposed use of a cocktail lounge.

Board questions for staff:

Applicant Presentation: property owner, sworn,

Board questions for applicant:

Staff final comments: none

Applicant final comments:

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

Comments by the Board:

**6. NEW BUSINESS**

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. CONSIDERATION OF ABSENCES**

Ms. Garrett was excused.

**9. ADJOURNMENT**