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CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, FEBRUARY 24, 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**

Prior to roll call, Chair Hayek introduced the new Board attorney, Felicia Holloman, and the new Historic Preservation Board member, Jacob Vinson.

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

Absent: KeAndrea Davis

Staff Present: Felicia Holloman, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

a. Minutes from the December 16, 2024 meeting

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the minutes from the December 16, 2024 meeting.

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

Passed

5. **ELECTION OF VICE-CHAIR**

Motion was made by Anthony Westbury, and seconded by Minnie Spivey to elect Ms. Starke as Vice-Chair.

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

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness PZCOA2025-00003 - Demolition - Single-family Residence - 1105 Avenue D

The clerk introduced Certificate of Appropriateness 2024-00003 for the demolition of a single family residence located at 1105 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. Vinson - no
Ms. Starke - no
Ms. Spivey - no
Chair Hayek - 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:

Maria Lewicka, Historic Preservation Planner, stated the 1938 structure is a one-story building with a shingle gable roof and an open porch. She said the property is located within the General Commercial (C-3) zoning district and is currently vacant. Ms. Lewicka said the applicant is requesting approval for the demolition of the deteriorated structure and a new structure will be constructed that will add value to the surroundings. Ms. Lewicka noted the building proposed for demolition is in very poor condition since it was left to deteriorate for

an extended period of time, and while reconstruction of the building is possible, it would be at considerable expense. Ms. Lewicka concluded that if the residence is demolished, the use of the new structure should be commercial.

Board questions for staff: Ms. Starke asked Ms. Lewicka if she was able to get inside the home to see the destruction of what needed to be torn down. Ms. Starke also asked if the city has a specific look for the new home. Mr. Westbury asked for pictures of neighboring homes and questioned if a structure could be rebuilt on such a small lot.

Applicant Presentation: The applicant did not attend the meeting.

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 Betty Jo Starke, and seconded by Minnie Spivey to approve Certificate of Appropriateness PZCOA2025-00003 for the demolition of a Single-family Residence at 1105 Avenue D.

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

Passed

7. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - January 2025

8. COMMENTS FROM THE PUBLIC

There were no comments from the public. Ms. Lewicka announced she would be retiring and the Historic Preservation Board meeting was her last.

9. CONSIDERATION OF ABSENCES

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to approve the absence of Ms. Davis.

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

Passed

10. ADJOURNMENT