



**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, July 7, 2025 – 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2025 through 6/2026	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	P	1	0
Shane Taylor, Vice Chair	P	1	0
Robert Golden	P	1	0
Allen Jones	P	1	0
Jonathan Keith (at 5:38 p.m.)	P	1	0
Sonya Moste	A	0	1
Tim Schiavone	P	1	0

City Staff

Shaun Amarnani, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Lina Allakhverdieva, Urban Planner II
Jonathan D'Angelo, Urban Planner I
J. Opperee, Recording Secretary, Prototype Inc.

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:03 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

Item VI.a was heard prior to the Approval of Minutes.

a. Approval of Minutes: May 5, 2025

Motion made by Mr. Golden, seconded by Mr. Taylor to approve the minutes of the May 5, 2025, meeting as presented.

In a voice vote, the motion **passed 5-0**.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

Board members disclosed communications prior to each item.

~~Mr. Keith asked if the lights under the street number would be LED. Ms. Virgo confirmed. Mr. Keith asked if there were concerns with the general public having access to deface the lights. Ms. Virgo stated the lights were high, but options could be explored.~~

~~Mr. Golden noted the base looked like concrete and asked if there were concerns with graffiti. Ms. Virgo stated there would be landscaping required at the base.~~

~~**Motion** made by Mr. Jones, seconded by Mr. Taylor to approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP25012 located at 1300 West Broward Boulevard based on the testimony heard today and subject to the following conditions:~~

- ~~1. Use either push through or halo lit letters for the "Police Department" letters to enhance the overall appearance of the sign within the context of the historic district.~~
- ~~2. Setback of five (5) feet and total square footage to be verified by Zoning at the time of permitting.~~
- ~~3. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping at the base of the sign.~~

~~In a voice vote, the motion **passed 6-0.**~~

~~**V. Communication to the City Commission**~~

~~Ms. Logan shared an update on the Board's previous communication regarding the Sailboat Bend Vision Plan. She stated the communication had been on the City Commission's June 17 agenda requesting support for initiatives within the plan. She noted funding is outlined in the proposed budget for a streetscape plan for Sailboat Bend.~~

~~Chair Marcus asked if this would address flooding. Ms. Logan stated there are stormwater improvements in several neighborhoods upcoming, including Sailboat Bend.~~

~~Item VI.a was heard prior the Approval of Minutes.~~

~~**VI. For the Good of the City of Fort Lauderdale**~~

- ~~**a. Elect Chair and Vice Chair as per ULDR Sec. 47-32.6 – Meetings and Procedures: C. The Historic Preservation Board shall elect from its members a Chair and a Vice Chair at an annual election held in June of each year, who shall serve for terms of one (1) year and who shall be eligible for reelection.**~~

~~**Motion** made by Mr. Schiavone, seconded by Mr. Jones to nominate Arthur Marcus as Chair. In a voice vote, the motion **passed 5-0.**~~

~~**Motion** made by Mr. Marcus, seconded by Mr. Jones to nominate Shane Taylor as Vice Chair. In a voice vote, the motion **passed 5-0.**~~

b. Review of Proposed Updates to Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR)

Ms. Logan provided a brief background on progress made on the issue of Transfer of Development Rights (TDR). She shared a PowerPoint presentation outlining the TDR process

and reviewing updated proposed amendments to the Unified Land Development Regulations Article XII. She outlined the next steps in the process briefly.

Chair Marcus asked for clarification on two clauses within the TDR criteria. Ms. Logan explained the requirements.

Mr. Jones thanked staff for the perseverance on the issue.

Motion made by Mr. Jones, seconded by Mr. Taylor to state the Historic Planning Board endorses the proposed updates to the Unified Land Development Regulations Article XII. In a voice vote, the motion **passed 6-0**.

~~c. Review of Proposed Ordinance Updates to Unified Land Development Regulations Section 47-27.7 Historic Designation Notices~~

~~Ms. Logan shared a PowerPoint presentation outlining proposed updates to the Unified Land Development Regulations Section 47-27.7 Historic Designation Notices to address nonprofit organizations submitting Historic Designation applications.~~

~~Chair Marcus asked if this included applications initiated by the City. Ms. Logan explained the notice requirements when an application is initiated by the City.~~

~~Mr. Schiavone asked the reason behind requirements on a nonprofit and not an individual. Ms. Logan stated applications by individuals would be initiated by a property owner or group of property owners. Discussion continued regarding a 2019 change to remove the ability of an unrelated individual to initiate an application.~~

~~Mr. Schiavone stated he liked the changes as they kept everyone in the loop.~~

~~Chair Marcus noted newspaper notices have always been included and posited whether there was a more up to date way to give notice. Ms. Logan stated staff had not received direction from the City Commission regarding a change to newspaper notices. Discussion continued.~~

~~Mr. Schiavone asked if it was possible for a designation to go through without the owner seeing the notices. Ms. Logan noted that in addition to mail, sign notices are posted on the property and the changes are requiring nonprofits to reach out to schedule a meeting with the owner.~~

~~**Motion** made by Mr. Jones, seconded by Mr. Taylor to state the Historic Planning Board endorses the proposed updates to the Unified Land Development Regulations Section 47-27.7 – Historic Designation Notices.
In a voice vote, the motion **passed 6-0**.~~

~~d. Sailboat Bend Historic District Educational Signs and Walking Tour Update~~

~~Ms. Logan shared a PowerPoint presentation updating on the progress of a grant project to create interpretive signs and a walking tour in the Sailboat Bend Historic District. She stated the project had been in development for about a year and recognized Ms. Allakhverdieva~~

~~and the team for their work. She advised that eight signs would be placed throughout the neighborhood. She reviewed the locations and language of the signs.~~

~~Chair Marcus commented that the material would make a great pamphlet. Ms. Logan advised that staff could look into printing options. Chair Marcus discussed wayfinding.~~

~~Mr. Golden recognized the work that had gone into the project and stated it was very attractive. He asked about the source of the information. Ms. Logan stated Ms. Allakhverdieva had started with the architectural study and conducted research utilizing newspapers and other sources, as well as the Fort Lauderdale Historical Society.~~

~~Mr. Golden highlighted opportunities to leverage the project further. Ms. Logan stated staff would partner with the Fort Lauderdale Historical Society on a kickoff.~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:44 p.m. The next regular meeting of the HPB is scheduled for Monday, August 4, 2025.

Attest:

Chairman:



Prototype Inc. Recording Secretary



Arthur Marcus, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, May 5, 2025 – 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2024 through 5/2025</u>	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	P	10	1
Robert Golden	A	1	1
Allen Jones	A	8	3
Jonathan Keith	P	2	0
Sonya Moste	P	8	3
Richard Rosa, Vice Chair	P	8	3
Tim Schiavone	P	9	2
Shane Taylor	P	9	2
Ashley Walker	A	7	4

City Staff

D'Wayne Spence, Interim City Attorney
Gabrielle Bush, Assistant City Attorney
Shaun Amarnani, Assistant City Attorney (via Zoom)
Trisha Logan, Principal Urban Planner
Lina Allakhverdieva, Urban Planner II
J. Opperlee, Recording Secretary, Prototype Inc.

Guests

Jay Adams
Maggie Hunt

Communication to the City Commission

Motion made by Mr. Rosa, seconded by Mr. Schiavone to send Communication to the Commission advising that the Historic Preservation Board is pleased with the Sailboat Bend Vision Plan Summary Report, but would like to see a more concrete avenue explored to identify funds to direct to the Sailboat Bend Historic District.
In a voice vote, the motion **passed 6-0**.

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:05 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

~~Ms. Moste asked when metal roofs became available on the market. Chair Marcus confirmed they were available at the time this home was constructed.~~

~~Chair Marcus stated the Board had approved a number of metal roof projects for residential properties because the longevity and upkeep is much better for the homeowner over the long term, and this project should not be different.~~

~~Mr. Schiavone stated there is always the purest goal is always preserving the historic value and the architectural materials, however times change and issues change. He commented that being responsible to the environment and conserving energy requires change. He stated he agreed with Chair Marcus.~~

~~Mr. Taylor noted that the investment in a metal roof may protect other historic aspects of the structure. He stated he was in favor.~~

~~Ms. Logan pointed out the home and the other structure on the site were one historic landmark, and the other structure, which is owned by another property owner, has an asphalt shingle roof.~~

~~Chair Marcus asked if the Board could stipulate that when that property owner wants to replace their roof, they have to use the same material. Ms. Logan advised that generally when considering a replacement roof if you are not going to replace it with the original material, it should be a compatible material, and this was not the correct method.~~

~~Chair Marcus stated the Board needed more guidance on whether they had set a precedent on approval of metal roofs.~~

~~Mr. Schiavone stated if there was a material that looked like the asphalt shingle and acted like the metal roof and it was the same cost, then there would be something to talk about. He asserted a shingle roof would look authentic, but it would not be the same and would not make as much practical sense.~~

~~**Motion** made by Mr. Schiavone, seconded by Mr. Taylor to approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP25006 located at 420 NE 15th Avenue based on the testimony heard today and subject to the following conditions:~~

~~1. This application is subject to approval by Building, Zoning, and all ULDR requirements.
In a voice vote, the motion **passed 6-0.**~~

~~**V. Communication to the City Commission**~~

~~**Motion** made by Mr. Rosa, seconded by Mr. Schiavone to send Communication to the Commission advising that the Historic Preservation Board is pleased with the Sailboat Bend Vision Plan Summary Report, but would like to see a more concrete avenue explored to identify funds to direct to the Sailboat Bend Historic District.~~

~~In a voice vote, the motion **passed 6-0.**~~

VI. For the Good of the City of Fort Lauderdale

Item VI.a. was heard following Item VI.b.

a. Review of Proposed Updates to Unified Land Development Regulations Article XII – Transfer

of Development Rights (TDR)

Ms. Logan provided a brief background on the agenda item, advising that the Board had discussed Transfer of Development Rights (TDR) over several months and recently took a pause to re-examine the elements of the updates and explore different options. She shared a PowerPoint presentation outlining the TDR process and reviewing the proposed amendments to the Unified Land Development Regulations Article XII.

Chair Marcus expressed disappointment that the presentation was concentrated on the receiving sites. He asserted it missed an opportunity to save some of the City's important buildings. He stated most of the City's notable buildings were not included in the list of historic properties. Ms. Logan advised that historic designation would happen through a separate process, but to some degree, making a TDR more appealing to a developer could bring more demand.

Chair Marcus suggested labeling the receiving business zoning districts listed in the amendments with the full names for clarity. Discussion ensued briefly. Ms. Logan continued the presentation. Board members asked for clarification as appropriate.

Ms. Moste asked at what point in the process a home owner would be able to request a reduction in their assessed value. Ms. Logan stated she was not sure if that was something that could be done, but it would be a County process.

Jay Adams pointed out the reference to non-residential in the draft TDR ordinance and stated it is only residential being built, so the transfer is useless. Ms. Logan stated the Code currently states non-residential floor area and density can be transferred.

Mr. Adams stated it was not clear whether the units referenced were density units per acre or the pool of Broward County units. City Attorney Spence advised this clarification was among the reasons for the proposed changes. He stated the old version was strictly density, but the projects coming forward go to a pool.

Mr. Adams commented on the calculation and asserted there should be a value based on what the land was worth. Discussion continued regarding details of the proposed formula, zoning districts, and the proposed ordinance language. City Attorney Spence and Ms. Logan provided additional explanation.

City Attorney Spence explained that fundamentally, the TDR means the sending site has those development rights. He stated he and Mr. Adams had a philosophic difference of opinion on the TDR and highlighted potential legal issues with assigning units which could not be developed on the site in order to save a historic property. Discussion continued.

Mr. Taylor suggested the discussion be tabled to the June meeting to allow Mr. Adams and his attorney time to review and comment. Ms. Logan advised the intent of the presentation was to obtain feedback and consider additional changes, and not to vote on the item. She stated staff had a meeting scheduled with Mr. Adams, Maggie Hunt, and Mr. Adams' attorney.

Ms. Moste stated she thought the ordinance provided the clarity needed by developers and noted some of the Board's previous comments had been incorporated.

Ms. Hunt shared that developers had told residents in Sailboat Bend that there were not enough units and it was too expensive to develop a contract, but there are ways to improve it. She asked

the Board to suggest options for small property owners like TDR blanks and land lot mergers for combining lots for this purpose. She noted some cities also have a multiplier.

Discussion ensued briefly as to whether additional comments on the draft ordinance should be provided at this time. Consensus was to allow an additional five minutes.

Ms. Hunt asserted there were no other cities that had expiration dates on Certificates of Eligibility. She stated the expiration caused a problem because it increased risk and was more work. She discussed the TDR process in New York City and asked for clarification on availability of units. Ms. Logan stated if the City does not have units available, they would not issue a Certificate of Eligibility for any particular development. Ms. Hunt stated that other cities have pools and let the market decide.

Chair Marcus asked that additional comments be provided to staff and noted the meeting scheduled for the following week.

Ms. Hunt stated there was disagreement on the issue and asked that the Board send a Communication to the Commission to weigh in on it.

Mr. Adams stated he would email his suggested changes to Ms. Logan and asked that she share them with the Board prior to the next meeting.

City Attorney Spence advised that Broward County Planning Council and its Comprehensive Plan govern the number of units allowed within the County. He stated the City is required to be consistent in its Comprehensive Plan, with the limited density and number of units. He commented that he appreciated looking at the other jurisdictions, but it was not the same.

Chair Marcus stated the item would be on the next agenda.

~~b. Review of Sailboat Bend Vision Plan Summary Report~~

~~Mr. Rosa commented on the value that could be added with streetscape in Sailboat Bend and noted ongoing issues with flooding in Sailboat Bend. He stated he did not think flood mitigation was what would change the neighborhood and acknowledged the difficulty was in determining where to start and how to get funding.~~

~~Ms. Logan provided a PowerPoint presentation reviewing the Sailboat Bend Vision Plan, beginning with an overview of public outreach and organization of feedback to create a report divided into five main categories, including sea level rise, streetscape design, community identity, planning, and parks and recreation. She advised that recommended next steps were also organized and prioritized by these themes.~~

~~Discussion ensued during the presentation regarding raising streets, installation of drainage and improvement of stormwater systems, and comparable areas.~~

~~Mr. Rosa asked why it would take 10 years to make improvements to SW 14th Avenue. Ms. Logan advised the timeline was dictated by the County Surtax grant. Mr. Rosa stated there were no sidewalks in the area, and it was common sense to do one thing instead of trying to do everything at once.~~

~~Mr. Rosa asked about next steps for implementation of the draft. Ms. Logan stated the plan would be presented at a City Commission conference meeting. She explained the plan would be a tool~~

~~D'Wayne Spence, Interim City Attorney, provided clarification on restrictions on Florida municipalities levying taxes. He explained impact fees must be proportionate and related to their impact and noted the process Ms. Moste referenced was managed through Community Redevelopment Agencies (CRA) in Florida. He commented on the formula for developer rebates.~~

~~Discussion ensued regarding opportunities to bring funding into Sailboat Bend, Communication to the City Commission, and next steps.~~

~~**Motion** made by Mr. Rosa, seconded by Mr. Schiavone to send Communication to the City Commission advising that the Historic Preservation Board is pleased with the Sailboat Bend Vision Plan Summary Report, but would like to see a more concrete avenue explored to identify funds to direct to the Sailboat Bend Historic District.~~

~~In a voice vote, the motion **passed 6-0.**~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:44 p.m. The next regular meeting of the HPB is scheduled for Monday, June 2, 2025.

Attest:

Chairman:



Prototype Inc. Recording Secretary



Arthur Marcus, Chair

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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, January 6, 2025 – 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2024 through 5/2025</u>	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	P	7	1
Richard Bray	A	7	1
Allen Jones	A	6	2
Sonya Moste	P	6	2
Richard Rosa, Vice Chair	A	5	3
Tim Schiavone	P	6	2
Shane Taylor	P	6	2
Ashley Walker	P	6	2

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
J. Oppерlee, Recording Secretary, Prototype Inc.

Guests

Jay Adams
Angel Candelaria
Luigi Coloma
Michaela Conca
Adir Davidov
Sean Elbaz
Ira Marcus
Richard Mercedes

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:20 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: December 2, 2024

Motion made by Mr. Schiavone, seconded by Ms. Moste to approve the minutes of the December 2, 2024, meeting as presented.

In a voice vote, the motion **passed 5-0**.

~~Angel Candelaria, owner, Kemistry Night Club, commented that his business had installed planters to block the historic gas station, and the planters did not meet the criteria. He stated there had been an issue of homeless people camping on their patio, and the planters had provided the needed separation from the street.~~

~~Ms. Logan briefly explained the process for requesting approval for construction in the location.~~

~~Luigi Coloma, contractor, Kemistry Night Club, discussed his attempts to get the planters permitted and stated he had believed their project would be on the Board agenda, so they were looking to determine the next steps.~~

~~Ms. Logan asked the applicants to contact staff to address their concerns.~~

~~Richard Mercedes, 329 SW 2nd Street, stated he was confused by the proposed item.~~

~~Ms. Logan provided a brief overview. She explained the Himmarshee District had been designated since the 1970s and the regulations would not change under this proposal. She advised there was not a differentiation between contributing and non-contributing in the existing City Ordinance for how properties are reviewed. Discussion continued.~~

~~Mr. Mercedes stated he did not believe he wanted his property to be designated contributing. Ms. Wallen reiterated the property was already in a historic district, and discussed tax exemption and additional benefits of a contributing status. Discussion continued.~~

~~Chair Marcus closed the public hearing.~~

~~Ms. Walker asked if there had been any public meetings to talk to stakeholders about this process. Ms. Logan stated there had been notice of this public hearing, and discussed the outreach conducted. She noted approximately half of the properties involved were owned by the City and stated she had also spoken with the Downtown Development Authority (DDA).~~

~~Ms. Wallen advised that public outreach, including one-on-one meetings and an open house had been held in 2023. Ms. Logan stated these meetings were part of the Strategic Planning progress, and discussed the information presented at that time.~~

~~Ms. Moste stated there was objectivity in the designation as contributing or non-contributing based on the criteria. Discussion continued.~~

~~Motion made by Mr. Schiavone, seconded by Ms. Moste to recommend the City Commission **adopt** the resolution "Adopting the Himmarshee (H-1) Historic District Architectural Resource Survey Update Report; and Assigning a "Contributing" or "Non-Contributing" Status to all properties within the Himmarshee (H-1) Historic District." In a voice vote, the motion **passed 5-0.**~~

~~V. Communication to the City Commission~~

~~None.~~

VI. For the Good of the City of Fort Lauderdale

- a. Review of Proposed Updates to Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR)

Consensus was to proceed without reading of the staff report.

Attorney Stephen Tilbrook, representing Jay Adams, made a brief presentation reviewing his client's comments on the proposed updates to the TDR process. He stated Mr. Adams was the only property owner who had tried to avail themselves of the process, and he was seeking additional changes to make the transactions easier. He discussed risks within the process and asked that the Board to move the updates on to the Planning and Zoning Board with comments.

Ms. Moste asked for clarifications on Mr. Tilbrook's position that receiving sites should be allowed to transfer development rights to an additional site and asked if the owner should also be able to send those rights to a land bank or similar if a receiving site was not available.

Mr. Adams stated the concept of a bank was new, and they would support it if it were a way to preserve the value. He discussed the current process and concerns with expiration in the event the development rights were not utilized within the deadline.

Motion made by Mr. Taylor, seconded by Mr. Schiavone, to defer the TDR discussion to the February meeting and put it first on the agenda.

In a voice vote, the motion **passed 5-0**.

Mr. Taylor left the dais at 7:02 p.m. and a quorum was no longer present.

Ms. Walker asked the reason behind not accommodating Mr. Tilbrook's request for the process to include a second transfer of development rights. Ms. Wallen advised it was included, but a requirement to first designate the property historic was included. Discussion continued.

Jay Adams asserted the legislation was not practical as written, and stated in cities where the process is successful, the transferred rights can be sold on within their own market. Ms. Wallen stated Fort Lauderdale was the only Broward County city to have this process. She discussed the Miami process briefly.

Mr. Schiavone summarized the feedback from Mr. Adams and Mr. Tilbrook and asked staff to outline why historic preservation might not be served by the changes. Ms. Logan explained that potentially, a new developer could accrue a number of units and resell them at a higher price when the timing was right, which could potentially dilute the ability of historic property owners to utilize the program. Discussion continued as to the advantages and disadvantages of the proposed changes, as well as the Pier 66 project as an example.

Ms. Walker commented that the item had been on the Board's agenda three separate times and not much had changed in that time. She asked that at the February meeting, the concerns brought forward were addressed by incorporating changes, or the item was moved on to the next steps. She stated she found that if the program did not meet the needs of the people who want to utilize it, it did not meet the purpose.

Ms. Moste stated she agreed, and noted they wanted to create a market where a TDR works to protect historic properties. Ms. Wallen explained the Broward County Land Use Plan requires the program have a public purpose, and the ultimate public purpose with this program was to protect historic properties, so that focus should be maintained. Discussion continued.

Mr. Tilbrook stated he and Mr. Adams would continue to work with staff on the issue.

Chair Marcus sought to bring up the topic of thematic historic districts for discussion at the next meeting. He stated when the item was brought forward to the City Commission, there was much

misinformation, and it had failed on second vote. He stated this was a different City Commission, and the Board could ask that they reconsider.

Discussion ensued briefly. Ms. Wallen encouraged the Board members to review the recording from the July 5, 2023 City Commission meeting to hear the arguments made against the idea. She stated the Board could vote to ask the Commission to reconsider at a time when quorum was present.

Chair Marcus asked for an update on Fergusons. Ms. Logan stated the City Commission had deferred the item, and it was scheduled on the agenda for its February 18, 2025 meeting.


~~b. Digital Board Packets~~

~~Item not addressed.~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:32 p.m. The next regular meeting of the HPB is scheduled for Monday, February 3, 2025.

Attest:



Prototype Inc. Recording Secretary

Chairman:



Arthur Marcus, Chair

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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, December 2, 2024 – 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2024 through 5/2025	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	A	6	1
Richard Bray	P	7	0
Allen Jones	P	6	1
Sonya Moste	P	5	2
Richard Rosa, Vice Chair	P	5	2
Tim Schiavone	P	5	2
Shane Taylor	A	5	2
Ashley Walker	P	5	2

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
J. Opperee, Recording Secretary, Prototype Inc.

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:03 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: November 4, 2024

Motion made by Mr. Jones, seconded by Ms. Walker to approve the minutes of the November 4, 2024, meeting as presented.

In a voice vote, the motion **passed 6-0**.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

Board members disclosed communications prior to each item.

Vice Chair Rosa opened the public hearing, however there being no one to speak, he closed the public hearing.

~~Motion made by Ms. Moste, seconded by Mr. Bray to recommend the City Commission approve the request for Historic Landmark Designation of the War Memorial Auditorium located at 1000 E. Sunrise Boulevard (aka 800 NE 8th Street) to the City Commission under case number UDP-HPD24002 based on a finding this request meets criterion (a) as outlined in Section 47-24.11.C.7. of the ULDR. In a voice vote, the motion passed 6-0.~~

~~V. Communication to the City Commission~~

~~None.~~

VI. For the Good of the City of Fort Lauderdale

a. Review of Proposed Updates to Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR)

Ms. Logan advised an email had been forwarded to the Board from a resident requesting a deferral of this item because they were unable to attend. She stated the item had been previously deferred in October to this meeting. She briefly reviewed the proposed updates to the Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR) and changes made to the staff report between meetings.

Ms. Moste asked for clarification on the certificate of eligibility and transfer. Ms. Logan explained.

Ms. Moste noted there had been public comments at a prior meeting regarding the 18-month expiration on a certificate of eligibility and asked if changes had been made. Ms. Logan stated additional language was added to describe the ability to renew and the process. Ms. Wallen provided additional details on site plan expiration periods, Statutory requirements, and past litigation, and explained the basis needed to make changes. She noted the updates had been brought forward at the request of the City Commission and clarified the City does not have additional units available at this time.

Ms. Moste highlighted the need to develop a program that works for the people using them.

Vice Chair Rosa asked for clarification on the timeline. Ms. Wallen explained the units are awarded on a first-come, first-served basis from Broward County. Vice Chair Rosa commented on the need to codify the "race" and designation of units. Discussion continued regarding units available, potential for the neigh

Vice Chair Rosa stated it seemed highly improbable that a TDR would ever take place in a meaningful way until it can be put together in a more organized way that provides equal representation for both sides. Ms. Wallen reiterated that land use is governed by Broward County, so the City must be consistent with the County land use.

Vice Chair Rose asked if there was precedent for the City and County to interface to find a marketplace and allow private owners to collaborate in a meaningful way.

Ms. Moste asked if the units could go to a bank or a pool instead of a receiving site. Ms. Wallen stated this would be a different approach to the issue like that taken in Sunny Isles, and there would need to be direction from the City Commission, while also being aware of the County requirements.

Jay Adams outlined an example project and stated there are risks associated with adjusting plans based on an assumption a TDR will take place later in the process. He noted the renewal was not guaranteed. Discussion continued regarding maintenance of the property and eligibility for renewal throughout the development timeline.

Michaela Conca, Broward Trust for Historic Preservation, asked who determines the actual amount of TDR being applied. Ms. Wallen advised it was a site-specific calculation. Discussion continued.

Mr. Schiavone commented that the potential development of a site was not comparable to that in other neighborhoods. Mr. Adams pointed out that some cities have a two-to-one transfer.

Mr. Schiavone stated he liked the idea of a pool. Discussion continued regarding the potential for individual property owners to organize for increased viability and on the number of contributing properties with available units.

Mr. Bray noted he had received an email asking that the Board postpone the discussion for three months to gather additional information. Ms. Moste stated she was in favor of a slower process.

Ms. Logan commented that the TDR program is market-based and outside the control of City staff.

Discussion ensued as to whether to recommend the City Commission direct staff to research banking options. Ms. Wallen noted the process of exploring the banking option would further delay the ordinance. Ms. Logan advised that once there was a recommendation by the Board, there would be a review by the Planning and Zoning Board followed by two City Commission hearings.

Vice Chair Rosa stated he would prefer to make a recommendation based on the information before the Board.

Ms. Wallen recommended a three-month deferral to allow for further review and discussion and suggested the Board ask that background on the bank option be gathered during the deferral. Ms. Logan noted the original request for changes to the TDR and stated a bank option was not part of the direction from the Commission. Discussion continued.

Vice Chair Rosa commented on the delay represented by the Board postponing the hearing. Ms. Wallen stated the item would not go to the Planning and Zoning Board until a recommendation was made by the Historic Planning Board.

Motion made by Ms. Moste, seconded by Mr. Bray, to defer the TDR discussion for one month to the January 2025 meeting.

In a voice vote, the motion **passed 6-0**.

~~**b. FY24 Architectural Resource Survey Completion**~~

~~Ms. Logan shared that the FY24 architectural survey, funded by a grant from the State of Florida, and noted the full report was available on the City website. She stated the next phase of the survey would begin in the spring, with the intention to survey the entire City.~~

~~Mr. Bray asked if there were neighborhoods which would show significant Midcentury Modern properties. Ms. Logan stated Coral Ridge would be a good example of a neighborhood with a lot of structures built in the 1940s and 1950s which had commonality in architecture and architects represented, and good documentation exists to support a survey of the area.~~

~~c. Proposed Text for War Memorial State Historical Marker~~

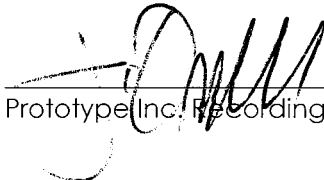
~~Ms. Logan sought feedback on the proposed text for the War Memorial State Historical Marker.~~

~~Mr. Jones stated he had reviewed the language and learned that it was a Holocaust reference from Elie Wiesel which may encourage people to explore further. There were no further comments.~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:32 p.m. The next regular meeting of the HPB is scheduled for Monday, January 6, 2025.

Attest:



Prototype Inc. Recording Secretary

Chairman:



Arthur Marcus, Chair

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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, October 7, 2024 – 5:00 P.M.**

Board Members	Attendance	Cumulative Attendance 6/2024 through 5/2025	
		Present	Absent
Arthur Marcus, Chair	P	5	0
Richard Bray	P	5	0
Allen Jones	P	4	1
Sonya Moste	A	3	2
Richard Rosa, Vice Chair	A	3	2
Tim Schiavone	A	3	2
Shane Taylor	P	4	1
Ashley Walker	P	3	2

City Staff

D'Wayne Spence, Deputy City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
J. Opperee, Recording Secretary, Prototype Inc.

Guests

Y. Lisa Colon
Yasmine Pottinger
Rohan Rugg, Architect
Maggie Hunt
Rachael McLardy
Stephen Tilbrook Esq.
Jackie Del Arca, Consultant, DKP [via Zoom]
Michaela Conca, President of the Broward Trust for Historic Preservation

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:00 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: September 9, 2024

Motion made by Mr. Jones, seconded by Mr. Taylor to approve the minutes of the September 9, 2024, meeting as presented.

In a voice vote, the motion **passed 5-0**.

~~neighborhood and she thought matching the neighborhood aesthetic was fair. Ms. Hunt said the proposed structure was not in keeping with this district.~~

~~There being no one else wishing to speak, Chair Marcus closed the public hearing.~~

~~Ms. Logan said the design complied with the ULDR and the regulations. She said some projects incorporated more architectural features than this one and showed more movement in the façade to help relieve the size and scale of the structure. She stated the Board had approved two-story buildings like this, but not three-story buildings. Mr. Jones said this did not look like Sailboat Bend and he opposed it. Ms. Walker thought the three stories was not in keeping with the scale of the surrounding area. She said this was not consistent with others they had approved.~~

~~Ms. Taylor was concerned about the massing and felt three stories was inconsistent with the neighborhood. Mr. Bray thought this was inappropriate for this location; it did not have the right character for the neighborhood.~~

~~Chair Marcus said the front of the house looked too forbidding; there was too much blank wall space. He noted the front door appeared different on the different renderings and pointed out they needed accurate drawings.~~

~~Motion made by Ms. Walker, seconded by Mr. Taylor to **deny** the resolution for a Certificate of Appropriateness for New Construction with a Yard Reduction under case number UDP HP24022 located at 209 SW 9th Avenue based on the facts and findings as outlined in the staff memorandum and Board discussion.~~

~~In a voice vote, the motion **passed 5-0**.~~

~~V. Communication to the City Commission~~

~~Ms. Logan reported the Board's communications had been provided to the City Commission and they had not discussed them. Mr. Bray had also provided the Commission with a handout.~~

~~VI. For the Good of the City of Fort Lauderdale~~

~~a. **2025 HPB Meeting Schedule Discussion: Consideration of Alternate Date for September**~~

~~Motion made by Mr. Taylor, seconded by Ms. Walker to approve the Board's 2025 meeting calendar.~~

~~In a voice vote, the motion **passed 5-0**.~~

b. Review of Proposed Ordinance Updates to Unified Land Development Regulations Article XII - Transfer of Development Rights (TDR)

Ms. Logan had forwarded an email from Jay Adams, who requested another deferral. The Board had requested an example of a transfer in Miami and Ms. Logan provided it and described the process.

Chair Marcus opened the public hearing.

Stephen Tilbrook Esq., representing Jay Adams, said Mr. Adams was going through this process now. Mr. Tilbrook said he and Mr. Adams did not feel the ordinance re-write would make it easier

or more efficient and they wanted to meet with staff and the consultant to work on how to make it better. He requested a deferral on behalf of Mr. Adams.

Ms. Logan recalled the Board had recommended hiring a consultant to look at best practices in Broward County but she noted there were no programs in Broward County. Assistant City Attorney Shari Wallen had advised looking in Broward County because of its land use plan. The City Commission had not given direction or allocated funding to hire that consultant. Chair Marcus wished to bring in people with experience. Ms. Logan said she and the Urban Design and Planning Manager had met with Mr. Tilbrook and Mr. Adams in January and Mr. Tilbrook and Mr. Adams said they would return with recommendations, but staff had not received them yet. Staff had worked on adjustments to the ordinance that would help alleviate the restrictions on the number of units being transferred. She agreed to meet again with Mr. Tilbrook and Mr. Adams.

Ms. Hunt hoped the process could be simplified and made less expensive.

Mr. Spence noted the Board had expertise on historic property and the Planning and Zoning Board had planning expertise regarding the Land Use Plan and the City's Comprehensive Plan. The HPB's task was to determine if the ordinance would adequately protect historic properties.

Michaela Conca asked if the TDR timeline fell into the legal obligation and Ms. Logan stated a Certificate of Eligibility that was issued for historic properties expired after 18 months and could be renewed. Mr. Spence said the concern was that an individual would obtain these rights and not exercise them for an extended period of time. Mr. Tilbrook said they wanted to opportunity to continue the discussion with staff.

Motion made by Ms. Walker, seconded by Mr. Jones to defer the discussion to the Board's December meeting.

In a voice vote, the motion **passed 5-0**.

Mr. Bray wanted to extend that conversation to other issues about which he wished the Board to make recommendations to Planning and Zoning, specifically the tax incentive. He wanted someone from Planning and Zoning to attend the meeting.

Motion made by Ms. Bray, seconded by Mr. Jones to add discussion to make recommendations regarding zoning issues that affect historic properties to the next HPB meeting agenda.

In a voice vote, the motion **passed 5-0**.

~~c. Sailboat Bend Historic District Vision Plan Discussion~~

~~Ms. Logan distributed a flyer regarding an interactive open house on October 22nd for the Sailboat Bend Historic District Vision Plan. The City's consultant, Dover Kohl, would help create the plan and run the open house. The consultant was working to collect feedback from the district commissioner and from neighbors on a recent walking tour. Ms. Logan asked Board members for their input. She said they were considering ways to update the existing code, streetscape, improve neighborhood access, highlight parks and improve connections between Sailboat Bend and adjacent neighborhoods.~~

~~Jackie Del Arca confirmed she had been meeting with Ms. Logan and the Sailboat Bend Civic Association and they invited Board members' input. Ms. Logan said they would be talking about resilience and there were already plans in the works. She asked the Board what they valued most about Sailboat Bend and why it was so attractive. Mr. Bray said he would attend the open house~~

~~to provide his feedback. He recommended broader outreach to advertise the event throughout the entire City.~~

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:52 p.m. The next regular meeting of the HPB is scheduled for Monday, November 4, 2024.

Attest:



Prototype Inc. Recording Secretary

Chairman:



Arthur Marcus, Chair

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CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, September 9, 2024 - 5:00 P.M.**

Board Members

Arthur Marcus, Chair
Richard Bray
Allen Jones
Sonya Moste
Richard Rosa, Vice Chair
Tim Schiavone
Shane Taylor
Ashley Walker

Attendance

P
P
A
P
P
P
P
A

**Cumulative Attendance
6/2024 through 5/2025**

Present

4
4
3
3
3
3
3
2

Absent

0
0
1
1
1
1
1
2

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
Jamie Opperlee, Recording Secretary, Prototype Inc.

Guests

Jay Adams
Art Bengochea, Architect
Ilea Haber, Architect
Ted Inerra
Dr. David Kyner
Larry Mele
Richard Mercede

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:10 p.m. Roll was taken, and it was determined that a quorum was present.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: August 5, 2024

Motion made by Mr. Bray, seconded by Mr. Schiavone to approve the minutes of the August 5, 2024, meeting as presented.

In a voice vote, the motion **passed 6-0**.

- ~~2. Awnings facing the right of way may not extend further than 36 inches from the face of the building and awnings that extend into the right of way require a revocable license. Applicant will be required to show proof of a permit for the existing awnings or if a permit was not obtained, the existing awnings will need to be permitted to conform to the code requirements.~~
- ~~3. Fence and placement of an Ice Cream Car at southeast corner of structure will be concealed.~~
- ~~4. Signage is not approved as part of this application and requires a separate Certificate of Appropriateness application.~~
- ~~5. Administrative Site Plan Level I application is required for the proposed site plan changes which must be completed prior to permitting.~~
- ~~6. Application is subject to the approval of Zoning, Building, and all ULDR requirements, including landscaping and flood plain requirements.~~

~~In a voice vote, the motion passed 6-0.~~

~~V. Communication to the City Commission~~

~~None.~~

VI. For the Good of the City of Fort Lauderdale

a. Review of Proposed Ordinance Updates to Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR)

Ms. Logan provided a PowerPoint presentation reviewing Unified Land Development Regulations Article XII – Transfer of Development Rights (TDR) and proposed ordinance updates for review and consideration based on a Communication to the City Commission in December 2023. Board members asked for further clarification on the program throughout the presentation. She noted a summary of the program was also included in the staff report.

Ms. Moste asked how a potential applicant would locate sending sites. Ms. Logan explained the sending sites would be historic properties, and maps of historic properties were available. She noted there had only been one applicant to date, so there was not yet a list of participants on the City website. She added that there was a video explaining the program on the website.

Chair Marcus stated hardly any of the architecturally significant structures throughout the City were included on the maps. He asserted the process by having any of those properties designated as historic. Ms. Logan advised there is an interactive map which includes all properties which have been identified as eligible for designation.

Mr. Rosa expressed concern it would be difficult for someone who had not had the benefit of the presentation before the Board to grasp what they have available. The Board discussed whether the City was providing the appropriate resources and whether the program was accessible enough.

Mr. Rosa noted Jay Adams was the only person to utilize the TDR program to date and asked for his feedback. Mr. Adams shared that it is a complicated process which requires a land use attorney to decipher. He noted the program was especially useful for properties scheduled to be torn down. He advised that he would provide written comments on the proposed revisions.

Chair Marcus asked what the big stumbling blocks were. Mr. Adams stated the rights could not be sold unless there was a receiving property which was approved by the Development Review Committee (DRC) and had an approved permit and noted the timelines and expiration dates for the two processes conflict. He suggested the DRC approval requirement be reviewed. Discussion continued.

Mr. Bray commented on limitations on the owner associated with having a property designated as historic and selling the development rights.

Ms. Moste stated this was legislation intended to support historic preservation, and it should be as simple as possible.

Discussion ensued as to State and County regulations, the timeline for the process, calculation of units, best practices, and next steps. Ms. Logan stated the topic could be deferred if the Board would like to have further discussion. She stated the Planning and Zoning Board was interested in comments from the HPB.

Mr. Schiavone stated he would like more clarity on how the process works from A to Z, including how an owner sells their development rights to the developer.

Ms. Wallen provided additional clarification on the timeline for a TDR and the Certificate of Transfer process. She requested that the Board read the ordinance to avoid misinformation.

Chair Marcus stated the topic would be discussed further at the October meeting.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:09 p.m. The next regular meeting of the HPB is scheduled for Monday, October 7, 2024.

Attest:


Prototype Inc. Recording Secretary

Chairman:


Arthur Marcus, Chair

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