



**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. Opperlee, 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.

IV. Agenda Items

1.

REQUEST: ~~After the Fact Certificate of Appropriateness for Major Alterations~~

- ~~• After the Fact Window and Door Replacement and Alterations to the Window Openings on a Historic Landmark~~

Case Number	UDP-HP24039	FMSF#	BD09382
Owner/Applicant	Gabriel Palladino		
Address	701 SW 12 th Avenue		
General Location	Located at the southwest corner of the intersection of SW 7 th Street and SW 12 th Avenue		
Legal Description	RIVERSIDE ADD AMEN PLAT 1 13 B LOTS 1 & 2 & E1/2 OF VAC ALLEY ABUTTING SAID LOTS, TOGETHER WITH S 20 OF VAC 7 ST ABUTTING SAID LOTS BLK 4		
Existing Use	Residential Single Family		
Proposed Use	Residential Single Family		
Zoning	RD-15		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii		
Landmark/Historic District	Greona Riverside Park Residence		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	June 29, 2025	Not Applicable	
Authored By	Lina Allakhverdieva, Urban Planner II Trisha Logan, Principal Planner, Historic Preservation Liaison		

Gabriel Palladino, applicant, requested a deferral as he needed more time to prepare a presentation for the Board.

Motion made by Mr. Schiavone, seconded by Mr. Taylor to defer the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP24039 located at 701 SW 12th Avenue to the August meeting.
In a voice vote, the motion **passed 5-0**.

Ms. Logan advised that one (1) member of the Board was recusing themselves from Item 2 as a member of the Fort Lauderdale Historical Society. Due to considerations of quorum, the item would need to be heard once an additional Board member arrived.

Item 2 was addressed following Item 4.

2.

REQUEST: ~~Certificate of Appropriateness for Major Alterations~~

- ~~• Replacement of Existing Cedar Shingle Roof with Composite Roof Shingle on the King Cromartie House in the Himmarshee Historic District~~

~~Mr. Golden asked about the environmental aspects of one roof versus the other, such as the disposal of materials. Ms. Davis advised that she did not have this information.~~

~~Mr. Jones asked staff how this roof compared to other metal roofs the Board had approved. Ms. Allakhverdieva stated the existing roof on this house is one of its major architectural features and is important in terms of visual effect and appearance of the structure. Chair Marcus stated the Board had approved metal roofs in the past and a Code change is needed. Ms. Logan advised that the material and design guidelines list metal, but staff also considers how it would affect the architectural integrity of the site. Discussion ensued regarding potential future plans for the home.~~

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

~~**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-HP25008 located at 209 SW 11th 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 4-1**. Mr. Jones was opposed.~~

4.

REQUEST: **Historic Designation Recission**

- Recission of Historic Landmark Site Designation of Robinson Cobb House at 1109 NE 16th Place

Case Number	UDP-HPD25001	FMSF#	
Owner	Benny V. Robinson, Jeffrey S. Cobb		
Address	1109 NE 16 th Place		
General Location	Located on the east side of NE 17th Avenue approximately 75 feet south of the intersection of NE 8th Street and NE 17th Avenue		
Legal Description	LAUDERDALE PARK 6-33 1/2 B LOT 10 TO 13 BLK 4		
Existing Use	Single-Family Residential		
Zoning	RMS-15		
Applicable Sections	ULDR	47-24.11.C.	
Landmark/Historic District	Robinson Cobb House/Leonard Glasser Model Home		
Authored By	Vasilya Allakhverdieva, Urban Planner II Trisha Logan, Principal Urban Panner		

Ms. Allakhverdieva summarized the staff report and concluded with:

Summary Conclusion:

In accordance with Section 47-24.11.C. of the ULDR, staff finds that the application Rescission of Historic Landmark Site Designation of the 1109 NE 16th Place commonly known as the

Robinson Cobb House/ Leonard Glasser Model Home under case number UDP-HPD25001 no longer meets criteria (c), (f), (g) and (h) as outlined in Section 47-24.11.C.7 of the ULDR.

Benny Robinson, applicant, shared that his partner, Jeffrey Cobb, loved historic properties and wanted to make the property historical but had since passed away. He stated the death had necessitated a sale of the home, but he had found it was difficult to sell a historic property. He noted the home had not been included in any tours or guides to historic sites.

Mr. Schiavone stated looking at the application now, the designation would not have passed. Ms. Logan provided additional background on how the designation was originally granted.

Motion made by Mr. Jones, seconded by Mr. Golden to recommend approval of the request for Rescission of Historic Landmark Site Designation of the Phil Resnik House located at 1109 NE 16th Place commonly known as the Robinson Cobb House/ Leonard Glasser Model Home to the City Commission under case number UDP-HPD25001 based on a finding this request no longer meets criteria (c), (f), (g) and (h) as outlined in Section 47-24.11.C.7. of the ULDR. In a voice vote, the motion **passed 5-0.**

Mr. Keith arrived at 5:38 p.m.

Item 2 was heard prior to Item 5.

5.

REQUEST:

Certificate of Appropriateness for Major Alterations

- ~~After the Fact Installation of a 7 Foot High Horizontal Wood Fence and Synthetic Hedge Assembly~~

Case Number	UDP HP25009	FMSF#	
Owner	1129 Van Brut LLC et al		
Applicant	Kevin Berman, Registered Agent		
Address	301 SW 2 nd Street		
General Location	Located at the northwest corner of the intersection of Southwest 2nd Street and Southwest 3rd Avenue		
Legal Description	FT LAUDERDALE B 40 D E 50 OF LOTS 13,14,15 BLK 17,AKA PAR 1;LOTS 13,14,15 BLK 17 LESS E 50 OF SAID LOTS AND LESS N 18 OF LOT 15 BLK 17,AKA PAR 2;TOG WITH E1/2 VAC'D 14 FT ALLEY		
Existing Use	Nightclub/Entertainment		
Proposed Use	Nightclub/Entertainment		
Zoning	H 1 Historic Districts		
Applicable Sections	ULDR	47 24.11.D.3.c.i; 47 24.11.D.3.c.ii; 47 16	
Landmark/Historic District	Himmarshee Historic District		
Section 166.033, Florida Statutes	180 day Expiration Date	Extension Date (s)	
	December 15, 2025	Not Applicable	
Authored By	Trisha Logan, Principal Urban Planner		

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.