

# City of Fort Lauderdale

City Hall  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)



## Meeting Minutes - APPROVED

Tuesday, September 17, 2013

6:00 PM

City Commission Chambers

## City Commission Regular Meeting

**FORT LAUDERDALE CITY COMMISSION**

**JOHN P. "JACK" SEILER** Mayor - Commissioner  
**BRUCE G. ROBERTS** Vice Mayor - Commissioner - District I  
**DEAN J. TRANTALIS** Commissioner - District II  
**BOBBY B. DuBOSE** Commissioner - District III  
**ROMNEY ROGERS** Commissioner - District IV

**LEE R. FELDMAN**, City Manager  
**JOHN HERBST**, City Auditor  
**JONDA K. JOSEPH**, City Clerk  
**CYNTHIA A. EVERETT**, City Attorney

Meeting was called to order at 6:18 p.m. by Mayor Seiler.

## ATTENDANCE ROLL CALL

**Present: 5** - Mayor John P. "Jack" Seiler, Vice-Mayor Bruce G. Roberts, Commissioner Dean J. Trantalis, Commissioner Bobby B. DuBose and Commissioner Romney Rogers

**Also Present:** City Manager, Lee R. Feldman; City Auditor, John Herbst; City Clerk, Jonda K. Joseph; City Attorney, Cynthia A. Everett; Sergeant At Arms, Sergeant Joyce Fleming (6:45 p.m.)

## Vote Roll Call Order for this Meeting

Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers, Vice Mayor Roberts, and Mayor Seiler

## Invocation

Chaplain Luke Harrigan, Fort Lauderdale Police Department

## Pledge of Allegiance

Broward County Commissioner Lois Wexler

## OTHER BUSINESS

**OB** MOMENT OF SILENCE IN REMEMBRANCE OF FORMER U.S. CONGRESSMAN CLAY SHAW

**OB** SNYDER PARK BUTTERFLY GARDEN

Mayor Seiler announced that a new butterfly garden opened over the weekend at Snyder Park. It was a partnership between the City's Parks and Recreation Department, Kids Ecology Corps and Flamingo Road Nursery. He issued a public thank-you to Flamingo Road Nursery and its owner, Jim Dezell, for a generous contribution to the project. The group transformed an underutilized area into a flourishing butterfly garden complete with flowers, plants, shrubs and vegetation.

Dezell made remarks about the importance of the butterfly garden and thanked the Commission for the opportunity to work on the project.

**OB** UPDATE FROM STATE REPRESENTATIVE

Mayor Seiler recognized state Representative Gwyndolen Clarke-Reed.

Representative Clarke-Reed said there are children's issues that will go before elected officials in the coming months and she hopes the Commission will seek information to educate themselves on those matters.

- O-4 13-1230** FIRST READING OF ORDINANCE AMENDING UNIFIED LAND DEVELOPMENT REGULATIONS, SECTION 47-18.31, SOCIAL SERVICE FACILITY - to distinguish levels of facilities based on the number of clients served and the types of services provided and to include separation criteria based on the level of facility to other SSF facilities, houses of worship, public parks, schools or residentially zoned property

Mayor Seiler advised that he met with Broward County Mayor Kristin Jacobs this morning and discussed several issues including potential sites for the Sexual Assault Treatment Center and Broward Addiction Recovery Center. It has been the City's position to accept one but not both centers. He recommended that until the City has a chance to continue negotiations with Broward County, Item O-4 be deferred.

**Motion** by Commissioner Rogers and seconded by Commissioner DuBose to defer Item O-4 until City and County officials can meet and discuss the future location for the Sexual Assault Treatment Center and Broward Addiction Recovery Center.

**DEFERRED ON FIRST READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**Approval of MINUTES and Agenda**

- 13-1235** APPROVAL OF MINUTES for August 20, 2013 Conference Meeting

**Motion** made by Commissioner Trantalis and seconded by Commissioner DuBose to approve the noted minutes.

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PRESENTATIONS**

- PRES-1 13-1248** PROCLAMATION DECLARING SEPTEMBER 19, 2013 AS DRIVE 4 PLEDGES DAY IN THE CITY OF FORT LAUDERDALE

Commissioner Trantalis presented the proclamation to Vic Beninate, Area Director, AT&T.

- PRES-2 13-1147** PROCUREMENT SERVICES DIVISION OF FINANCE DEPARTMENT - ACHIEVEMENT OF EXCELLENCE IN PROCUREMENT AWARD - NINTH TIME

The City Manager recognized members of the Procurement Division of the Finance Department for attaining the National Procurement Institute's Achievement of Excellence in Procurement Award for the ninth consecutive year. Additionally, Deputy Director of Finance Kirk Buffington recently was honored with a lifetime achievement award in purchasing. The City Manager said the recognition attests to the professionalism of City employees.

**OB 13-1358 WALK-ON RESOLUTION - URGING FLORIDA'S REPRESENTATIVES AND SENATORS IN THE U.S. CONGRESS TO SPONSOR AND SUPPORT LEGISLATION TO STOP THE DEVASTATING IMPACT OF SEQUESTRATION ON HOPWA AND CONTINUE FULLY FUNDING AND LEADING THE CHARGE TO REAUTHORIZE THE RYAN WHITE CARE ACT AND HOPWA**

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Mayor Seiler commended Commissioner Trantalis, resident Michael Rajner and others for working on the language of this resolution. Commissioner Trantalis appreciated the community-wide effort and compromises made. The intent of the resolution was to bring to the attention of elected officials the need to reauthorize the Ryan White Care Act, which is expiring soon.

Mayor Seiler opened the floor for public comment.

Michael Rajner, P.O. Box 2133, said the Commission should focus on the Housing Opportunities for Persons with AIDS program, which may be hit with a 13 percent funding cut. It will be important for City leaders to determine how to provide safe, accessible and affordable housing for people living with HIV. He felt the resolution circumvented a long-established community process. He urged the Commission to be a stakeholder in a whole community process.

There was no one else wishing to speak.

Commissioner Trantalis indicated that this matter came to his attention through representatives of the AIDS Healthcare Foundation. The availability of time was just a couple of weeks. He agrees with the process of inclusion. When the foundation approached him, he referred them to Rajner for his position on the issue and in fact everyone tried to include him. An opportunity was ignited for the entire AIDS service community to participate.

Commissioner Trantalis introduced the resolution, which was read by title only.

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**Consent Agenda**

**(CA)**

Mayor Seiler announced the procedure for consent items.

**Motion** made by Vice-Mayor Roberts and seconded by Commissioner DuBose that Consent Agenda Items CR-1, CR-7 and PUR-1 be deleted from the Consent Agenda and considered separately, and that all remaining Consent Agenda items be approved as recommended.

**Approval of the Consent Agenda**

**Approve the Consent Agenda**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-1 13-1185** EVENT AGREEMENTS: 1) Las Olas Sunday Market and 2) Caribe Arts Fest 2013

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-2 13-1186** EVENT AGREEMENTS AND RELATED ROAD CLOSINGS: 1) Dillard High School/Community Homecoming Parade, 2) The Triton Expo, 3) Glam-A-Thon, 4) 26th Annual Las Olas Art Fair, 5) Light the Night Walk, 6) Seminole Hard Rock Winterfest Boat Parade, 7) Making Strides for Breast Cancer and 8) Walk for Farm Animals

**Walk for Animals event removed from the item.**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-3 13-1290** ADDITION OF ONE NEW CLASS TO TEAMSTERS LOCAL 769 COLLECTIVE BARGAINING AGREEMENT

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-4 13-1010** FIRST AMENDED AND RESTATED AGREEMENT FOR TORTUGA MUSIC FESTIVAL with TMF2013, LLC - extending term for one additional year

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-5 13-1182** PURCHASE AND INSTALLATION OF SIDEWALKS AND BATTING CAGE SLABS in the amount of \$30,565 from Straightline Engineering Group, LLC

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-6 13-1088** NO OBJECTION TO PLAT NOTE AMENDMENT - MANORS PLAT - Case 18-P-13A

Applicant: Broward County Housing Authority  
Location: NE 17th Court at Old Dixie Highway  
Zoning: Residential Multifamily Mid Rise District (RMM-25)  
Future Land Use: Medium-High

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**M-7 13-1150**

**FOREIGN TRADE ZONE - FIVE-YEAR OPERATOR AGREEMENT - CORROPACK CONTAINERS CORP.** - Subject to approval of Minor Boundary Modification for a Usage Driven Site by the Foreign-Trade Zones Board and activation request by US Customs and Border Protection

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CONSENT RESOLUTION****CR-1 13-1221**

**QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM - PROJECT REPEL** - Extension of Payout Schedule from six years to seven years and Amend Resolution No. 13-126

Charles King, 105 North Victoria Park Road, requested more information on the program. It appears that tax money is being given to industries to attract them to locate in the city. He felt that good schools and middle class neighborhoods would also attract industries. He would like to know the identity of the companies. Mayor Seiler said the company names are not disclosed during negotiations, but they are announced after they are approved. Fort Lauderdale's unemployment rate of 6.2 percent is lower than any other urban area in the state.

**Motion** made by Commissioner Trantalis and seconded by Commissioner DuBose to approve the item as recommended.

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-2 13-1259**

**REIMBURSABLE GRANT APPLICATION - BROWARD BOATING IMPROVEMENT PROGRAM - REMOVAL OF ABANDONED AND DERELICT VESSELS** - \$50,000 - authorizing City Manager to execute all necessary documents for acceptance of funds

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-3 13-1292**

**GRANT APPLICATION - FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM GRANT FUNDS - SNYDER PARK BOARDWALK** - Florida Department of Environmental Protection - \$85,000 in grant funds and City match of \$85,000

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-4 13-1040 SUPPORTING CREATION OF REGIONAL C-51 GOVERNANCE AND FINANCE WORK GROUP**

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-5 13-1286 FIVE-YEAR STRATEGIC PLAN - PRESS PLAY FORT LAUDERDALE 2018 AND STRATEGIC MANAGEMENT SYSTEM**

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-6 13-1236 ADOPTING A FUND BALANCE POLICY - COMPLIANCE WITH GOVERNMENT ACCOUNTING STANDARDS BOARD STATEMENT NO. 54**

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**CR-7 13-1275 AMENDMENTS TO CITY'S INVESTMENT POLICY**

The City Auditor explained that heating oil derivatives are not allowed to hedge the City's diesel and, or gasoline consumption. It should be struck from the policy, Section XIV.2.b.

**Motion** made by Commissioner Rogers and seconded by Vice-Mayor Roberts to approve the item as amended.

**Amended to delete reference to heating oil under Section XIV.2.b relating to exchange-traded futures and option contracts.**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PURCHASING AGENDA**

**PUR-1 13-1045 CONTRACT FOR STATE ROAD A-1-A (SOUTHEAST 17 STREET CAUSEWAY) BEAUTIFICATION PROJECT in the amount of \$171,645.50 from Superior Landscaping & Lawn Services, Inc.**

Steven Glassman, 2821 North Ocean Boulevard, asked that similar work be done along Sunrise Boulevard which is a major gateway to the beach. It is important to invest in the City's gateways. He noted that the Broward County Master Gardener Program is always looking for work for their master gardeners and perhaps there could be a partnership forged.

Commissioner Rogers sought clarification on the type of landscaping. Some concerns were raised by his constituents about the visual impact at intersections. The City Manager said the Parks and Recreation

and Transportation and Mobility departments worked with Florida Department of Transportation on the final design and have no concerns.

**Motion** by Commissioner Rogers and seconded by Commissioner DuBose to approve the item as recommended.

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PUR-2 13-1165**

**FINAL RANKING AND COMMENCEMENT OF CONTRACT NEGOTIATIONS - GEOTECHNICAL ENGINEERING AND LABORATORY TESTING SERVICES - two top ranked proposers AMEC Environmental & Infrastructure, Inc. and Professional Service Industries, Inc.**

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PUR-3 13-1166**

**TOWNSEND PARK (A/K/A SAILBOAT BEND NORTH) IMPROVEMENTS PROJECT - REJECT ALL BIDS AND RE-BID**

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PUR-4 13-1187**

**INCREASED EXPENDITURE FOR FENCE INSTALLATION in estimated amount of \$75,000 from Tropic Fence, Inc.**

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PUR-5 13-1193**

**FINAL RANKING AND COMMENCEMENT OF CONTRACT NEGOTIATIONS - CONSULTANT SERVICES - DESIGN AND IMPLEMENTATION OF FORT LAUDERDALE BEACH STREETScape IMPROVEMENT PROJECT - top ranked proposer Kimley-Horn and Associates, Inc.**

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers



**PUR-6 13-1194** FINAL RANKING AND COMMENCEMENT OF CONTRACT NEGOTIATIONS - CONSULTANT SERVICES - DESIGN AND IMPLEMENTATION OF LAS OLAS BOULEVARD CORRIDOR IMPROVEMENTS - top ranked proposer EDSA, Inc.

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PUR-7 13-1239** ONE-YEAR CONTRACT EXTENSION FOR LEGAL PUBLICATIONS AND ONLINE RESEARCH SERVICES in the estimated amount of \$31,066.20 from West (West Publishing Corporation, Thomson Reuters Applications, Inc., West Services, Inc., Thomas Reuters (Legal) Inc., and their affiliates)

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**RESOLUTIONS**

**R-1 13-1133** LAUDERDALE ISLES WATER MANAGEMENT DISTRICT - ELECTION OF GOVERNING BOARD MEMBER - DECEMBER 10, 2013

Commissioner Rogers introduced the resolution, which was read by title only.

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**R-2 13-1152** QUASI-JUDICIAL - 1200 NORTH FEDERAL PLAT - CASE 8-P-13

Applicant: James Bradley Fazio  
Location: 1200 North Federal Highway  
Zoning: Boulevard Business (B-1)  
Future Land Use: Commercial

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record

Members of the Commission announced with whom they had spoken and/or site visits made concerning this matter.

Vice-Mayor Roberts introduced the resolution, which was read by title only.

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**R-3 13-1202 APPOINTMENT OF CITY BOARD AND COMMITTEE MEMBERS - vacancy information provided under Conference Item BD-2**

Mayor Seiler asked the City Clerk to confirm with Mickey Hinton and Brice Lambert their interest in continuing to serve on Northwest Progresso Flagler Heights Redevelopment Advisory Board. In response to Mayor Seiler, the City Clerk indicated it would be acceptable for an individual to serve on the Enterprise Zone Development Agency and Board of Adjustment because the Enterprise Zone Development Agency is a county agency.

Mayor Seiler opened the floor for public comment.

Shannon Harmeling, vice-chair of the Central City Redevelopment Advisory Board, was available for any questions concerning appointments to this board. There was no one else wishing to speak.

The City Clerk announced the appointees/re-appointees who were the subjects of this resolution:

Board of Adjustment	Roger Bond (consensus/ Commissioner Rogers) Matthew H. Scott (consensus/ Mayor Seiler)
Budget Advisory Board	Josias N. Dewey (Mayor Seiler) Frederick Nesbitt (Mayor Seiler) Bob Oelke (Commissioner Trantalis)
Central City Redevelopment Advisory Board	Domingo Cid (Commissioner Trantalis)
Charter Revision Board	Ron Gunzburger (Commissioner Trantalis)
Economic Development Advisory Board	Christopher W. Denison (Commissioner Trantalis)
Marine Advisory Board	Jimmie Harrison (Commissioner Trantalis)
Parks, Recreation and Beaches Board	Tommy Knapp (Mayor Seiler) Karen Polivka (Mayor Seiler) Richard Zaden (Mayor Seiler) Bruce Quailey (Vice-Mayor Roberts) Michael A. West (Vice-Mayor Roberts) JoAnn Medalie (Commissioner Trantalis) Joe Bellavance (Commissioner Rogers) Karen Doyle (Commissioner Rogers) Charles Love (Commissioner Rogers) Angela Ward (Commissioner Rogers)
Sustainability Advisory Board	Alena Alberani (Commissioner Trantalis)
Unsafe Structures Board	John F. Phillips (consensus/ Mayor Seiler)

Commissioner Trantalis introduced the resolution, which was read by title only.

**ADOPTED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

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**PUBLIC HEARINGS**

**PH-1 13-1192 QUASI-JUDICIAL - DE NOVO HEARING - CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS TO LAUDERDALE BEACH HOTEL (Las Olas Beach Club) - Case 5-H-13**

**Applicant:** Preferred Signs

**Location:** 101 South Fort Lauderdale Beach Boulevard

**Zoning:** Planned Resort Development PRD

**Future Land Use:** Regional Activity Center - Central Beach RAC-CB

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Members of the Commission announced with whom they had spoken and/or site visits made concerning this matter.

Mayor Seiler reviewed the procedure for the public hearing and opened the floor for public comment.

Assistant City Attorney Carrie Sarver explained this is a continuation of a de novo hearing from a March 4, 2013, decision of the Historic Preservation Board, denying a Certificate of Appropriateness (COA) for an alteration to install shade canopies on the building and approving a COA for an alteration to add signage on the east and south façade of Lauderdale Beach Hotel. She noted documentation that has been provided to the Commission. The Commission should vote on both certificates separately. Applicable criteria in the Unified Land Development Regulations should be considered. There are also supplemental design guidelines. She believed the parties have reached an agreement.

In response to Commissioner Rogers, Sarver explained why this is a de novo hearing even though there is a private issue related to an easement, there is signage and shade canopy/awnings that need to be approved by the Commission. If the Commission believes that the conditions in the private agreement are applicable to the criteria, she suggested they be incorporated into the motion.

Arie Mrejen, on behalf of the Applicant, said his client has agreed to change the fabric and color of all the awnings so it matches the look of the adjacent tenant, H20. The Applicant also has agreed to remove an awning on the southwest exterior of the property and repair and restore the exterior to remove any holes or hardware and match the paint. He also has agreed to remove an illuminated sign on the southeast exterior of the property and have a similar sized sign placed on the barrel awning in front of the property that would not be illuminated. In return, Mrejen said the Broward Trust has agreed not to oppose this application. However, he has advised his client not to sign anything presented by the Trust because this matter is an appeal under the City's jurisdiction and as such a separate matter.

Applicant Neil Hamuy of Sunglasses N' Swim reiterated some of the details of the agreement.

Patricia Rathburn, representing Broward Trust for Historic Preservation, said the agreement that was reached in mediation with Commissioner Trantalis included some conditions that were inadvertently left out. She listed those conditions: 1) The barrel awning may be maintained subject to the color and material be modified to blue canvas. 2) If code is met, Tommy Bahama logos may be installed on two awnings where they currently exist, but no other awnings. 3) The illuminated sign may be replaced with an additional awning of the same color and material as other replacement awnings. 4) Improvements must be completed within 90 days of Commission approval or the COA would be revoked. She asked that the agreement in addressed in two separate resolutions. She submitted the Commercial Properties section of the City's Historic Preservation Guidelines, which is attached to these minutes. She also submitted a list of criteria considerations for awnings, shade canopies and backlit signage, which is attached to these minutes. Rathburn said it is important to the Trust that any subsequent tenant should be made aware that a compromise regarding awnings was made for the COA because of special circumstances for this particular tenant only. Sarver explained that the matter before Commission involves land regulations and a development permit. The permit is either granted because it meets the criteria or denied because it does not. The City has no way to apply this to only one tenant. Any approval is not tenant specific. Some discussion followed concerning the proposed awnings and those on the H20 space.

In response to Commissioner Rogers, Sarver explained that the word "inappropriate" is in the guidelines. She went on to confirm that the Commission may find that backlit signs are appropriate on this building, although the guidelines indicate they are typically inappropriate. The City would not have violated the guidelines.

There being no other individuals wishing to speak on this matter, a **motion** was made by Commissioner Trantalis and seconded by Vice-Mayor Roberts to close the public hearing. Roll call showed: **AYES:** Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. **NAYS:** None.

Commissioner Trantalis introduced the resolution, which was read by title only.

**Resolution denying a certificate of appropriateness for alteration to install a flat wall sign on the eastern facade of the building was adopted based on the above discussion.**

**Aye:** 4 - Mayor Seiler, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**Nay:** 1 - Vice-Mayor Roberts

Commissioner Trantalis introduced the resolution, which was read by title only.

**Resolution approving a certificate of appropriateness for alteration to install awnings along the east and south facades of the building and authorizing the proper City Officials to issue the necessary permits was adopted subject to five conditions being met within 90 days relating to fabric and color of awning, removal of awning on southwest exterior, installation of Tommy Bahama logos on southeast awning and first awning located on south side of building and installation of additional awning on the wall to south of storefront entrance.**

**Aye:** 4 - Mayor Seiler, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**Nay:** 1 - Vice-Mayor Roberts

**PH-2 13-1070**

**QUASI-JUDICIAL - FIRST READING OF ORDINANCE -  
AMENDMENT TO PLANNED UNIT DEVELOPMENT - TIFFANY  
HOUSE (The Escape) - Case 1-ZPUD-08**

Applicant: Tiffany House LP / Tiffany House/The Escape Hotel

Location: 2900 Riomar Street

Zoning: Planned Unit Development (PUD)

Future Land Use: Planned Unit Development (PUD)

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Members of the Commission announced with whom they had spoken and/or site visits made concerning this matter.

In response to Commissioner Trantalis, Assistant City Attorney D'Wayne Spence said this item is not affected by the moratorium on planned unit developments because it is not a new development, but rather an amendment to an existing one.

Mayor Seiler opened the floor for public comment.

Abby Laughlin, president of Fort Lauderdale Surf Club Condominium Association, spoke in support of the project. She asked that the park impact fees associated with this project go toward constructing Purple Pickle Park in the north beach residential area (NBRA). It has been planned for years and vetted. She presented a site plan that is attached to these minutes. Mayor Seiler said the Commission has consistently ensured that impact fees are available for use citywide. Commissioner Trantalis said that as the City attempts to enhance the quality of life in the NBRA, pocket parks are among the opportunities outlined in the master plan. The area is desolate and some of the residents on the beach are suggesting that since the money is being generated on the beach and there is a serious need, they would like it to be invested in that area.

The City Manager advised that he is developing a five-year plan for park impact fees that will hopefully be presented to the Commission in November or December. He understood the park site is actually in a right-of-way which is not a simple thing to do. Staff would have to work with the neighborhood to see if the concept is plausible. Commissioner Trantalis said this plan was created several years ago to improve an area around a proposed project (Royal Atlantic) that was to be built.

Steven Glassman, representing Broward Trust for Historic Preservation, read a prepared statement in support of the proposed project which is attached to these minutes.

James Ostryniec, 3017 Alhambra Street, spoke in support of the project. He was on the Broward Trust for Historic Preservation's board when this property received its historic designation. He believes this is a win-win situation for the entire neighborhood.

Fred Carlson, president of Beach Breeze Cooperative Board of Directors, said this is a good example of working with the developer who was responsive to the residents' input. They support the project.

Ina Lee, representing the Broward Chapter of Florida Restaurant and Lodging Association, said the Association supports the project. The owners are longtime hoteliers and residents of Fort Lauderdale

and are lauded as leaders who are committed to building a better Fort Lauderdale while honoring and maintaining the history and integrity of the area.

Kathy Koch, 2621 Castilla Isle, said she supports the project and noted that the Central Beach Alliance and Planning and Zoning Board also approved it. It will be a wonderful addition to the beach and allows for historic preservation. The developers, she said, have a track record of projects that make Fort Lauderdale a better place for residents and tourists.

John Weaver, president of Central Beach Alliance (CBA), said the CBA approved the project by a vote of 134-47. This is not a normal sized building for the site and therefore not a precedent for future developments. However, the benefits clearly outweighed that singular item. Residents worked closely with the developer. The project is acceptable because it is self-contained.

Karen Turner, a member of the Central Beach Alliance's board, expressed support of the project. She commended the developer for preserving the building's history.

Charles King, 105 North Victoria Park Road, said if the zoning is appropriate, he is in favor of the development. He believes it would be a mistake to require the impact fees to be invested in a particular area.

There being no other individuals wishing to speak on this matter, a **motion** was made by Vice-Mayor Roberts and seconded by Commissioner Rogers to close the public hearing. Roll call showed: **AYES:** Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. **NAYS:** None.

Commissioner Trantalis felt the site plan is creative with significant setbacks for sidewalk cafes and pedestrian traffic. He does not want the effort to be defeated, but is concerned that allowing a 12-story building in the North Beach Residential Area (NBRA) sets a precedent. The NBRA is the central core of the barrier island and consists mostly of two- and three-story buildings. He hopes the Commission will do as much as possible to preserve that core. He expects that this fall the City will bring stakeholders together to determine what they envision for the NBRA. The new Innovative Development Zoning District does not provide specific guidelines as to what an area should look like. He hopes the Commission will commit to not setting a standard that this is now the vision for the rest of the NBRA. Mayor Seiler said he likes the project as proposed and does not want to muddy the waters by discussing other potential development in the area, although he agreed that a meeting should be convened to look at a vision for the NBRA. The community and developer did a great job of working together. Vice-Mayor Roberts agreed that a meeting should be convened to listen to the community; however he preferred to evaluate projects on a case-by-case basis until such a meeting is held.

Commissioner Rogers agreed with Commissioner Trantalis that an economic way of preserving a historic structure has been found. He believed the beach has survived because of the diverse economic opportunities. The Commission will have to make some hard decisions on the direction of future development on the beach. He felt Commissioner Trantalis has raised some good points and agreed with convening a meeting to look at a vision for the NBRA, but it should be something for the entire city to be involved in.

Vice-Mayor Roberts introduced the ordinance, which was read by title only.

#### **PASSED FIRST READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

- PH-3 13-1072** 1) FIRST READING OF ORDINANCE - LAND USE AMENDMENT - INCREASE RESIDENTIAL DENSITY WITHIN THE DOWNTOWN REGIONAL ACTIVITY CENTER AND 2) RESOLUTION - recommending amending Broward County Land Use Plan - by an additional 5,000 dwelling units - Case 2-T-13

Applicant: City of Fort Lauderdale  
Location: South of Sunrise Boulevard, North of Tarpon River between SE 9th Avenue and NW 7th Avenue  
Zoning: Downtown Regional Activity Center (RAC)  
Future Land Use: Downtown Regional Activity Center (RAC)

**REMOVED FROM AGENDA**

- PH-4 13-1153** QUASI-JUDICIAL - FIRST READING OF ORDINANCE REZONING TO PARKS, RECREATION AND OPEN SPACE - LEWIS LANDING PARK - Case 16-Z-12

Applicant: City of Fort Lauderdale  
From: Residential Single Family/Low Medium Density District (RS-8)  
Location: 630 SW 9 Avenue

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record

Commissioner Rogers noted he has had numerous site visits and has spoken with the City Manager concerning this matter. There were no other disclosures.

Mayor Seiler opened the floor for public comment.

Steve Buckingham, representing Tarpon River Civic Association, said the Lewis Landing Park has been in the making for many years. The Association fully supports moving forward with the park. It is noted in the Applicant's narrative prepared by Thomas White, Landscape Architect, and (Exhibit 2 to Commission Agenda Memorandum 13-1153) that is a part of the record, that the seawall at the park needs minor repairs. However, he viewed the seawall today with seawall contractor Norbert McLaughlin of the Marine Advisory Board along with another seawall contractor. They believe the seawall may actually need significant repairs. He discussed their recommendations relating to the proposed 10-foot seawall cap. The Association requests that all necessary repairs be made in a way that secures the seawall and the park for many years to come. Residents are thankful for Lewis Landing Park and urge the Commission to move forward with improvements.

There being no other individuals wishing to speak on this matter, a **motion** was made by Commissioner Trantalis and seconded by Vice-Mayor Roberts to close the public hearing. Roll call showed: AYES: Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. NAYS: None.

Commissioner Trantalis introduced the ordinance, which was read by title only.

**PASSED FIRST READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PH-5 13-1155**

**QUASI-JUDICIAL - FIRST READING OF ORDINANCE - RELIEF FROM PARKING REQUIREMENTS FOR PUBLIC PURPOSE USE - LEWIS LANDING PARK - Case 77-R-11**

**Applicant:** City of Fort Lauderdale  
**From:** Unified Land Development Regulations Section 47-20  
**Location:** 630 SW 9 Avenue

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record

Commissioner Rogers noted he has had numerous site visits and has spoken with the City Manager concerning this matter. There were no other disclosures.

Mayor Seiler opened the floor for public comment.

There being no individuals wishing to speak on this matter, a **motion** was made by Commissioner Trantalis and seconded by Commissioner DuBose to close the public hearing. Roll call showed: **AYES:** Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. **NAYS:** None.

Parks and Recreation Director Phil Thornburg clarified for Commissioner Rogers that plans call for two parking spaces on the west side, a sidewalk connecting to the gazebo and a floating dock. He agreed to check into the seawall issues that were discussed by Buckingham during the previous item.

Commissioner Rogers introduced the ordinance, which was read by title only.

**PASSED FIRST READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PH-6 13-1157**

**QUASI-JUDICIAL - FIRST READING OF ORDINANCE - VACATION OF 15 FOOT RIGHT-OF-WAY - 400 NE 9 Avenue - Case 2-P-13**

**Applicant:** New Mount Olive Baptist Church, Inc.

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Members of the Commission announced with whom they had spoken and/or site visits made concerning this matter.

A correction was made to this item clarifying the address at 400 NW 9 Avenue.

Mayor Seiler opened the floor for public comment.



There being no individuals wishing to speak on this matter, a **motion** was made by Vice-Mayor Roberts and seconded by Commissioner DuBose to close the public hearing. Roll call showed: AYES: Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. NAYS: None.

Commissioner Trantalis introduced the ordinance, which was read by title only.

**PASSED FIRST READING - Location is 400 NW 9 Avenue.**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PH-7 13-1159**

**QUASI-JUDICIAL - FIRST READING OF ORDINANCE - VACATION OF 10 FOOT RIGHT-OF-WAY - 400 NW 9 Avenue - Case 3-P-13**

**Applicant:** New Mount Olive Baptist Church, Inc.

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record

Members of the Commission announced with whom they had spoken and/or site visits made concerning this matter.

Mayor Seiler opened the floor for public comment.

There being no individuals wishing to speak on this matter, a **motion** was made by Commissioner Rogers and seconded by Vice-Mayor Roberts to close the public hearing. Roll call showed: AYES: Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. NAYS: None.

Commissioner Trantalis introduced the ordinance, which was read by title only.

**PASSED FIRST READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**PH-8 13-1225**

**COMMUNITY BUS SERVICES ROUTE CHANGE - Fourth Amendment to Interlocal Agreement with Broward County for Financial Assistance Only**

Mayor Seiler opened the floor for public comment.

There being no individuals wishing to speak on this matter, a **motion** was made by Commissioner Trantalis and seconded by Commissioner Rogers to close the public hearing. Roll call showed: AYES: Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose, Commissioner Rogers and Mayor Seiler. NAYS: None.

**Motion** made by Vice-Mayor Roberts and seconded by Commissioner Trantalis to approve the item as presented.

**APPROVED**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**ORDINANCES**

- O-1 13-1129** SECOND READING OF ORDINANCE AMENDING UNIFIED LAND DEVELOPMENT REGULATIONS, SECTION 47-22 SIGN REQUIREMENTS - to permit sandwich signs and banner signs as a permanent permitted use subject to specific criteria

Vice-Mayor Roberts introduced the ordinance, which was read by title only.

**ADOPTED ON SECOND READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

- O-2 13-1238** SECOND READING OF ORDINANCE AMENDING CODE OF ORDINANCES, CHAPTER 28, ARTICLE I - PROVIDE STANDARDS FOR FLORIDA-FRIENDLY FERTILIZER USE ON URBAN LANDSCAPES

Fred Hein, representing Trugreen, said protection of water quality has been a huge issue in South Florida. By adoption of the Green Industries Best Management Practices, the Commission will be codifying some of the best standards in the industry that allow those in his line of work to conduct their business in a safe, responsible way, protect the watershed and give employment to thousands. It will help homeowners to make better decisions about the use of fertilizer. Also as a resident, he advocated for water protection.

Michael Ruggiero, 2129 Natalie's Cove Road, Cooper City, said he is a best management practices instructor and would like to reiterate Hein's comments. He thanked the Commission for supporting the issue.

Al Hoffer, representing Al Hoffer's Pest Control and Florida Pest Management Association, spoke in support of the ordinance. It should be a model ordinance for the state.

Mayor Seiler agreed with the Vice-Mayor that this item could be included in the City's legislative package, advocating for a statewide standard.

There were no other individuals wishing to speak on this matter.

Vice-Mayor Roberts introduced the ordinance, which was read by title only.

**ADOPTED ON SECOND READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**O-3 13-1090 SECOND READING OF ORDINANCE AMENDING CODE OF ORDINANCES, SECTIONS 2-194(c) AND 2-199.2 COMPETITIVE NEGOTIATIONS AND PREFERENCE - PROVIDE FOR REQUESTS FOR QUALIFICATIONS AND EXPAND THE APPLICATION OF LOCAL BUSINESS PREFERENCE**

Charles King, 105 North Victoria Park Road, said he does not think this ordinance is going to do what is it is intended to do. It seems to complicate the process and will result in the taxpayers paying more. He suggested that police and fire employees be required to reside in the city as a way to keep more money in the community.

There was no one else wishing to speak.

Commissioner Rogers introduced the ordinance, which was read by title only.

**ADOPTED ON SECOND READING**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

**O-5 13-1169 FIRST READING OF ORDINANCE AMENDING UNIFIED LAND DEVELOPMENT REGULATIONS, ARTICLE III - ADDITIONAL ZONING DISTRICTS - PROVIDING FOR THE CREATION OF INNOVATIVE DEVELOPMENT (ID) DISTRICT - creating Section 47-37A and revising Section 47-37, Planned Unit Development (PUD) District**

There was no one wishing to speak on this matter.

Commissioner Rogers felt the ordinance reads differently (1-acre minimum) than the recommendation from the Planning and Zoning Board (1/2-acre minimum). He preferred to follow the Planning and Zoning Board's recommendation. Commissioner Trantalis questioned whether this could open the door to numerous applications to get around existing zoning laws. Commissioner Rogers felt there are checks and balances in place. It is his opinion that mixed-use development is something to seriously explore. This ordinance allows for addressing everything at one time and creating something unique. Four votes are required.

The City Manager said the Planning and Zoning Board recommendation was to eliminate the parcel size and to require a majority plus one vote of the board members present. An ad hoc committee originally recommended a 2-acre minimum and staff had a concern that it would be difficult to assemble a tract that size in the downtown regional activity center (DRAC), for example. They discussed having a different standard for the DRAC versus areas outside of the DRAC. Staff recommended having a lower standard in the regional activity center. The Commission decided upon an acre when it was discussed at conference. Vice-Mayor Roberts said based on the 4-1 vote requirement, he is comfortable with Commissioner Rogers' suggestion.

Commissioner Trantalis was uncomfortable with the way public comment was addressed in the ordinance. Public comment could be stifled if the threat of litigation exists. The City Attorney said there are state statutes that offer protection for people who are appropriately speaking on these types of


issues. Commissioner Trantalis asked the City Attorney to provide more information before second reading of the item.

Vice-Mayor Roberts introduced the ordinance, as amended to a minimum parcel size in a regional activity center of one-half acre and a Planning and Zoning Board majority vote plus one, which was read by title only.

**Amended to provide for a minimum parcel size in a regional activity center of one-half acre and a Planning and Zoning Board majority vote plus one.**

**Aye:** 5 - Mayor Seiler, Vice-Mayor Roberts, Commissioner Trantalis, Commissioner DuBose and Commissioner Rogers

The meeting was adjourned at 9:02 p.m.



John P. "Jack" Seiler  
Mayor

ATTEST:



Jonda K. Joseph  
City Clerk

SEP 17, 2013 PH-1  
PROVIDED BY PATRICIA RATHBURN

City of Fort Lauderdale Historic Preservation Guidelines- Commercial Properties - adopted May 2012

In submitting her report on the application for certificates of appropriateness for signage and awnings at the Lauderdale Beach Hotel/Lauderdale Beach Club condominium, the City's consultant admitted to the HPB that she had not taken into consideration the City of Fort Lauderdale's Historic Preservation Design Guidelines in making her recommendation. Clearly, she should have done so and same should be considered at the de novo hearing on these matters. The City should specifically consider the following:

**Sign Illumination:** (HPDG-Commercial Properties – page 6)

**Backlit signs are typically inappropriate**

*The signage that the applicant requested a COA for is back-lit illuminated and considered by the HPDG to be inappropriate*

**Sign & Awning Guide:** (HPDG-Commercial Properties – page 7)

**ENCOURAGED:** Limit lettering and logos to awning valances – *applicant's logos (which were not included in the application for COA) are on the face of awnings rather than valance*

**Canvas fixed or retractable awnings, whose color, style and location are compatible with the building's character - *applicant's plastic awnings are not compatible with the buildings character***

**Awning shapes that correspond with the openings they protect- *applicant's awnings are inconsistent with the window shapes and do not provide protection where located under balconies***

**DISCOURAGED:**

**Contemporary awning shapes, such as balloon or barrel awnings -*applicant has a barrel awning over main store front, under a balcony***

**Signs or awnings that obstruct architectural features –*applicant's barrel awning obstructs architectural details***

**STRONGLY DISCOURAGED:**

**Install awnings in locations where they are non-functional, such as under a balcony or overhang. *Two of applicant's awnings are non-functional and located under balconies or overhangs***



SEP 17, 2013 PH-1<sup>5</sup>  
PROVIDED BY PATRICIA RATHBURN

# City of Fort Lauderdale Historic Preservation Design Guidelines

## COMMERCIAL PROPERTIES



*Commercial buildings can have many uses including gas stations.*

### PURPOSE

These *Guidelines* were prepared to assist commercial and institutional property owners and tenants with information when considering the repair, alteration or installation of storefronts, installation of signs and awnings, and the design of accessible entrances. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at [www.fortlauderdale.gov](http://www.fortlauderdale.gov). For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

### COMMERCIAL & INSTITUTIONAL PROPERTIES

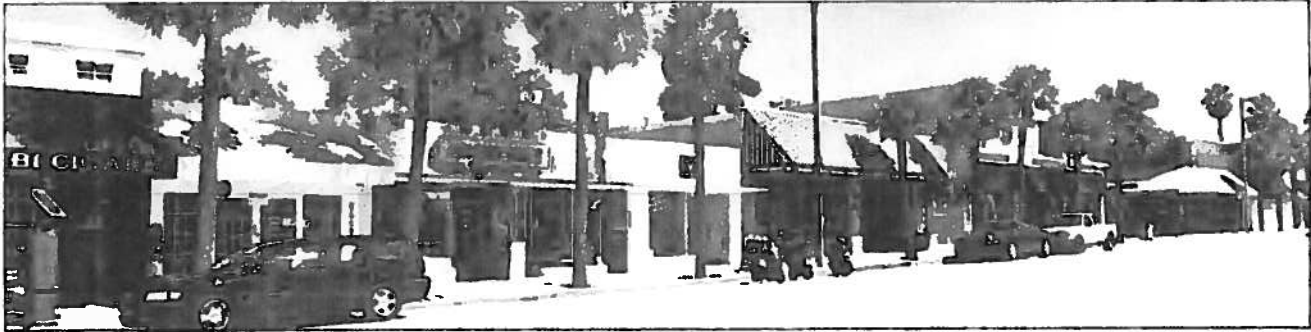
The economic development of Fort Lauderdale's retail areas and the commercial properties within it is encouraged. It is recognized that Fort Lauderdale's vibrance is linked to the viability of its businesses and institutions. Every effort will be made to assist commercial building owners and tenants with revitalizing older retail areas and buildings, helping to attract new customers while promoting an appreciation of historic architecture.

The goals for commercial and institutional buildings are to:

- Encourage compatibility and provide a visual connection with the historic building and context
- Provide variety and vitality along commercial corridors
- Encourage the greatest amount of design flexibility
- Identify those elements that are indisputably detrimental to the historic streetscape
- Encourage the consideration of how a proposed storefront and sign or awning relates to each property, the streetscape and the historic context

### INFORMATION FOR NEW BUSINESSES

If considering opening a new business in Fort Lauderdale, City representatives are available to discuss zoning, construction and other requirements applicable to a specific project. Please contact the DSD at (954) 828-3266 for more information.

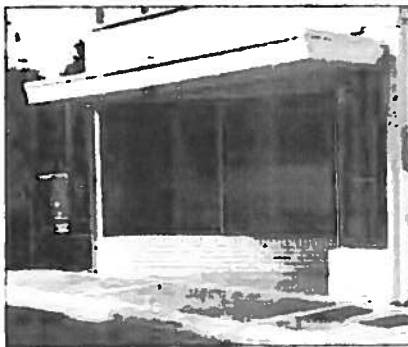


*Rows of storefronts generally share common features including large display windows along the ground floor that allow pedestrians to see within, and a band of signs and awnings at a fairly consistent height along a streetscape.*

## **STOREFRONTS**

The attractiveness and overall maintenance of a storefront can greatly influence a casual observer's perception of a building and the business within. Because a positive impression can help draw potential customers, regular maintenance and careful design can be positive on the bottom line. The storefront is one of the most significant features of a commercial building, the business within it and the overall streetscape. Storefronts often included large sheets of glass at display windows with minimally sized mullions and often recessed entries. This configuration allowed merchants to maximize the visibility of their wares to attract potential customers.

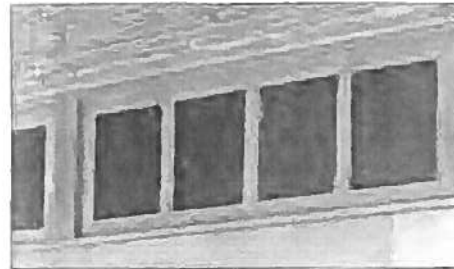
Historic storefronts were typically constructed of wood, metal (cast iron, bronze, copper, tin, galvanized sheet metal, cast zinc, or stainless steel), masonry (brick or stone) and clear, translucent or pigmented glass at transoms. Although the specific configurations of storefronts can vary greatly based upon architectural styles, at different buildings and locations, a common feature is large expanses of glass to display merchandise. In addition, it is typical to have a principal entrance to the commercial space and a separate entrance that includes a stair for access to the upper levels.



*The storefront cornice at this Mid-Century Modern building projects far enough to act as an awning, providing protection for customers and display merchandise. The entrance alcove increases the visibility of storefront displays.*

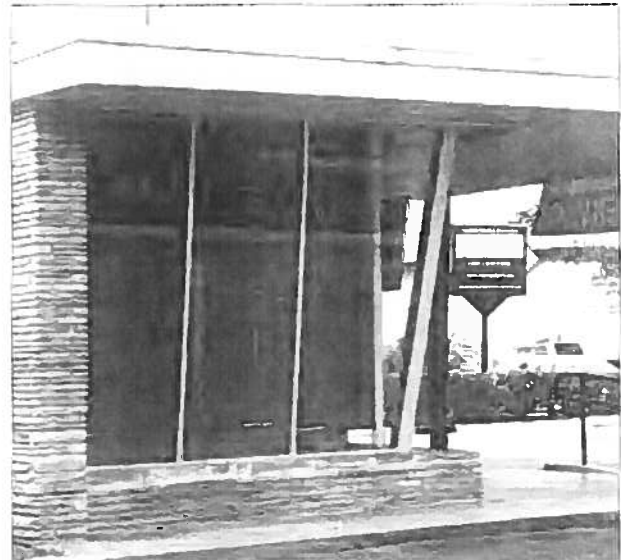
**Storefront Cornices** are projecting moldings at the top of storefronts, providing a visual cap or termination to the storefronts and a separation with the upper floors. Cornice materials can vary widely and include wood, pressed metal, limestone, terra cotta or decorative brick patterns. Cornice details can include brackets, dentils and panels.

**Transom Windows** may be located above display windows and doorways to provide additional daylight, and can be either fixed or operable for ventilation. They can be either single or multi-paned and historically were often leaded, stained or textured glass. Transom windows can also include signage, lettering or other ornamental details.



*These multi-light wood transom windows are located above the operable, wood storefront doors with similar divided lights.*

**Display Windows** are typically large expanses of glazing to present the available merchandise within a shop. Display windows typically flank the entrance doorway or alcove to a store and can include additional advertising to further entice potential customers.

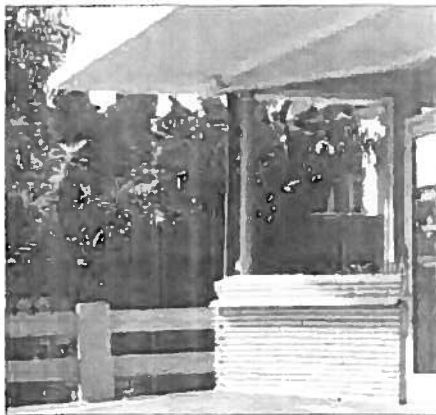


*Canted or angled display windows are often found at Mid-Century Modern buildings and should be preserved.*



*Entrance doors typically include glass and were often paired historically.*

Entrances at storefronts can be located flush with the outside of the building or recessed within an alcove providing additional display areas and shelter from the elements. In addition to commercial entrances, there can be secondary entrance doors that provide access to upper building floors.



*Although most structural supports are incorporated into the window frame system, in this example a pole is located inside the corner of the glass.*

**Structural Supports** at storefronts are necessary to carry the weight of the building and roof above and can be decorative, reinforcing the storefront's architectural style. Typically, structural supports flank entrance doors and display windows and can be constructed of wood, cast iron or masonry.



**Aprons** act as the base for the display windows and at the interior can provide a raised platform for merchandise display. Aprons can be constructed of a variety of materials with different finishes including wood, masonry and tile.

## STOREFRONT TREATMENT APPROACH

Changes to storefronts can be a costly endeavor that if not properly planned might negatively impact a building's architecture or the business located in it. Prior to considering alterations, property owners should identify the key storefront elements and consider options. By carefully studying alternatives, property owners tend to be much happier with the finished results. When contemplating storefront work, the following approach is recommended:

- a. **Identify Key Historic Elements:** Develop an understanding of the architectural character of the storefront including the overall size, major divisions or bays, placement of components such as doors, windows and distinctive elements. This can be based on selective removals or documentation such as old photographs or drawings.
- b. **Retain, Preserve and Repair:** Once important historic elements have been identified, they should be incorporated into the storefront design. Deterioration of some historic elements might require stabilization, replacement in-kind, or replacement with a similar substitute material utilizing the historic material as the guide.
- c. **Replacement:** Replacement of a historic storefront is only encouraged when the existing storefront materials are too deteriorated to be repairable, or a historic storefront has been encased in a newer storefront and the historic form and detailing are still present allowing for an accurate representation. Replacement of historic storefronts with modern storefront systems is strongly discouraged; however, appropriate suitable alternate materials that convey the same historic visual appearance can be used where the use of original materials is not technically or economically feasible.
- d. **Reconstructing a New Storefront With Historic Documentation:** If there is no physical evidence of a historic storefront, there might be sufficient historical or pictorial evidence to allow for appropriate reconstruction. Appropriate research is recommended to ensure the greatest degree of accuracy feasible in the reconstruction.
- e. **Installing a New Storefront Without Historic Information:** If there is not sufficient information and documentation to accurately reconstruct a storefront, the new design should be compatible in size, pattern, scale, material and color as the overall building and similar storefronts from the period, but have distinctly contemporary characters that reflect rather than copy historic storefronts.

## HISTORIC STOREFRONT APPEARANCE

Often, remnants of earlier storefronts or "ghosts" of earlier materials are concealed under newer storefront materials and careful selective removals can reveal elements or clues. Another potential source of information is old records, photographs or drawings. These can be advertisements or articles, newspapers, previous business promotional materials or postcards.





*This storefront includes large display windows, a entrance alcove with a wood, single-light door topped by a transom window, a customized neon sign and a unique paint scheme that complements its architectural style.*

## STOREFRONT GUIDE

Although each storefront is unique, the following lists provide general recommendations when addressing storefronts.

### **Encouraged:**

- Follow the Storefront Treatment Approach on *Page 3*
- Maintain historic storefront components including angled storefront glass
- Open previously closed windows
- Maintain the planes of the historic storefront relative to the building façade including flush, projecting or recessed areas such as alcoves
- Select paint colors that complement the style and features of a storefront and building

### **Discouraged:**

- × Enclose or remove elements, such as building cornices, storefronts and angled storefront glazing
- × Alter size or shape of major building forms such as window, door and transom openings
- × Install stylistic elements from periods that are different from the storefront or building and do not complement the overall stylistic expression

- × Alter a façade from commercial to residential character unless the building was previously residential and there is sufficient evidence or documentation to provide an accurate representation
- × Install inappropriate materials at storefronts including vinyl siding, some types of wood siding, artificial brick, masonry and mirrored glass
- × Install any material other than clear glass within a display window
- × Alter a residential building into a commercial building
- × Install window air conditioners or thru-wall air conditioners that are visible from a public way
- × Introduce a new storefront or element that alters or destroys historic building materials
- × Incompatible designs or false historic appearance based upon insufficient documentation
- × Addition of false front or false story to a building

Property owners are encouraged to consult with the DSD early in the process when contemplating storefront modifications. In some instances the DSD can provide information regarding appropriate storefront types and materials for a particular building's style.

## TYPES OF SIGNS IN FORT LAUDERDALE

Historically, there are two types of signs; those that are attached to the building and those that are freestanding and placed near buildings. New signs can use similar features of traditional signs to both enhance the character of the building and convey the necessary information to the public.

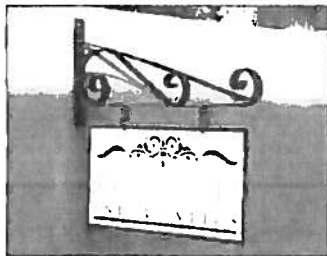
The choice between attached or freestanding signs may be based upon the property's specific location, needs of the occupant, and limitations in the Municipal Code of Ordinances. The following illustrations are intended to provide general examples of sign types that can be found at historic properties and within a historic context.



**Wall Signs** are the most common type of signage in Fort Lauderdale. They are single sided signs mounted parallel to and generally flat against a wall of the building.



**Freestanding Signs** are not attached to the building. They are most appropriate when a building is set back from the street, and often reflect the building's style. They can include information on one or two sides, mounted on the ground or suspended from a rail or bracket that is supported by one or two posts that are set in paving or landscape areas.



**Perpendicular Projecting Signs** are generally two sided signs, suspended from an iron or metal bracket, or projecting building feature, mounted perpendicular to the face of the building or element such as a wall.



**Window Signs** are applied to the interior of the window or door glazing. Signs that are attached to the glazing are generally painted, vinyl appliqué or etched glass. A related option is stained glass. All window signs that are attached to the exterior of the glazing are subject to HPB review. Window signs mounted at the interior of the glazing are not subject to HPB review but must comply with the Municipal Code of Ordinances.

### ALLOWABLE SIGNAGE

The Municipal Code of Ordinances governs allowable signage at each property in Fort Lauderdale. It is recommended that potential applicants for signage and awnings contact the DSD early in the design process to understand the allowable signage at their property.

### HISTORIC SIGNAGE

Historic signage is often an architectural feature that reflects the original owner and use of the building. Although abandoned signs from recent tenants should be removed, it is encouraged that historic signage be retained.



## SIGN MATERIAL

Early signs were typically made of wood, either attached directly to the building or suspended from metal brackets or galleries. As technology advanced and building styles changed, a wider range of materials were used. These included bronze, cast iron, stainless steel, etched or painted glass, leaded glass, gold leaf, tile, terrazzo, concrete, stone and enamel and metal panels. Each material was popular during particular time periods, and might not be appropriate at all building locations.

Some materials might no longer be practical for signage installations due to limited availability or expense. When using modern materials care should be taken to select those that offer improved performance, while replicating the appearance of traditional materials. Some modern materials such as plywood may replicate the appearance of a traditional wood sign but will warp or split over time. In addition to materials that appear historic, the HPB welcomes innovative designs and alternate signage materials that are appropriate to the building style and location.



*Small scale signs, such as this bronze example, are appropriate to primarily residential areas and uses such as professional offices.*

## SIGN SIZE & SHAPE

Fort Lauderdale's Municipal Code of Ordinances establishes the maximum size and type of signage; however, the HPB determines the appropriateness of the placement relative to the building's design. In general, the HPB utilizes the following guidelines when reviewing the appropriateness of proposed sign's size:

- Signage should be compatible to scale of the building, adjacent buildings, the streetscape and adjacent signage
- Small scale signs are appropriate to smaller scale buildings and pedestrian traffic, while larger scaled signs are appropriate to vehicular traffic
- Small scale signs are appropriate to primarily residential areas and uses such as professional offices
- Small scale signs are appropriate for buildings that require several signs, which can be grouped in a single directory sign for a unified appearance
- A well-designed smaller sign can have more of an impact than a larger sign, particularly in historic commercial corridors, where the means of travel is by foot or slow moving vehicles
- A sign's shape can reflect the type of business or institution at the location, increasing its impact

## SIGN ILLUMINATION

In many instances, available ambient street or storefront lighting can illuminate signs, which is preferred to the installation of additional lighting. The use and placement of sign illumination is subject to the approval of the DSD. Gooseneck lighting or other unobtrusive light fixture is often the most appropriate choice to illuminate wall signage. Backlit signs are typically inappropriate.



*A single gooseneck light illuminates this pin-mounted wall sign. The conduit for the light and mounting connections for the signage have been concealed.*

## MOUNTING SIGNS & AWNINGS

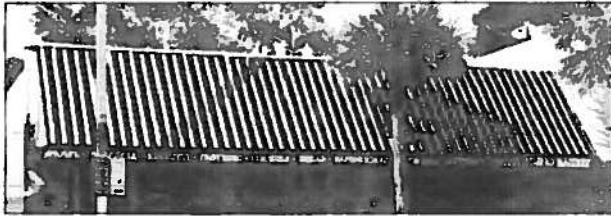
Care should be taken in mounting walls signs and awnings to minimize the damage to historic materials. This includes reusing hardware or brackets from previous signs or awnings. If reusing existing hardware or attachment locations is not an option, remove abandoned hardware and patch holes. When installing new signage or awnings, select mounting locations that can be easily patched if the sign or awning is relocated or removed. An example would be to locate anchors in mortar joints rather than mounting directly into brick or stone faces.

When installing signage, such as wall mounted signs, business owners are encouraged to recess fasteners and patch the fastener opening to match the sign background for a more finished appearance, unless the fasteners are part of the overall design.

## SIGN LOCATION

Although it is helpful to understand a building's type, style and design when locating a sign, in general:

- Signs should not be installed in locations that damage or obstruct important architectural features
- Signage for 1st floor businesses should be located below 2nd floor window sills
- No sign or sign support should be located on the roof or extend above a roof cornice



*Awning valances, or skirts, can act as signage, including the business name and logo.*

## AWNINGS

Awnings are a historically popular means of sheltering pedestrians, advertising a business, and protecting window merchandise from sun damage, particularly for storefronts oriented to the south or west. Historically, awnings project at a continuous angle away from the face of the building on a metal frame, terminating at a skirt or valance. Awnings can be fixed or retractable in configuration. Retractable awnings tend to be open sided, while fixed awnings can be either open or close sided.

## SIGN & AWNING COLOR & LEGIBILITY

The contrast between the logo or lettering and background color can greatly increase the overall legibility of the sign. In many instances, limiting the number of colors to those necessary to convey the information also increases the legibility. Similar to selecting a color, when considering letter style for signs and awnings, business owners must balance the need to make them legible, convey the business identity or logo, and complement the historic character of the building and environment. Excessive amounts of text or highly stylized type styles can overwhelm a viewer and render the message ineffective or illegible.

In general, there are three styles of lettering available; serif, non-serif and script. Within each general style are numerous typefaces available, many of which can be varied by making them bold or italicized. Similar to materials, different styles of lettering were typically utilized for specific architectural periods. Applicants are encouraged to utilize lettering and materials that complement their particular building.

### SIGN & AWNING GUIDE

#### *Encouraged:*

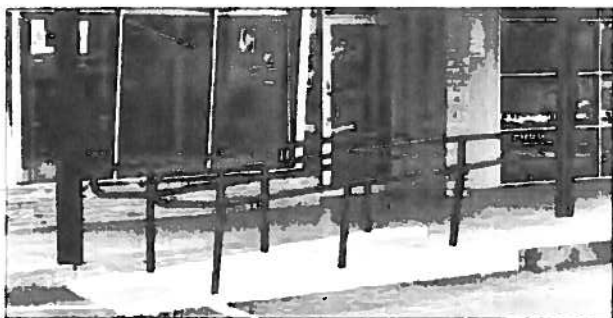
- Maintain and repair historic signage with materials to match the original whenever possible
- Innovative signage that identifies the business, complements the style of the building and is appropriately scaled for its location
- Sign design that reflects the architectural characteristics with materials that are consistent with the historic character of the building
- Use modern, durable sign materials such as Urethane board or MDO board that are similar in appearance to historic materials but offer increased performance
- Existing ambient street light or storefront lighting in lieu of lighting whenever possible
- Light styles that are consistent with the character of the historic building including location, orientation and brightness
- Customized neon signs to enhance the style or character of a building, if permitted by the Municipal Zoning Ordinances and stylistically appropriate
- Awning shapes that correspond with the openings they protect
- Canvas fixed or retractable awnings, whose color, style and location are compatible with the building's character
- Awnings whose slope projects down approximately 3'-0" from the face of the building in a continuous angle of approximately 45 degrees, possibly with an 8" to 12" straight or scalloped valance
- Locate awnings between storefront bays
- Limit lettering and logos to awning valances

#### *Discouraged:*

- × Use of fasteners and hangers that destroys important building fabric for the installation of signs or awnings
- × Paper signs or graphic films adhered to the exterior of glazing
- × Signage that obstructs views into the store through storefront windows and glazing
- × Contemporary awning shapes, such as balloon or barrel awnings
- × Use awning materials that act as wall signs or are pole supported
- × Signs or awnings that obscure architectural features

#### *Strongly Discouraged:*

- × Remove, damage, alter or encase historic architectural features with signage or awnings
- × Exposed conduit, junction boxes and raceways for signage or lighting
- × New billboards, internally illuminated box signs, LED reader boards, flashing or changable message signage
- × Install pre-manufactured neon signs at the interior or exterior of a building, advertising a specific product or service, such as alcohol and tobacco products, that is highly visible from the street
- × Install awnings in locations where they are non-functional, such as under a balcony or overhang
- × Contemporary or glossy awning materials such as vinyl, plastics or leatherette
- × Internally illuminated awnings
- × Awnings with a solid or closed underside



*The ramp provides access to the raised landing surrounding the building. The railing is simple and complements the architectural style.*

## ACCESSIBILITY

The Americans with Disabilities Act (ADA) strives to improve the quality of life of people with disabilities. The ADA recognizes that, for people with disabilities to participate in the everyday activities in their communities such as going to work, eating in a restaurant or shopping in a store, they need to have access to the goods and services provided by businesses. Many business and institutional facilities in Fort Lauderdale were constructed prior to the enactment of the ADA in 1992 and lack features to accommodate people with disabilities, including those who use wheelchairs.

As existing buildings are renovated, they are often required to make accommodations for people with disabilities. One of the most visible exterior alterations required by ADA is the installation of a wheelchair ramp or lift to provide building access. In many locations, these ramps or lifts have been successfully incorporated at the interior of the building envelope with modification of existing door sills. When installing ramps, it is important to remember that if the ramp is too steep or railings are not secure, it can potentially be hazardous.

### **Encouraged:**

- Retain the historic entrance stairs and doors
- If access to the front door is not possible, provide a respectful accessible entrance that is located close to the principal entrance and designed in a manner that is visually unobtrusive and complements the building's style
- Comply with all aspects of the accessibility requirements, while minimizing alterations of the primary building façade and architectural features
- Modify sidewalk or walkway elevation a few inches, where possible to provide an accessible entry and meet all code requirements
- Install ramps and/or lifts within the building envelope where it is possible to modify an existing door sill to allow entry at grade – The design of interior features are not subject to DSD review
- Install a lift in lieu of a ramp if it would be less obtrusive
- Ramp or lift styles that are compatible with the building
- Railings that are as simple and visually unobtrusive

## REFUSE & PARKING

Refuse or garbage collection bins and parking lots are often a visually obtrusive necessity. Many smaller commercial offices and shops rely on residential type collection bins.

In larger buildings, garbage and recycling collection is often handled at a loading dock or adjacent to a rear or secondary entrance. For larger commercial uses, if refuse collection bins are located on the property at the exterior of a building, they should be located to minimize visibility and screened with opaque fencing that meets Unified Land Development Regulations (ULDR) requirements.

Similarly, parking areas should be screened from view to the extent possible. It is generally recommended that parking areas be located at the rear of properties with access from secondary streets.

Shrubs, plantings, fences and walls can be installed to reduce the visual impact of both refuse containers and parking areas. (Refer to *Guidelines for Site Elements and New Construction & Additions* for additional information regarding screening and location preferences.)

## FUNDING

This project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Florida Division of Historical Resources. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

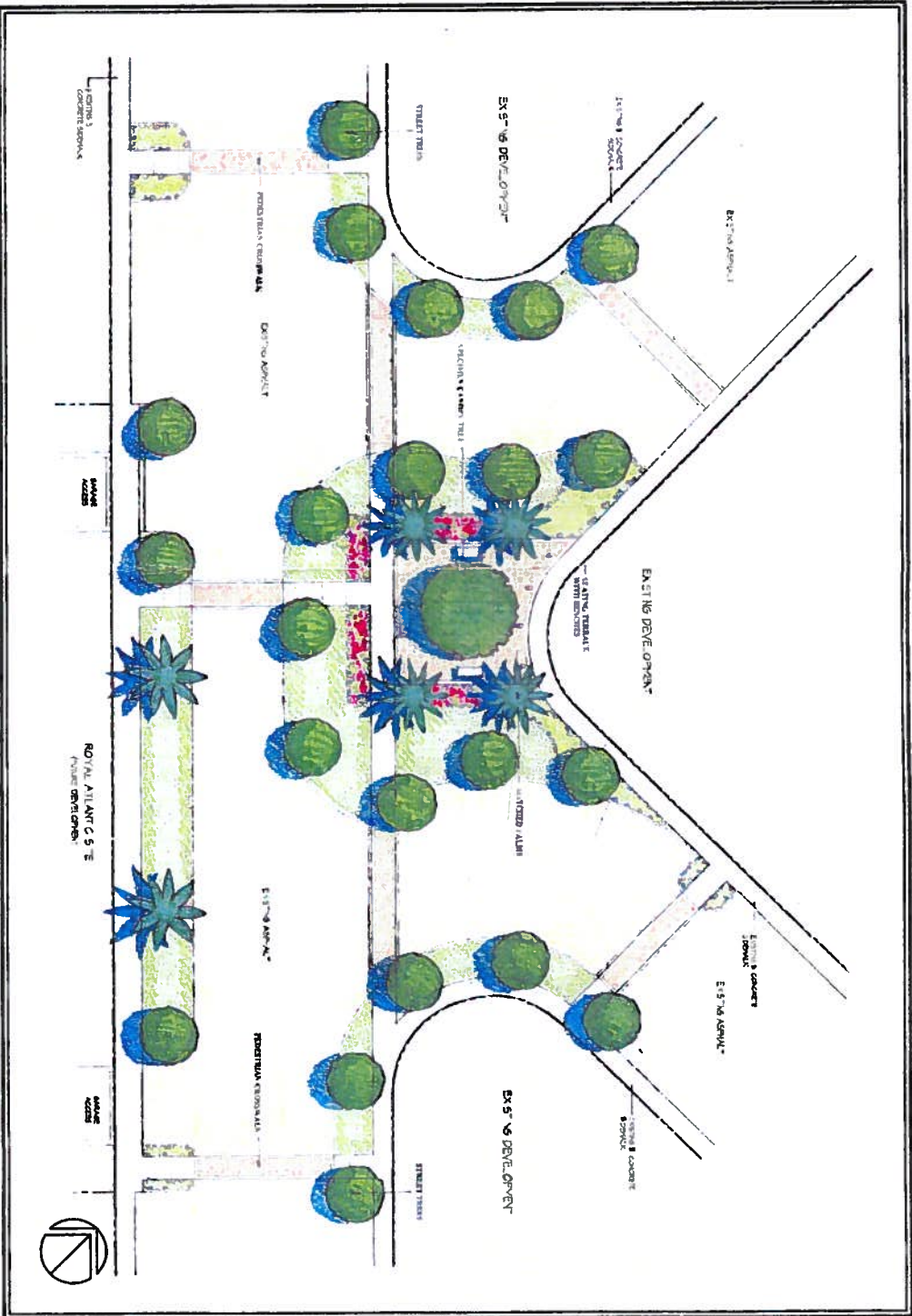
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## PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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SEP 17, 2013 PH-2  
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**ROYAL ATLANTIC  
 FORT LAUDERDALE, FLORIDA  
 SCHEMATIC LANDSCAPE PLAN**

**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_  
**PROJECT:** \_\_\_\_\_  
**CLIENT:** \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION

**APPROVED:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**PROJECT:** \_\_\_\_\_  
**CLIENT:** \_\_\_\_\_

**S-1**

PROVIDED BY  
STEVEN GLASSMAN

PH-2  
SEP 17, 2013

Good evening Mayor, Vice Mayor, Commissioners and Staff,

My name is Steve Glassman, a Fort Lauderdale resident, and I'm speaking on behalf of the Broward Trust for Historic Preservation where I serve as Vice-President. We are enthusiastically in support of this project.

More than nine years ago, the Broward Trust for Historic Preservation (BTHP) and the Central Beach Alliance (CBA) began working cooperatively in seeking city historic designation for this site and we were successful in 2004. These two organizations also worked closely with the previous owner of the site before supporting the last approved site plan in 2007. During those years, I served as the president of the CBA and while I remain an active member, I am not speaking on behalf of that organization.

For too long, this important site has been an eyesore on the beach. Much good work these past many years went into achieving the historic designation with the hopes of partnering that with responsible restoration and development. Unfortunately, the prior developer was not able to carry out the plans that so many of us worked so hard for, but now we have a second chance. The

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preservation community is excited, the City's Historic Preservation Board granted all COAs, and the neighborhood shares that enthusiasm. The project that is before you today is one that went through many revisions as the developer worked with both preservationists and neighborhood residents in arriving at this proposal even before taking it to DRC. That type of communication and respect is refreshing and too often not found in Fort Lauderdale today.

From a historic preservation perspective, the previous site plan did a good job of respecting the present structure and the wonderful beach history of that parcel, but the new site plan you are considering is even better because so many uses of the historic Escape Hotel are now returned: original use as a hotel, maintains the pool in the same place, retains all breezeways, and restores the restaurant/bar/lounge area for the public. The developer is preserving a historic structure which is only two stories and yet covers nearly 60% of the rather large (and most efficient part of the) site; this leaves an odd-shaped parcel of land for the rest of the redevelopment.

What makes this site plan unique for the beach (and elsewhere) is the fact that the developers own the entire block with no immediate neighbors. The streets provide



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ample setbacks and allow for the new residential tower to be built at the SE corner; it is pushed furthest away from the NBRA and closer to the W Hotel which is 23 stories. Because the historic preservation occupies nearly two-thirds of the site, the residential tower of modest height is necessary for the income it will provide. Wide sidewalks and significant landscaping provide even more of a buffer that will encourage pedestrian activity and hopefully lead to further streetscape improvements that will make the north beach village a more walkable community.

Thank you for your consideration in favor of this project; it deserves unanimous approval from you just as it received from P&Z.

Thank you.