



**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. Opperlee, 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**.

- ~~2. Muntins must be placed on the front entry door to match the existing pattern and must have a raised profile.~~
- ~~3. Air condenser unit at southwest corner of building must be located further north on the site and screening from the right of way must be provided.~~
- ~~4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.~~

~~Adir Davidov and Sean Elbaz were present on behalf of the applicant. Mr. Davidov stated he agreed with the staff report. He reviewed the details of the project briefly.~~

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

~~Motion made by Ms. Moste, seconded by Mr. Schiavone to **approve** the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP24038 located at 709 SW 4th Court based on the findings of fact as outlined in the staff memorandum and statements made by the applicant, subject to the following conditions:~~

- ~~1. All glass shall be clear, with an option for low e. Glass color must be indicated on window and door schedule.~~
 - ~~2. Muntins must be placed on the front entry door to match the existing pattern and must have a raised profile.~~
 - ~~3. Air condenser unit at southwest corner of building must be located further north on the site and screening from the right of way must be provided.~~
 - ~~4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.~~
- ~~In a voice vote, the motion **passed 5-0.**~~

3.

REQUEST:

Himmarshee (H-1) Historic District Architectural Resource Survey Update

- Review by the Historic Preservation Board to provide a recommendation to the City Commission for the following: A 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.

Case Number	UDP-HP24004	FMSF#	
Owner	City of Fort Lauderdale		
Landmark/Historic District	Himmarshee (H-1) Historic District		
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan summarized the staff report and exhibits.

Board members asked for clarification, and Ms. Logan advised properties in the Himmarshee District are already located within the boundary of a historic district and follow the same rules, and there would be no change to that at this time. She stated a proposed change to update the language of the Ordinance may be proposed at a future date.

Ms. Walker asked what distinguishes contributing and non-contributing properties. Ms. Logan reviewed individual structures briefly, noting it is dependent on several factors including construction date, architectural style, and architectural integrity. Ms. Logan pointed out there are buildings that have been moved to the district over time.

Chair Marcus opened the public hearing.

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)~~

~~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

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.