



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
City Commission Chambers
City Hall

100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, November 1, 2021 - 5:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2021 through 5/2022</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	3	0
Arthur Marcus, Vice Chair	P	5	1
Donald Karney	P	6	0
Barbara Lynes	P	3	3
David Parker	P	6	0
Richard Rosa (at 5:05 p.m.)	P	5	1
Veronica Sazera	A	3	3
Tim Schiavone	P	6	0

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Historic Preservation Planner
Vasilya Allakhverdieva, Planning Assistant
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None.

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
1. UDP-HP21002	Times Square Plaza	2
2. UDP-HP21003	Castro Convertibles	3
3. UDP-HP21004	Bayview Building	5
4. UDP-HP21029	404 Seminole LLC, Alan Powell	9
5. UDP-HP21035	317 SW 9th Avenue, Gabriel Duque	11
6. UDP-HP21036	901 Progresso Drive, Jay Adams	13
7. UDP-HP21037	419 SW 8th Terrace, Joaquin Manchego	17
	Communication to the City Commission	18
	Good of the City	19

I. Call to Order/Pledge of Allegiance

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

II. Determination of Quorum/Approval of Minutes

- a. Approval of Minutes: October 4, 2021

Motion made by Mr. Karney, seconded by Mr. Marcus:

removal of the item from the agenda to allow for a conversation on the best way to present the item.

Mr. Marcus objected to the proposal, arguing the shopping center was built as a single entity, and though it has multiple owners, it still functions as one architectural entity. He stated the Board would be better served considering it together.

Mr. Rosa joined the meeting at 5:05 p.m.

Mr. Schiavone asserted he did not agree with moving forward with the designation at this time, as there were multiple pieces of the property to be discussed, with representation possible from each owner. He stated the discussion was deserving of more time than was available at this meeting and suggested the item be postponed, potentially to a workshop.

Mr. Rosa agreed and stated the time available may not be in the best interest of all owners.

Chair Blank noted he was not arguing the item should not be considered but wanted to discuss the way in which it was placed on the agenda.

Mr. Parker stated he would like the item to be addressed as soon as possible, but he was not sure there had been enough time for the Board to properly address the item. He suggested a special meeting to allow appropriate time.

Mr. Schiavone stated he also did not want to see the item pushed back, as it was a great opportunity to examine the procedure and parameters of the Board. He noted this was also an opportunity to establish a relationship with property owners and to educate regarding historical designation now or in the future.

Discussion ensued as to how best to move the item to a future meeting.

Motion made by Mr. Schiavone, seconded by Mr. Rosa:

To remove case number UDP-HPD21002 from this agenda and move to the next meeting agenda under For the Good of the City.

In a voice vote, the motion **passed 6-1**. Mr. Marcus voted no.

2.

[Index](#)

REQUEST: **Consideration to initiate a Historic Landmark Designation Application for Castro Convertibles**

Case No.	UDP-HPD21003
Address	2860 N. Federal Highway
General Location	Approximately 1200 Feet South of the Intersection of East Oakland Park Boulevard and North Federal Highway on the East Side of North Federal Highway

Legal Description	CORAL RIDGE GALT ADD NO 1 31-37 B POR LOT 3,4 BLK 61 DES AS BEG NE COR LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E 185,SLY 54.63 TO POB AS DESC IN OR 45071/1448
Existing Use	Commercial
Proposed Use	Commercial
Zoning	B-1
Applicable ULDR Sections	47-24.11.C
Authored By	Trisha Logan, AICP, Historic Preservation Planner

Chair Blank reminded the Board this was a procedural discussion regarding whether to ask staff to initiate the application procedure, and not a determination of any landmark designation. He noted the item was not Quasi-Judicial.

Ms. Logan summarized the staff report. She stated a notice was mailed to the property owner.

Chair Blank stated the owner had been noticed, and discussion would move forward despite there not being a representative present. He briefly reviewed the history of the item being placed on the agenda at the request of the Board.

Chair Blank opened the item to public comment.

Abby Laughlin, 1050 Seminole Drive, provided comment regarding the architect and midcentury modern construction. She stated the City needed to buy the building and repurpose it as community space.

Chair Blank closed public comment on the item.

Mr. Marcus read a written statement regarding the importance of Fort Lauderdale preserving its world class midcentury landmarks. He urged the Board to approve the initiation of the process. He asked Ms. Logan for clarification on the original footprint of the property versus later additions and what portion would be appropriate to designate as historical. Ms. Logan stated she had not fully evaluated the property for its architectural integrity, but visually the building appeared mostly intact.

Mr. Rosa stated without a significant architectural evaluation of where the building lands today versus where it was designed, he was only able to look at the evidence available. He noted it had sold in 2021 and found it interesting the new owner had not responded to notice. He asserted there would have to be something very compelling for him to look at it as significant enough for designation, given its location. He stated he would feel much better about it if there was response from the owner and suggested second notice.

Mr. Marcus suggested moving forward with staff creating a staff report to evaluate.

Chair Blank agreed and stated the second notice would come if the application were instituted. He discussed his cautious thought process on reviewing the property and reiterated that it was procedural at this point.

Mr. Schiavone stated Ms. Laughlin had brought an interesting, fresh idea to the table. He noted it all comes back to communication between the property owner and the local government. He asked for clarification on the notice given to the owner, and whether it was a certified letter. Ms. Logan responded that it was not a certified letter.

Attorney Wallen clarified the notice given was voluntary, as the Code requires notice be given after the process is initiated, not before. Discussion ensued regarding the timeline following a vote by the Board.

Mr. Schiavone asserted he was having a difficult time understanding how it was not a conflict of interest for the Board to serve as applicant and judge in the matter.

Chair Blank explained the vote was in reference to a procedural matter and was not in reference to the facts of the case. He noted Ms. Logan may return with information that the location did not meet the designation criteria.

Attorney Wallen agreed the current discussion was procedural. She stated the City would be the applicant were the application to move forward, and the Board would review the evidence presented by the City at that time.

Mr. Schiavone argued he still felt as though the Board was splitting hairs on the issue.

Chair Blank stated the Board was following what was allowed under the Code, and noted the Board had an obligation in assisting with the preservation of history in the City.

Ms. Lynes expressed concern as to how the Board knew that the owner had received notice of the meeting. She stated knowing the next notice would be a certified letter answered that issue.

Motion made by Ms. Lynes, seconded by Mr. Marcus:
To initiate a Historic Landmark Designation Application for the **Castro Convertibles at 2860 N. Federal Highway** under case number UDP-HPD21003.
In a voice vote, the motion **passed 7-0.**

3. [Index](#)
REQUEST: Consideration to initiate a Historic Landmark Designation Application for Bayview Building

Case No.	UDP-HPD21004
Address	1040 Bayview Drive
General Location	Northeast corner of East Sunrise Boulevard and Bayview Drive
Legal Description	BAY PARK AMEN 39-47 B TRACT A W 210 LESS S 152, TOGET WITH PT TR A DESC AS BEG 325 W OF SE COR FOR POB N 295, W 40, S 143, W 110, S 152, E 150 TO POB & TR A-1 TOGET WITH TR 3 E 80 OF W 290 OF N 105 OF BAY PARK REVISED PLAT 25-15 B
Existing Use	Commercial

VI. Good of the City

[Index](#)

a. Update on Historic Preservation Ordinance and Materials (Discussion)

Ms. Logan explained discussions she and Ms. Lynes had regarding update of the material and design guidelines which had been previously paused to allow time to meet with the neighborhood. She noted this had not yet been addressed and stated she would place the discussion on a future agenda.

Mr. Marcus commented on the three buildings discussed at the beginning of the meeting and stated his original list of 10 had been pared down due to staff constraints. He asked if the Board could go back and recommend additional buildings.

Attorney Wallen stated he could ask, but the clarification she was seeking was whether the Board wanted to create a district or continue to look at individual landmarks. Discussion ensued regarding the creation of a thematic district and potential guidance from the City Commission.

Chair Blank stated the conversation of the City Commission at its November 2nd meeting may guide the discussion at the Historic Preservation Board level.

Adjournment

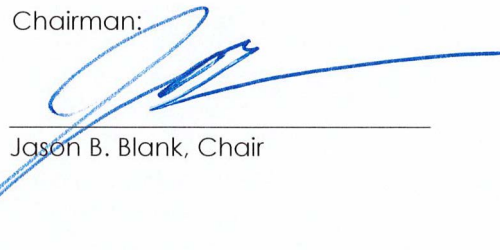
There being no further business to come before the Board, the meeting was adjourned at 9:18 p.m.

Attest:



Prototype Inc. Recording Secretary

Chairman:



Jason B. Blank, 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.