



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, December 5, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2022 through 5/2023</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	A	3	3
Arthur Marcus, Vice Chair	P	5	1
Richard Bray	P	6	0
Allen Jones	P	3	0
Donald Karney	P	6	0
Barbara Lynes	P	5	1
Richard Rosa	P	5	1
Tim Schiavone	P	4	2

City Staff

Shari Wallen, Assistant City Attorney
Yvonne Redding, Urban Planner III
Deandrea Moise, Urban Planner II
Jamie Opporlee, Recording Secretary, Prototype Inc.

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1. UDP-HP22018	1016 Waverly Road, City of Fort Lauderdale	<u>2</u>
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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: November 7, 2022

Mr. Jones noted the need to amend the next meeting date listed at the end of the draft minutes.

Motion made by Ms. Lynes, seconded by Mr. Karney:

To approve the minutes of the November 7, 2022, meeting as amended.

In a voice vote, the motion **passed 7-0**.

Mr. Marcus asked whether a green vinyl fence could be used. Mr. Sanchez explained a chain link fence was planned because it was intended to be temporary until a decision was made.

Mr. Rosa asserted it was a small structure that seemed to check every box and asked if the delay was solely for the Civic Association.

Mr. Marcus and Mr. Sanchez briefly reviewed the past controversy surrounding the building. Discussion continued.

Mr. Rosa stated he believed the Civic Association should be able to address the issue more quickly and noted he would not vote in support of a six (6) month delay.

Mr. Bray stated the longer delay would allow other stakeholders other than the Civic Association to share their views in the process.

Mr. Karney asked if any other stakeholders had contacted the Parks and Recreation Department. Mr. Sanchez stated they had not. He pointed out the plans for the park were long-term and would not be impacted by the delay.

Mr. Rosa asked what the process would be if the Board did not defer the application. Attorney Wallen explained the City could withdraw the application or be forced to proceed.

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

To defer HPB Case No. UDP-HP22018 for a period of three (3) months to the March 2023 meeting. In a voice vote, the motion **passed 7-0**.

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REQUEST:

Historic Landmark Designation

- Historic Landmark Designation of Pier 66 Motor Hotel Addition / Pier 66 Hotel Tower
Located at 2301 SE 17th Street

Case Number	UDP-HPD22001	FMSF#	1
Applicant	Chris Gandolfo, Senior Vice President of Development, Tavistock		
Owner	P66 Land Trust, LLC		
Address	2860 N. Federal Highway		
General Location	North Side of SE 17th Street between the Stranahan River and the Marion Canal		
Legal Description	KIMBERLY PLAT 130-1 B TRACT A		
Existing Use	Commercial - Retail		
Zoning	B-1 – Boulevard Business		
Applicable ULDR Sections	47-24.11.C.		
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Moise summarized the staff report and concluded the report with:

Staff finds that the application for **Historic Landmark Designation** located at 2301 SE 17th Street under case number UDP-HPD22001 meets criteria (c) and (e) as outlined in Section 47-24.11.C.7 of the ULDR.

Unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site.

Rich Heisenbottle provided a PowerPoint presentation on behalf of the property owner, P66 Land Trust, LLC.

Vice Chair Marcus opened the item to public comment; however, there being none to speak, he closed the item to public comment.

Mr. Karney inquired as to the status of construction on the project. Jessi Blakley, Tavistock Development, stated the first phase was expected to be complete in 2024.

Mr. Karney asked whether the historic designation would interfere with the remodeling progress. Mr. Heisenbottle confirmed the permits would not be impacted and work could move forward.

Mr. Schiavone stated he believed the project was a beautiful marriage.

Mr. Bray asked if the designation would apply to the tower only, noting that the rest of the site had been altered significantly. Mr. Heisenbottle confirmed this was correct.

Mr. Bray asked whether the applicant also owned the property. Mr. Heisenbottle stated they were.

Mr. Marcus stated he had trouble assigning the project to the "Googie" school of architecture, and noted he was surprised there was no mention of the influence of Frank Lloyd Wright on the structure. He noted the history of other Phillips Petroleum Company sites. Mr. Heisenbottle discussed the research done to understand the influences on the brand. Discussion continued regarding maintaining the historic integrity of the tower.

Ms. Blakley explained the developers had worked with staff to replace a portion of the balconies with glass. She noted the original material was maintained at the base of the balconies.

Ms. Moise provided additional detail, agreeing the applicant had been in close contact with staff and any future alterations which impact the historical integrity of the building or triggered a review would come before the Board.

Mr. Marcus asked whether the plan was to restore the slanted glass walls. Ms. Blakley stated the walls were included in the restoration plans.

Mr. Bray asked about the alterations which had been made in the past, and what percentage had been changed. Mr. Heisenbottle stated there were judgments involved, but the major elements of the tower remained.

Discussion continued regarding renovations.

Motion made by Mr. Schiavone, seconded by Mr. Allen to recommend the City Commission approve the application for Historic Landmark Designation under case number UDP-HP22001 located at 2301 SE 17th Street based on findings as discussed.

Motion withdrawn prior to vote.

Stephanie Toothaker, attorney on behalf of Tavistock Development, explained the comprehensive agreement with the City and stated the self-designation of the tower was part of that agreement. She stated the request was to finish construction and have a Certificate of Occupancy (CO) before the designation went to the City Commission.

Ms. Moise stated while the developer has expressed that they want to complete construction prior to completing the designation process, staff is working closely to ensure the proposed alterations do not negatively impact the designation. She clarified that contact is ongoing.

Attorney Wallen read from the agreement for the edification of the Board.

Attorney Toothaker provided additional information on the agreement and stated the developer had agreed to work with the City on renovations and finish the tower, then designate the structure as historic once a CO was in place. She noted the timeline was carefully laid out.

Attorney Wallen advised to have the developer ask the City Commission for an extension rather than the Historic Preservation Board. She noted the time requirements placed on the HPB by Statute. Discussion continued regarding the timeline for review of the application.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a request for Historic Landmark Designation for the property located at 2301 SE 17th Street, Fort Lauderdale, Florida under case number UDP-HPD22001 *(The entire text of the resolution is attached to these minutes for the public record.)*

Motion made by Mr. Rosa, seconded by Ms. Lynes to recommend the City Commission approve the request for Historic Landmark Designation under case number UDP-HP22001 located at 2301 SE 17th Street based on a finding the request meets criteria (c) and (e) as outlined in Section 47-24.11.C.7. of the ULDR and the findings made by staff.

In a voice vote, the motion **passed 7-0.**

V. Communication to the City Commission [Index](#)

None.

VI. For the Good of the City of Fort Lauderdale [Index](#)

Mr. Marcus commented on issues of social distancing and asked if the Board should return to having everyone sit on the dais. Discussion ensued.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:05 p.m. The next regular meeting of the HPB is scheduled for Tuesday, January 3, 2023.

Attest:



Prototype Inc. Recording Secretary

VICE Chairman:


~~Arthur J. Marcus, Esq.~~
ARTHUR J. MARCUS

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.