



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
700 NW 19th Avenue, Fort Lauderdale, FL 33311
Monday, August 5, 2024 - 5:00 P.M.

Table with columns: Board Members, Attendance, Cumulative Attendance (Present, Absent) for 6/2024 through 5/2025. Rows include Arthur Marcus, Richard Bray, Allen Jones, Sonya Moste, Richard Rosa, Tim Schiavone, Shane Taylor, and Ashley Walker.

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
Jamie Oppерlee, Recording Secretary, Prototype Inc.

Guests

Michaela Conca, President, Broward Trust for Historic Preservation

Communication to the City Commission

Motion made by Mr. Rosa, seconded by Mr. Jones, to communicate to the City Commission that the Board is concerned about [historic] properties that may be demolished in the future and recommends to the City Commission that the property at 1380 Broward Blvd. be used to relocate historic properties in jeopardy of demolition.

In a voice vote, the motion passed 6-0.

Motion made by Mr. Rosa, seconded by Mr. Taylor, to communicate to the City Commission that once the staging agreement for the former Broward Addiction and Recovery Center (BARC) property at 1000 SW 2nd St for the new Police Station expires, the Board recommends the City Commission communicate with Broward County to consider using the property for a community garden.

In a voice vote, the motion passed 6-0.

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:05 p.m. Roll was taken, and it was determined that a quorum was present.



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Monday, August 5, 2024 - 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	3	0
Richard Bray	P	3	0
Allen Jones (via Zoom)	P	3	0
Sonya Moste	A	2	1
Richard Rosa, Vice Chair	P	2	1
Tim Schiavone	P	3	1
Shane Taylor	P	2	1
Ashley Walker	A	2	1

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In a voice vote, the motion **passed 6-0.**

Motion made by Mr. Rosa, seconded by Mr. Taylor, to communicate to the City Commission that once the staging agreement for the former Broward Addiction and Recovery Center (BARC) property at 1000 SW 2nd St for the new Police Station expires, the Board recommends the City Commission communicate with Broward County to consider using the property for a community garden. The City's Urban Farming and Community Garden guidelines include a goal to have a community garden in every neighborhood.
In a voice vote, the motion **passed 6-0.**

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:05 p.m. Roll was taken, and it was determined that a quorum was present.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: July 1, 2024

Motion made by Mr. Schiavone, seconded by Mr. Bray to approve the minutes of the July 1, 2024, meeting as presented.

In a voice vote, the motion **passed 6-0**.

III. Public Sign-in/Swearing-In

All members of the public wishing to address the Board on any item were sworn in.

IV. Agenda Items

Item 1 was heard following Item 2.

1.

REQUEST: Certificate of Appropriateness for Major Alterations

- Porch Addition on North Elevation with Yard Reduction, Partial Enclosure of Existing Door Opening to a Window Opening, and Installation of a Stucco Wall and Decorative Gate

Case Number	UDP-HP24020	FMSF#	
Owner	David Kyner and Richard Bray		
Applicant	Arthur S. Bengochea, Architect		
Address	416 Palm Avenue (SW 11 th Avenue)		
General Location	Southeast corner of SW 11 Avenue and Waverly Road		
Legal Description	WAVERLY PLACE 2-19 D, LOT 7,8 BLK 101		
Existing Use	Single-Family Residence		
Proposed Use	Single-Family Residence		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	July 3, 2024	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Mr. Bray advised that he would be recusing himself from discussion on the item, as he is a co-owner of the property. Discussion ensued. Attorney Wallen stated the Attorney General opinion confirmed that members present electronically were not able to vote on Quasi-Judicial matters unless under a state of emergency, but that was not presently the case for Broward County.

Attorney Wallen clarified that case number UDP-HP24020 would be deferred to the September 9, 2024 meeting due to lack of quorum.

2.

REQUEST: Certificate of Appropriateness for Major Alterations

- Installation of a 4-Foot-High Metal Picket Fence in Front Yard and 6-Foot-High Wood Privacy Fence in Rear Yard.

Case Number	UDP-HP24025	FMSF#	
Owner	Las Olas Management LLC		
Applicant	Eli Zefania, Manager, Las Olas Management LLC		
Address	1021 W. Las Olas Boulevard		
General Location	Approximately 150 feet east of SW 11th Avenue and West Las Olas Boulevard on the north side of the street		
Legal Description	WAVERLY PLACE 2-19 D LOT 10,11 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112		
Existing Use	Multi-Family Residence		
Proposed Use	Multi-Family Residence		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	July 3, 2024	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan summarized the staff report and concluded with:

Summary Conclusion:

In accordance with the ULDR, Staff finds that the application for a **Certificate of Appropriateness for Major Alterations** under case number UDP-HP24025 located at 1021 W. Las Olas Boulevard partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, partially meets the criteria as outlined in Section 47-24.11.D.3.c.ii. of the ULDR, and meets the criteria as outlined in Section 47-17 of the ULDR.

The Board must make a Motion for Approval, a Motion for Approval with Conditions, or a Motion for Denial.

If, however, the HPB adopts a motion for approval with conditions, the following condition for the **Certificate of Appropriateness for Major Alterations** are provided for consideration by the HPB:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Eli Zefania, Manager, Las Olas Management LLC, was present to respond to questions.

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

Mr. Rosa commented that his position was to allow for the fence height. He stated the proposal would be a nice improvement on what was present. Mr. Zefania stated his company had redone the windows and roof and were just looking to improve and beautify the property. He noted the previous condition briefly.

Mr. Taylor asked if the plan was to replace the existing chain link fence. Mr. Zefania confirmed.

Mr. Bray highlighted that there was not a staff condition for archaeological survey of the property despite it being in an archaeologically significant zone. He asserted the requirement had only been applied to specific properties in the past.

Chair Marcus asked staff how the issue of archaeological surveys could be resolved. Ms. Logan agreed the property was in the archaeologically significant zone, and it had been an oversight not to include a survey. She noted previous ground disturbing work was a factor and stated the Board could include a survey as a condition for the application. She pointed out the City was in the process of conducting a study to identify high, mid, and low areas of archaeological importance and to create better guidelines for staff to follow. Discussion continued.

Chair Marcus asked for clarification on the drawings. Mr. Zefania explained briefly.

Motion made by Mr. Schiavone, seconded by Mr. Bray to **approve with conditions** the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP24025 located at 1021 W. Las Olas Boulevard based on the findings of staff as outlined in the staff memorandum and the testimony heard, subject to the following conditions:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

In a voice vote, the motion **passed 5-0**.

V. Communication to the City Commission

Motion made by Mr. Rosa, seconded by Mr. Jones, to communicate to the City Commission that the Board is concerned about [historic] properties that may be demolished in the future and recommends to the City Commission that the property at 1380 Broward Blvd. be used to relocate historic properties in jeopardy of demolition.

In a voice vote, the motion **passed 6-0**.

Motion made by Mr. Rosa, seconded by Mr. Taylor, to communicate to the City Commission that once the staging agreement for the former Broward Addiction and Recovery Center (BARC) property at 1000 SW 2nd St for the new Police Station expires, the Board recommends the City Commission communicate with Broward County to consider using the property for a community garden. The City's Urban Farming and Community Garden guidelines include a goal to have a community garden in every neighborhood.

In a voice vote, the motion **passed 6-0**.

VI. For the Good of the City of Fort Lauderdale

- a. **Discussion of Existing Police Station Site Located at 1380 W Broward Boulevard in the Sailboat Bend Historic District**

Chair Marcus stated items VI.a. and VI.b. had been discussed at the July meeting, but the consensus had been to bring them back for further discussion as the full Board was not present.

Vasilya Allakhverdieva, Urban Planner II, distributed copies of handouts previously provided by Mr. Bray. Mr. Bray noted he had also shared a PowerPoint presentation at the July meeting.

Ms. Logan provided a brief overview of the item, explaining the discussion had been related to how the Police Station site could be utilized in the future and options for further development. She stated current zoning was community facility, and housing would not be allowed under current zoning regulations. She advised Broward County recently amended its Land Use Plan to allow for affordable housing, but the City had not adopted the changes into the zoning code.

Chair Marcus asked for clarification on the definition of community facility. Ms. Logan explained.

Mr. Bray advised he had raised the question as this is a government owned and operated lot, and the City of Fort Lauderdale has done revisions for the Police Station, but the remainder of the property is not being used effectively. He stated that as the property is in a historic district, the Board should take an active role in recommending ideas to the City for what could be a good use of the property. He stated historic properties slated for demolition could be relocated to the lot to be used as community facilities. He noted examples of relocated historic structures in Fort Lauderdale and other cities.

Chair Marcus noted there had been concern voiced at the July meeting about creating the image of a false historic district. Ms. Logan stated relocation is permitted under the Code and it is something that has been done in the past, but it is done on a case-by-case basis. She noted the National Historic Register guidelines have specific criteria and generally relocations are done individually, as architectural parks are not true to the nature of the historic buildings. She commented on the examples provided briefly and stated in general this type of initiative is not thought of as a positive.

Mr. Taylor stated he did not necessarily agree that a false sense of history would be created if structures were moved from a place in Sailboat Bend to another place in Sailboat Bend. Discussion continued regarding preservation of the character of the community.

Chair Marcus commented that he agrees with Ms. Logan regarding creation of a false narrative, and has concerns with who would pay for the initiative. He stated he thought a community use on the site could augment and support the neighborhood.

Mr. Rosa stated he agreed nothing was going to change without an initiative to change. He stated he did not believe a false narrative was being created. He added that the area to the west of the Police Station looked like a de facto industrial yard, and if there could be something better, the Board clearly has a charge and an incentive to propose it.

Mr. Jones stated he liked the idea and would be in favor of it going forward. He asserted the Board was looking for a way to preserve, and this was a way to do that. Discussion continued.

Michaela Conca, President, Broward Trust for Historic Preservation, commented that she agreed with Ms. Logan. She stated she believed the issue was bubbling up because many times the Board makes the decision for demolition. She asserted there may be potential for these properties to be saved and Mr. Bray's idea to save them by relocating them was admirable, but her concern was

that structures from different historical periods and architectural styles would be put together. She suggested a green space would be a better use of the lot.

Maggie Hunt, 1307 SW 4th Court, agreed with the previous comments. She asserted every house before the Board for demolition since she has lived in Sailboat Bend had been approved. She noted she would like to see something like this proposal happen, though they would need to be careful about the period of significance represented.

Dr. David Kyner, Vice President, Sailboat Civic Association, advised a developer had previously come before his organization with an idea, and there had been a discussion on what the community wants for the property, as well as objections to the proposed development. He highlighted opportunities to save houses from demolition and noted while the details did not need to be worked out by the Board, Mr. Bray was trying to get the ball rolling. Discussion continued regarding working with the interested developer and preservation of plantations.

Mr. Bray pointed out this was the only residential historic district in the County, and the character would be lost if an effort was not made to preserve it.

Mr. Schiavone commented that he wanted to see the proposal move forward, but his concern was that funding needed to move in parallel. He stated everyone needed to be open minded, and highlighted potential benefits of moving structures together to keep history tangible.

Attorney Wallen shared language from Federal and State law related to moving buildings and the requirements to avoid deletion of the property from the register. Discussion ensued as to unsolicited proposals versus requests for proposals, lobbyist involvement and the appropriate language of a motion.

Motion made by Mr. Rosa, seconded by Mr. Jones, to communicate to the City Commission that the Board is concerned about [historic] properties that may be demolished in the future and recommends to the City Commission that the property at 1380 Broward Blvd. be used to relocate historic properties in jeopardy of demolition.
In a voice vote, the motion **passed 6-0.**

b. Discussion of the County-Owned Property Located at 1000 SW 2nd Street in the Sailboat Bend Historic District

Ms. Logan advised this item was also a continuation of a discussion at the July meeting which the Board had asked to have placed on this agenda.

Chair Marcus commented that this request would need to go to the Broward County Commission. Attorney Wallen advised any recommendation should be made to the City Commission.

Mr. Bray explained his proposal was to utilize this government-owned property to preserve the character of the community. He stated his suggestion was a community garden, as they were prominent in the period and there is no food access within the boundaries of Sailboat Bend. He noted there are nine Broward County parks, but none are in District 2.

Mr. Schiavone stated he loved the idea and thought it was unique with good spirit, but he was not clear how it would come under the purview of the Board. Mr. Bray responded that this was a way the property could be preserved, noting it was in a residential district.

Ms. Conca stated the idea should be presented to the Broward County Historic Preservation Board. Attorney Wallen advised the Board should go through the proper channels.

Mr. Jones stated he appreciated the enthusiasm but was not clear it fell within the domain of the Historic Preservation Board. He suggested Parks and Recreation could look at the issue. Attorney Wallen stated because the property was within the historic district, it was technically within the purview of the Board. She pointed out there is an existing agreement to build affordable housing.

Mr. Rosa pointed out there was a goal for a community garden in every neighborhood in the City. He stated he thought this was an easy sell and an amazing transformation.

Mr. Taylor agreed it was the appropriate time to express the view of the Board before the City decides to move forward with another use. Discussion continued regarding steps required to move forward with a community garden project.

Motion made by Mr. Rosa, seconded by Mr. Taylor, to communicate to the City Commission that once the staging agreement for the former Broward Addiction and Recovery Center (BARC) property at 1000 SW 2nd St for the new Police Station expires, the Board recommends the City Commission communicate with Broward County to consider using the property for a community garden. The City's Urban Farming and Community Garden guidelines include a goal to have a community garden in every neighborhood.

In a voice vote, the motion **passed 6-0**.

Motion made by Mr. Rosa, seconded by Mr. Schiavone, that Mr. Bray present both Communications to the City Commission.

In a voice vote, the motion **passed 6-0**.

Mr. Bray advised that he had additional thoughts related to incentives to maintain and preserve historic properties through Planning and Zoning which he would bring forward in the near future.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:46 p.m. The next regular meeting of the HPB is scheduled for Monday, September 9, 2024.

Attest:

Chairman:

Prototype Inc. Recording Secretary

Arthur Marcus, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Historic Preservation Board

August 5, 2024

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Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.