



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, October 4, 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	2	0
Arthur Marcus, Vice Chair	P	4	1
Donald Karney	P	5	0
Barbara Lynes	A	2	3
David Parker	P	5	0
Richard Rosa (via Zoom)	P	4	1
Veronica Sazera (via Zoom)	P	3	2
Tim Schiavone	P	5	0

City Staff

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

Communication to the City Commission

**Motion** made by Mr. Schiavone, seconded by Mr. Karney:

In light of the City's Commission's inquiry of this Board concerning historic designation and the issues that we have come across today in the items that were addressed at the meeting [historic landmark designation of the New River Castle and potential designation of multiple properties], we again encourage the City Commission to dedicate more resources and more staff to historic preservation. We see repeatedly in our work here that Trisha Logan is spread so thin, we could accomplish more, the citizens of the City of Fort Lauderdale could accomplish more expeditiously, and we would be able to protect both property owners' rights and the historic preservation of the City better if there were more resources dedicated.

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

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

The Historic Preservation Board requests that the City Commission ask the City Manager to have staff prepare a code amendment to include thematic historic district in the historic preservation ordinance that would enable the designation of noncontiguous historic districts.

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

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
1. UDP-HP21031	PMG-Grey Brook Riverfront II LLC, Courtney Callahan Crush	<a href="#">2</a>
2. UDP-HP21033	Downtown Fort Lauderdale Waterfront 18 LLC, Stephanie J. Toothaker, Esq.	<a href="#">4</a>
3. UDP-HP21001	Cole Properties & Land, LLC, Michaela Conca Communication to the City Commission Good of the City	<a href="#">6</a> <a href="#">18</a> <a href="#">19</a>

**I. Call to Order/Pledge of Allegiance**

The meeting of the Historic Preservation Board was called to order at 5:07 p.m.

**II. Determination of Quorum/Approval of Minutes**

~~a. Approval of Minutes: September 1, 2021~~

~~Motion made by Mr. Marcus, seconded by Mr. Schiavone:~~

~~To approve the minutes of the September 1, 2021 meeting as presented.~~

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

**III. Public Sign-in/Swearing-In**

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

~~Board members disclosed communications and site visits for each agenda item.~~

**IV. Agenda Items:**

~~1.~~

~~**REQUEST: Review and Comment on Proposed New Development – Society Las  
Olas (Phase II)**~~

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<del><b>Case Number</b></del>	<del>UDP-HP21031</del>	<del><b>FMSF#</b></del>	
<del><b>Applicant/Owner</b></del>	<del>PMG-GREY BROOK RIVERFRONT II LLC</del>		
<del><b>Agent</b></del>	<del>Crush Law, P.A., Courtney Callahan Crush</del>		
<del><b>Address</b></del>	<del>221-301 SW 1st Avenue</del>		
<del><b>General Location</b></del>	<del>At the southeast corner of SW 2nd Street and the Florida East Coast Railway.</del>		

~~Chair Blank called for a break at 8:49 p.m.~~

~~Chair Blank called the meeting to order at 8:58 p.m.~~

~~Attorney Wallen made a correction to the address of the property as stated in UDP-HPD21001. She noted it should be 625 SW 5th Place, not 625 NE 5th Place as was stated verbally.~~

**V. Communication to the City Commission**

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Mr. Rosa asked for a Board discussion regarding potential communication. He stated he found the procedural sequence of this application to be troubling, noting the Board had received the information from the applicant well in advance but did not receive anything from the owner until the flurry of response at the meeting. He asserted this was difficult to review and asked that when receiving a unique application like this, where there is a designation being put forth, there should be an extension of notice or some additional time to rebut it and then allow that information to be circulated to the Board for additional consideration rather than see it for the first time during the presentation.

Chair Blank stated he could not agree more. He noted he wished they had gotten the packet from the owner's attorney a week before. He asked if the process as followed was codified and whether there were timeframes for the owner to get information to the Board. Attorney Wallen stated there was nothing preventing them from communicating with the Board, and they could have submitted the information earlier if they wanted to.

Mr. Rosa stated he was comfortable with that explanation.

Chair Blank noted a packet was distributed on the dais, but the Board members participating online did not have the benefit of reviewing it. Discussion ensued regarding leaving the matter without a time restriction.

**Motion** made by Mr. Schiavone, seconded by Mr. Karney:

In light of the City's Commission's inquiry of this Board concerning historic designation and the issues that we have come across today in the items that were addressed at the meeting [historic landmark designation of the New River Castle and potential designation of multiple properties], we again encourage the City Commission to dedicate more resources and more staff to historic preservation. We see repeatedly in our work here that Trisha Logan is spread so thin, we could accomplish more, the citizens of the City of Fort Lauderdale could accomplish more expeditiously, and we would be able to protect both property owners' rights and the historic preservation of the City better if there were more resources dedicated.

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

Attorney Wallen provided clarification on how a thematic district would be addressed. She pointed out the Board was recommending a Code amendment. She suggested the Board designate a member to attend the City Commission meeting to explain the request.

Chair Blank designated Vice Chair Marcus to attend the meeting on behalf of the Board.

**Motion** made by Vice Chair Marcus, seconded by Mr. Karney:

The Historic Preservation Board requests that the City Commission ask the City Manager to have staff prepare a code amendment to include thematic historic district in the historic preservation ordinance that would enable the designation of noncontiguous historic districts. In a voice vote, the motion passed 7-0.

**VI. Good of the City**

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**a. 2022 Meeting Schedule Discussion and Adoption**

Chair Blank reviewed the proposed 2022 meeting schedule. He noted the July meeting was to be held on Wednesday, July 6, 2022, the September meeting to be held on Wednesday, September 7, 2022, and other meetings would be held on the first Monday of each month.

**Motion** made by Mr. Rosa, seconded by Mr. Marcus:  
To approve the 2022 meeting schedule as presented.  
In a voice vote, the motion passed 7-0.

**b. Discussion of the North Federal Highway Area**

Chair Blank stated this was the third time the matter of a North Federal Highway historic district had been discussed and invited Vice Chair Marcus to provide an update.

Ms. Logan explained there had been discussion at the City Commission conference meeting concerning the Bayview Building, and the Commission had requested the Board provide feedback regarding its eligibility for designation.

Vice Chair Marcus asked whether Ms. Logan was aware Miami Awning on Federal Highway was dismantling their signage and a portion of their building. Ms. Logan stated the property was not designated as historic and an application for renovations would not be reviewed by historic preservation.

Ms. Logan stated as related to the Bayview Building, there was a previous conversation held regarding buildings not yet designated historic and a process for triggering historic review.

Chair Blank clarified the City Commission was asking the Board whether additional work should be given to Ms. Logan regarding buildings not yet designated historical. He asserted more staff should be hired for the Historic Preservation department.

Ms. Logan shared emails had been sent out concerning the Bayview Building and the Mayor had requested the Historic Preservation Board discuss the building and possibilities for improvements to the ordinance. She noted a demolition delay ordinance had been discussed several years ago and it had been worked on but did not move forward. She noted a survey to identify properties of significance was ongoing.

Chair Blank asked for clarification on the survey. Ms. Logan stated it was an ongoing project working through each neighborhood, but a comprehensive survey of the entire City had not been completed.

~~the Board's time into the matter. He addressed the financial impacts and asserted the Board needed to look at the matter practically.~~

~~Chair Blank asked whether there was some way to expedite this type of request. Attorney Wallen responded that they could send communication to the City Commission asking them to put it on their agenda and initiate the request, but the Historic Preservation Board meeting might come faster.~~

~~Mr. Schiavone conceded it was better to follow this process and do the legwork for the City Commission ahead of time.~~

~~Chair Blank stated this was yet another example of why the Board needed to ask the City Commission to hire additional staff for the department. He asserted to Mr. Schiavone's point, the financial impacts of the decision are so great, the Board owes it to the City to try to address these issues as expeditiously as possible.~~

~~Ms. Sazera added that the public would come out in support of saving these buildings if they knew they were being considered for demolition. She encouraged Mr. McKirahan's son get the matter out of social media, setting up a GoFundMe, and other efforts, arguing people were not speaking up because they were in their bubbles and did not know it was an issue.~~

~~**Motion** made by Mr. Rosa, seconded by Vice Chair Marcus:~~

~~To place the consideration to initiate applications for historical designation to the three (3) properties (Time Square Shopping Center (at the southeast corner of E. Oakland Park Boulevard and N. Federal Highway); Castro Convertibles (2860 N. Federal Highway); and the Bayview Building (1040 Bayview Drive) on the November Historic Preservation Board agenda and for staff to send a letter to all property owners of each location to invite them to the meeting.~~

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

~~Vice Chair Marcus asked whether the item could be placed further up on the November agenda so they were not the final item discussed.~~

~~Chair Blank asked that the items be the first three items on the November agenda.~~

**Adjournment**

~~There being no further business to come before the Board, the meeting was adjourned at 9:37 p.m.~~

Attest:

\_\_\_\_\_  
Prototype Inc. Recording Secretary

Chairman:

  
\_\_\_\_\_  
Jason B. Blank, Chair

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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.