



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#24-1071

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: December 3, 2024

TITLE: Public Hearing - Quasi-Judicial Resolution Approving the Historic Designation of the Property Commonly Known as “Castro Convertibles,” Located at 2860 N. Federal Highway as a Historic Landmark– Historic Preservation Board Case No. UDP-HPD21003 - **(Commission District 1)**
- Requesting Deferral to February 18, 2025

Recommendation

Staff recommends the City Commission consider adopting a resolution approving the historic designation of the property known as “Castro Convertibles” located at 2860 N. Federal Highway, Fort Lauderdale, Florida (“the property”) as a Historic Landmark, in accordance with Section 47-24.11.C.7. of the Unified Land Development Regulations (ULDR).

Background

On July 5, 2022, the City Commission made a motion to defer the item to the September 6, 2022, meeting to allow for additional time at the request of the property owner. Subsequently the item was deferred several more times at the request of the applicant from September 6, 2022, to October 18, 2022, then to April 18, 2023, then to December 5, 2023, then to April 2, 2024, and then to the December 3, 2024, City Commission meeting.

The Historic Preservation Board (HPB) adopted a motion to initiate the application for the historic designation of the property as a historic landmark on November 1, 2021. In accordance with Section 47-27.7.A.1. of the ULDR, mail notice was sent to the owner of the property, located at 2860 N. Federal Highway, Fort Lauderdale, Florida. Minutes of the November 1, 2021, HPB meeting are provided as Exhibit 1.

Once a complete historic designation application was prepared, consideration of the historic landmark designation application was scheduled for an HPB meeting. In advance of the HPB meeting and in accordance with ULDR Section 47-27.7.A.2, mail notice was sent again to the owner of the property located at 2860 N. Federal Highway, with information pertaining to the meeting and an outline of the interim protective measures placed on the subject property.

On May 4, 2022, the HPB reviewed the historic designation application, considered the staff report prepared by Trisha Logan, Principal Urban Planner and HPB Liaison, and reviewed the historic designation report.

The HPB concluded that the property met Sections 47-24.11.C.7.c., 47-24.11.C.7.d., and 47-24.11.C.7.f. of the ULDR. The HPB recommended, by a vote of 5-2, that the City Commission approve the request for historic landmark designation of the property. Minutes of the May 4, 2022, HPB meeting are provided as Exhibit 5.

Staff has concluded that the Castro Convertibles application meets the criteria for historic designation as a historic landmark in subsections (c), (d), and (f) of Section 47-24.11.C.7 of the ULDR which state as follows:

- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; and
- d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation; and
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

Additional information concerning the history and significance of the building may be found within the HPB staff report, provided as Exhibit 2, the historic designation application, provided as Exhibit 3, and the historic designation report, provided as Exhibit 4.

Section 47-24.11.C.9. of the ULDR states that “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.”

Designation Process

In accordance with ULDR Section 47-24.11.C.7, the criteria for the designation of property as a landmark, landmark site, or historic district shall be based on one (1) or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

In this case, staff identified that the property located at 2860 N. Federal Highway is eligible for historic designation under Criterion (c), Criterion (d), and Criterion (f) of ULDR Section 47-24.11.C.7.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Historic Preservation Element
- Goal 1: The City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources.

Attachments

Exhibit 1 – November 1, 2021, HPB Minutes

Exhibit 2 – HPB Staff Report

Exhibit 3 – Historic Designation Application

Exhibit 4 – Historic Designation Report

Exhibit 5 – May 4, 2022, HPB Minutes

Exhibit 6 – Applicant's Request for Deferral

Exhibit 7 – Resolution Landmark Designation – Approving

Exhibit 8 – Resolution Landmark Designation – Denying

Prepared by: Trisha Logan, AICP, Development Services Department

Acting Department Director: Alfred G. Battle, Jr., Development Services