




# HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Historic Designation Application | Rev. 3/1/2022

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The application form must be filled out accurately and completely. Print or type and answer all questions or indicate N/A if item does not apply. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoningais>

A APPLICANT	
Name	City of Fort Lauderdale
Address	100 N. Andrews Avenue
City, State, Zip	Fort Lauderdale, Florida 33301
Phone	954-828-5013
Email	ciagerbloom@fortlauderdale.gov
<b>APPLICANT SIGNATURE:</b> 	

B PROPERTY INFORMATION	
Proposed Historic Landmark, Archaeological Site, or Historic District Name	Castro Convertibles
Address <small>For a Historic District, please attach a list of properties</small>	2860 N. Federal Highway Fort Lauderdale, Florida 33306
Folio Number(s) <small>For a Historic District, please attach a list of properties</small>	494225044620
Legal Description <small>For Historic Landmark or Archaeological Site</small>	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
Boundary Description <small>For Historic Districts or Archaeological Site with Multiple Parcels</small>	
Zoning	B-1 Boulevard Business
Existing Use of Parcel	Retail
Commission District	District 1 - Heather Moralis

**APPLICATION TYPES:** Check  the appropriate boxes for application request.

<input checked="" type="checkbox"/> HISTORIC LANDMARK	<input type="checkbox"/> ARCHAEOLOGICAL SITE	<input type="checkbox"/> HISTORIC DISTRICT
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**APPLICANT TYPES:** Check  the appropriate boxes for applicant type.

<input type="checkbox"/> CITY COMMISSION	<input checked="" type="checkbox"/> HPB	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> PROPERTY OWNERS HISTORIC DISTRICT	<input type="checkbox"/> NON-PROFIT CORPORATION
By Motion of the City Commission to Initiate a Historic Designation Application.	By Motion of the Historic Preservation Board to Initiate a Historic Designation Application.	Real Property Owner. Additional documents are required for condominiums and cooperatives.	A simple majority of property owners for designation within the boundaries of a proposed district.	By corporate resolution of a non-profit corporation with a recognized interest in historic preservation.

*Specific requirements to support each applicant type are outlined in ULDR Section 47-24.11.C.*

**CRITERIA FOR HISTORIC DESIGNATION:** Pursuant to ULDR Section 47-24.11.C.7, the designation of property as a landmark, archaeological site or historic district shall be based on one (1) or more of the following criteria (Check all that apply):

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or
- b. Its location as a site of a significant local, state or national event; or
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or
- 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; or
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or
- g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or
- h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Development Application Form** completed with the applicable information including property owner signature and agent signature.
- Files and Documents** consistent with the applicable specifications for historic designation of a historic landmark, archaeological site, or historic district.



**INFORMATION:** The specifications listed herein are intended to guide applicants with the submittal of a Historic Designation related review. The specifications below are required in order for an efficient and accurate review of applications. Failure to provide the required information will result in the application being deemed incomplete.

**SPECIFICATIONS:** Applicant shall submit digitally one (1) application, and any additional requirements, as specified below. Within thirty (30) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness. Following the receipt of a complete application, the applicant will be required to submit ten (10) copies of the entire submittal to the Urban Design and Planning Division to distribute to the Historic Preservation Board Members.

- **Sketch Map** all sketch maps shall include a scale and a north arrow):
  - **Historic Landmark, Landmark Site, and Archaeological Site Designations.** Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with Chapter 472, Florida Statutes must be provided; or
  - **Historic Districts.** Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; and
- **Narrative** A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR and if applicable, a response to the criteria considerations in Section 47-24.11.C.8 of the ULDR; and
- **Year Built Date** structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and
- **Period of Significance** of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- **Map** identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- **Color photographs** of all sides of the property and historic photographs, if available; and
- **Legal Description** from Broward County Official Records of landmark and landmark site, or archaeological site; and
- **References and citations** for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements; and
- **Historic District Boundary Map** for applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
- **Narrative** Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.

**PUBLIC NOTICE:**

Historic District Designation applications are required to mail notice requirements as outlined in ULDR Section 47-27. Applicants shall provide a signed and notarized [affidavit](#) stating compliance with mail notice requirements. An affidavit can be downloaded on the City's website. The following information is required to be submitted to fulfill mail notice requirements:

- **Tax Map** showing locations of properties to be noticed. Map is available from the City of Fort Lauderdale GIS Mailer Application at (<https://gis.fortlauderdale.gov/mailer>). Neighborhood Association Presidents and Condominium Association Presidents of affected properties are to be clearly shown and delineated. Each property shown on the map must be numbered on the map to cross-reference with Property Owner Notice List.
- **Property Owners Notice List** of properties to be noticed and can be downloaded from the City of Fort Lauderdale GIS Mailer Application at (<https://gis.fortlauderdale.gov/mailer>). List must include property owner name, Folio ID, and complete address of all properties with the proposed boundary, and all homeowners' associations, master associations, municipalities and counties notices, as indicated on the tax roll. **IMPORTANT!!** If the petitioner or Association President(s) own(s) adjacent property, radius of notice must be measured from boundary of adjacent property.
- **Envelopes** showing business size (#10) envelopes addressed (typewritten or labeled – no handwritten addresses) for all addresses along with a copy of the mailing labels before they are affixed to the envelopes shall be submitted to the City with the application. **Stamps only, metered mail will not be accepted.** First class postage required. Overseas addresses to be posted by first class mail only. Contact Post Office for postage amount. Business size envelopes addressed **by certified mail required for all municipalities and/or counties.**

Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 N.W. 19 Avenue, Fort Lauderdale, FL 33311.



**APPLICATION DEADLINE:** Submittals must be received by 12:00 PM on the deadline date that can be found on the City's [Historic Preservation Board](#) webpage. Note: Deadlines for Historic Designation Applications are due at least 45 days in advance of each meeting date.

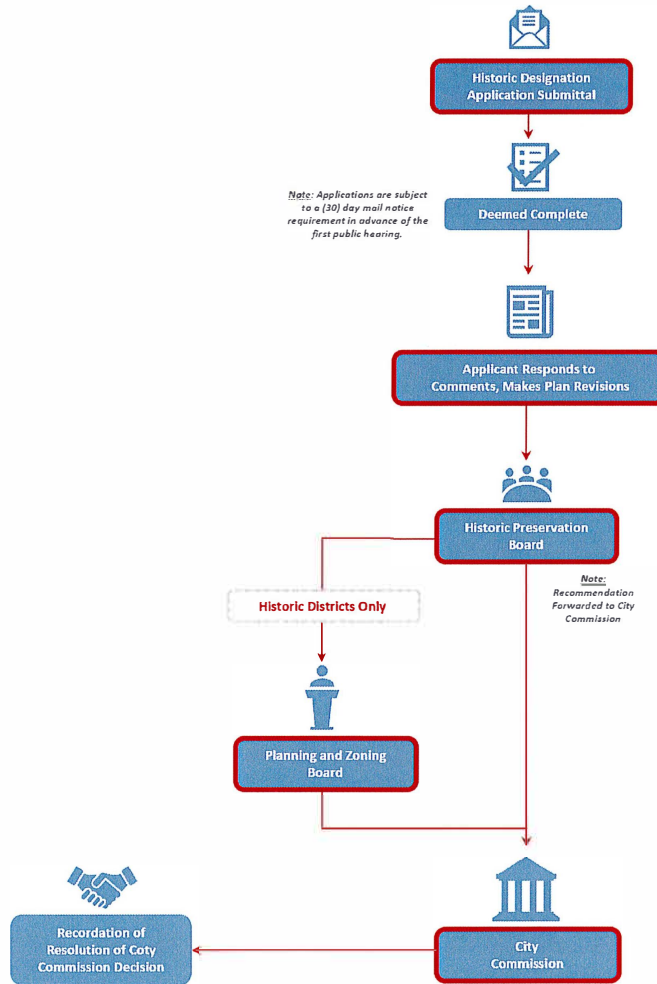
**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information. The City will notify the applicant for a Historic Designation Application within thirty (30) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

**PAYMENT OF FEES:** Applicants will receive invoices electronically indicating the applicable fee.

**PUBLIC SIGN NOTICE AND MAIL NOTICE:** Applications are subject to public sign notice and mail notice requirements. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The [affidavit](#) form can be found on the City's website.

**HISTORIC PRESERVATION BOARD MEETING:** Closer to the date of the meeting, staff will provide an agenda for the meeting as well as a copy of the staff report. Meetings are held in person at 5pm at City Hall, 100 N. Andrews Avenue and the applicant or his/her representative must be in attendance. The HPB meeting dates can be found on the City's website at the [Historic Preservation Board](#) webpage.

**HISTORIC DESIGNATION FLOWCHART:** The review process for Historic Designation applications is depicted in the graphic below. Variations in the review process are noted.



**FOR QUESTIONS OR ASSISTANCE REGARDING THE HISTORIC PRESERVATION BOARD CONTACT:**

Urban Design and Planning  
954-828-6520 (select Option 3)  
[planning@fortlauderdale.gov](mailto:planning@fortlauderdale.gov)



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2022	<b>Property Use:</b> 11 - Stores, 1-story	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 494225044620	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> JUNE 36 PROPERTIES LLC	<b>Adj. Bldg. S.F.:</b> 27273	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 17701 BISCAYNE BLVD SUITE 300 AVENTURA, FL 33160	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> B-1 - BOULEVARD BUSINESS
<b>Physical Address:</b> 2860 N FEDERAL HIGHWAY FORT LAUDERDALE, 33306	<b>Effective Year:</b> 1990	<b>Abbr. Legal Des.:</b> CORAL RIDGE GALT ADD NO 1
	<b>Year Built:</b> 1969	31-37 B POR LOT 3,4 BLK 61 DES AS BEG NECOR
	<b>Units/Beds/Baths:</b> 0 / /	LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E
		185,SLY 54.63 TO POB AS DESC IN OR
		45071/1448

2020 values are considered "working values" and are subject to change.

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$1,209,780	\$3,802,700	0	\$5,012,480	\$5,012,480	
2021	\$1,209,780	\$3,802,700	0	\$5,012,480	\$4,912,050	\$101,489.00
2020	\$1,209,780	\$3,799,070	0	\$5,008,850	\$4,465,500	\$95,654.91

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480
Portability	0	0	0	0
Assessed / SOH	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
05/06/2021	Special Warranty Deed Qualified Sale	\$7,075,000	117274936
01/31/2008	Multi Rerecorded Deed Correction Non-Sale Title Change	\$100	45071 / 1448
06/29/2007	Multi Special Warranty Deed Non-Sale Title Change		44321 / 436
02/01/1986	Special Warranty Deed	\$160,000	13209 / 150

**LAND CALCULATIONS**

Unit Price	Units	Type
\$25.00	48,391 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494225042150	02/16/2022	Warranty Deed	Qualified Sale	\$1,220,000	117945907	2633 NE 30 ST FORT LAUDERDALE, FL 33306
494225043930	02/11/2022	Warranty Deed	Qualified Sale	\$880,000	117965443	2800 NE 26 AVE FORT LAUDERDALE, FL 33306
494225044840	02/07/2022	Warranty Deed	Qualified Sale	\$840,000	117924074	2600 NE 30 ST FORT LAUDERDALE, FL 33306
494225040820	02/01/2022	Warranty Deed	Qualified Sale	\$2,000,000	117919315	2840 NE 27 ST FORT LAUDERDALE, FL 33306
494225044440	02/01/2022	Warranty Deed	Qualified Sale	\$1,625,000	117916344	2625 NE 26 AVE FORT LAUDERDALE, FL 33306

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Commercial (C) 27,273						(F2) 48,413.00		

**SCHOOL**

Bayview Elementary: A  
Sunrise Middle: B  
Fort Lauderdale High: A

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch

**Florida House Rep.  
District**

**Florida House Rep. Name**

**Florida Senator District**

**Florida Senator Name**

**School Board Member**

93

Chip LaMarca

34

Gary M. Farmer, Jr.

Sarah Leonardi

Prepared by:  
Lloyd Granet, P.A.  
2295 NW Corporate Boulevard  
Suite 235  
Boca Raton, FL 33431

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** made this 14<sup>th</sup> day of May, 2021, between **2860 NORTH FEDERAL HIGHWAY LLC, a Florida limited liability company** (“Grantor”), having an office at 95 Forest Avenue, Locust Valley, NY 11560, and **JUNE 36 PROPERTIES, LLC, a Florida limited liability company** (“Grantee”), whose mailing address is 17701 Biscayne Boulevard, Suite 300, Aventura, FL 33160.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee’s successors and assigns forever, that certain real property in the City of Fort Lauderdale, County of Broward and State of Florida (the “Property”), more particularly described on **Exhibit “A”**, attached hereto and made a part hereof.

Together with all of Grantor’s rights in easements, tenements, hereditaments and appurtenances belonging or in any ways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all of Grantor’s rights in buildings and improvements located on the Property.

Subject only to taxes for the year 2021 and those items contained in **Exhibit “B”**, attached hereto and made a part hereof (the “Permitted Exceptions”), and which are not reimposed hereby.

Grantor covenants with Grantee that, except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

[Signature]  
Print Name: JAMIE MONTEGA  
[Signature]  
Print Name: JESSICA VALRO

GRANTOR:  
2860 NORTH FEDERAL HIGHWAY LLC,  
a Florida limited liability company  
By: [Signature]  
Bernadette Castro, Manager

STATE OF NY  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5/6/2021 by Bernadette Castro, in her capacity as Manager of 2860 North Federal Highway LLC, a Florida limited liability company, on behalf of the Company. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

[Signature]  
Notary Public

CAROL CHASAN MANKUTA  
NOTARY PUBLIC, State of New York  
No. 01MA4954948  
Qualified in Suffolk County  
Commission Expires Aug. 21, 2021

**EXHIBIT "A"**

A portion of Lots 3 and 4, Block 61, CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, also being the Southeast corner of said Lot 3; thence Southerly on the East line of said Lot 4, on a curve to the right, with a radius of 2182.08 feet, a central angle of  $05^{\circ} 44' 16''$ , an arc distance of 218.52 feet; thence Westerly, on a radial line from said curve, a distance of 185.00 feet to a point on the West line of said Lot 4; thence Northerly on the West line of said Lots 4 and 3, on a curve to the left, with a radius of 1997.08 feet, a central angle of  $07^{\circ} 10' 20''$ , an arc distance of 250.00 feet; thence Easterly radial to said curve, a distance of 185.00 feet to a point on the East line of said Lot 3; thence Southerly on said East line, on a curve to the right, with a radius of 2182.08 feet, a central angle of  $01^{\circ} 26' 04''$ , an arc distance of 54.63 feet to the Point of Beginning.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

**ALL OF THE ABOVE PROPERTY IS ALSO DESCRIBED AS:**

**SEE EXHIBIT "A" (CONTINUED) ATTACHED HERETO AND MADE A PART HEREOF.**



**EXHIBIT "A"** (CONTINUED)

That portion of Lot Four (4), Block Sixty-one (61) of CORAL RIDGE GALT ADDITION #1, according to the Plat thereof recorded in Plat Book 31, Page 37, Public Records of Broward County, Florida, described as follows:

Commence at the Northwest Corner of said Lot 4 and thence Southerly along the West boundary of said Lot 4 an arc distance of 100 feet to the point of beginning, thence Easterly along the line radial to the curve of said West boundary, a distance of 185 feet to a point on the East boundary of said Lot 4, said point being 109.26 feet South of the Northeast corner of said Lot 4; thence Southerly along said East boundary, an arc distance of 109.26 feet, thence Westerly and radial to the curve of said East boundary, a distance of 185 feet to a point on the said West boundary of Lot 4, said point being 200 feet arc distance South of the Northwest corner of said Lot 4; thence North along said West boundary, an arc distance of 100 feet to the point of beginning, said land situate, lying and being in Fort Lauderdale, Broward County, Florida.

AND

That portion of Lot Four (4), Block Sixty-one (61) of CORAL RIDGE GALT ADDITION NO.1, according to the Plat thereof recorded in Plat Book 31, Page 37, Public Records of Broward County, Florida, described as follows:

Beginning at the Northwest corner of Lot 4, thence East along the North boundary of said Lot 4, a distance of 185 feet to the Northeast corner of said Lot 4; thence Southerly along the East boundary of said Lot 4, an arc distance of 109.26 feet; thence Westerly on a line radial to the curve of said East boundary; a distance of 185 feet, to a point on the West boundary of said Lot 4; thence North along said West boundary, an arc distance of 100 feet to the point of beginning, said lands situate, lying and being in Fort Lauderdale, Broward County, Florida.

AND

That part of Lot 3, Block 61, CORAL RIDGE GALT ADDITION NO.1, according to the Plat thereof recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida, more fully described as follows:

BEGINNING at the Southwest corner of said Lot 3; thence North along the West boundary of said Lot 3, an arc distance of 50 feet; thence East radial to the West boundary of said Lot 3; a distance of 185 feet to the East boundary of said Lot 3; thence South along the East boundary of said Lot 3, an arc distance of 54.63 feet to the Southeast corner of said Lot 3; thence West along the South boundary of said Lot 3, a distance of 185 feet to the Point of Beginning.

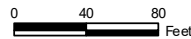
**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2021 and subsequent years.
2. Matters appearing on the plat recorded in Plat Book 31, Page(s) 37, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Exhibit "A".
3. Resolution Declaring the Necessity for the Construction of Sanitary Sewers and Appurtenances recorded February 3, 1960 in O.R. Book 1819, Page 629.
4. Resolution Declaring the Necessity for the Construction of Sanitary Sewers and Appurtenances recorded August 30, 1960 in O.R. Book 2018, Page 22.
5. Resolution Declaring the Necessity for the Construction of Storm Sewers recorded August 30, 1960 in O.R. Book 2018, Page 26
6. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).



CITY OF FORT LAUDERDALE

### Property Reporter Map



Map Created by Property Reporter GIS

Printed on: 3/29/2022