



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, March 7, 2022 - 5:00 P.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance 6/2021 through 5/2022</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Jason Blank, Chair	P	5	2
Arthur Marcus, Vice Chair	A	8	2
Richard Bray	P	2	0
Donald Karney	P	10	0
Barbara Lynes	P	7	3
David Parker	P	10	0
Richard Rosa	P	9	1
Tim Schiavone	A	9	1

**City Staff**

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

**Communication to the City Commission**

The Historic Preservation Board encourages the City to take the steps necessary to explore the State Division of Historic Resources Small Matching Grant for educational purposes in telling the story of Sailboat Bend Historic District and preserving known records and whatever other steps are deemed necessary and advantageous, as determined by the Historic Preservation Planner.



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**DRAFT**

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

The meeting of the Historic Preservation Board was called to order at 5:01 p.m.

Chair Blank thanked Mr. Marcus for leading the past two meetings in his absence.

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

- a. Approval of Minutes: February 7, 2022

**Motion** made by Mr. Rosa, seconded by Mr. Karney:  
 To approve the minutes of the February 7, 2022, 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.

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

**IV. Agenda Items:**

1.

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**REQUEST:**

**Certificate of Appropriateness for Demolition**

- Complete Demolition of Three-Story Police Department Headquarters

**Certificate of Appropriateness for Demolition**

- Complete Demolition of Two (2) One-Story Multi-Family Residential Structures

**Certificate of Appropriateness for New Construction**

- New Construction of Three-Story Police Department Headquarters

<b>Case Number</b>	UDP-HP21028	<b>FMSF#</b>	
<b>Owner</b>	City of Fort Lauderdale		
<b>Applicant</b>	Elisabeth A. Bernitt, AECOM		
<b>Address</b>	1300-1350 W. Broward Boulevard and 1201-1205 SW 1 <sup>st</sup> Street 1-8		
<b>General Location</b>	A city block on the southern side of the West Broward Boulevard, surrounded by streets Southwest 14 <sup>th</sup> Avenue to the west, Southwest 12 <sup>th</sup> Avenue to the east, and Southwest 2 <sup>nd</sup> Court to the south		
<b>Legal Description</b>	<u>1300 -1350 W. Broward Boulevard</u> VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD, & LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D <u>1201-1205 SW 1st Street 1-8</u> WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 125		
<b>Existing Use</b>	Government – Police Station/Multi-Family Residential		
<b>Proposed Use</b>	Government – Police Station		
<b>Zoning</b>	CF/B-1/RMM-25		
<b>Commission District</b>	Steven Glassman		

<b>Applicable ULDR Sections</b>	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17
<b>Landmark/Historic District</b>	Sailboat Bend Historic District
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner

Ms. Logan summarized the staff report and concluded with:

**Summary Conclusion:**

**COA for Demolition – 1300 - 1350 W. Broward**

Staff finds that the application for a *COA for Demolition* under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact the adjacent historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

**COA for Demolition – 1201 - 1205 SW 1st Street 1-8**

Staff finds that the application for a **COA for Demolition** under case number UDP-HP21028 located at 1201 - 1205 SW 1st Street 1-8 meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

**COA for New Construction**

Staff finds that the application for a **COA for New Construction** under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 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 Sections 47-24.11.D.3.c.iii. of the ULDR, and partially meets the criteria as outlined in Sections 47-47-17 of the ULDR.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All glass must be clear with an option of Low-e.
2. Signs are not included in this approval and a separate Certificate of Appropriateness application would be required for any new signs on the property.
3. Additional details showing that proposed rooftop mechanical screening provides adequate coverage with zero visibility of mechanical equipment must be provided at the time of building permitting.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Evan Segal, architect with AECOM, gave a *PowerPoint* presentation on behalf of the applicant, reviewing the planned design for the building.

Chair Blank opened the item to public comment.

Marc Dickerman, Vice Chair of the Citizens Police Review Board, 1417 Himmarshee Street, stated he is in favor of the demolition. He asked the location of the public entrance for use of the garage and community center. Mr. Segal explained the parking garage was secure and would be for law enforcement. He stated there would be a visitors' parking lot on the west side, and entrance would be off of Broward.

Mr. Dickerman stated a turn signal is needed at 14<sup>th</sup> for safety. Mr. Segal responded that he believes that study is underway separate from this project.

Chair Blank closed the item to public comment.

Mr. Rosa referenced the rendering and asked whether a masonry wall or picket fence was planned. Mr. Dickerman explained an aluminum picket fence hedged with a hedge was planned around the south parking lot.

Mr. Rosa stated as a resident of the neighborhood he was trying to comprehend the massing. He noted the trees lining the street and asked whether they were palm trees. Mr. Segal responded the plan was for a mixture of deciduous trees and palm trees, including existing which would remain.

Mr. Rosa noted the entrance was currently at 12<sup>th</sup> Avenue and asked where officers would now be entering and exiting. Mr. Segal indicated the 14<sup>th</sup> Avenue entrance. He explained additional entrances for turning radius purposes.

Mr. Rosa stated he was a fan of the project and thought it would be a tremendous improvement on what is currently there.

Mr. Parker inquired regarding the parking lot for confiscated cars on SW 2<sup>nd</sup> Court and the exit shown on the renderings. He stated in the past that had been a problem area and asked whether the use would be limited. Mr. Segal explained the intent of the exit was secondary means of entry for training use of the lot and vehicle storage.

Mr. Parker further explained the issues with the area in the past. Mr. Segal asserted the plan helps to alleviate that because it was previously an entrance for fleet and would now be secured.

Mr. Parker asked whether the driveway could be limited to exit only. Mr. Segal stated they could discuss it, but he was unsure how that would work.

Lieutenant Adam Solomon provided additional detail. He stated the entrance would not be heavily used, but he would not want to take away the ability for a SWAT truck or other vehicle to use it as needed due to the turning radius. He noted concerns of the Sailboat Bend residents regarding recreational vehicles. Discussion continued on the driveway use.

Mr. Rosa asked if there was a timeline for the project. Mr. Segal responded demolition was planned for summer.

Mr. Bray asserted the City and Police Department should be held to as high a standard as the Board does with any property in the community, if not a higher standard than other properties. He referenced the materials and noted a lot of things were partially met or did not meet standards. He expressed concern the project was not meeting the Sailboat Bend requirements. He noted the requirements were laid out by the City and should be enforced by those that set the standard.

Mr. Bray stated he understands there are modern needs for the Police Department, but from a historic preservation perspective, the existing facility is usable and asked why there was not consideration for restoring it and trying to preserve the history. He suggested putting on an addition. Continuing, Mr. Bray stated if the building were to be reconstructed, it should be consistent with a reflection of the district and the history of the building. He expressed concern with taking a new, modern building and placing it in a historic district. He asserted it was a beautiful design for a different neighborhood but would stick out like a sore thumb in Sailboat Bend.

Mr. Bray stated he had three (3) suggestions for the project to go forward:

1. Restore the existing building and add on extra space and facilities needed
2. Change the boundaries of the Sailboat Bend Historic District
3. Create a design that reflects the district and its history

Chair Blank noted he was not concerned with the sizing of the building or the dimensions of the building but wondered why the plan is not to use different materials that would satisfy the guidelines of the district. Mr. Segal explained the concerns were budgetary, including timeline challenges. He asserted the pallet of materials is more residential, and this is a civic facility. He stated it could have been done in all block and stucco, but they were trying to portray a different aesthetic which kept with its predecessor but looked to the future.

Mr. Bray asserted the Historic Preservation Board's consideration is not cost, but whether it meets the standards of the district and the Ordinance.

Chair Blank agreed that was the Board's consideration and noted he did see it as a reasonable explanation for why they had chosen not to meet the criteria.

Mr. Bray argued the difference in costs comes up every meeting from property owners. Discussion continued as to differences between residential and commercial and the scale of the project.

Mr. Rosa asked if there would be a timeline difference if they used block construction rather than the pre-cast planned.

Stephanie Toothaker, attorney for the general contractor, stated she agreed the design perhaps should not be in the historic district, but that was a discussion for another day, and this was a different situation because voters had approved a \$100 million bond for a new building as this one was decrepit and there are modern requirements. She asserted the architects had tried to pay homage to the criteria as much as possible. She addressed issues with the building briefly and stated the team could provide more detail if requested.

Mr. Rosa reiterated his question regarding the timing. Mr. Segal stated he could not say how much longer it would take, but the time would be a consideration.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for Demolition of the complete demolition of a three-story Police Department Headquarters and two (2) one-story multi-family residential structures, as well as a Certificate of Appropriateness for New Construction of a three-story Police Department Headquarters for the properties located at 1300-1350 West Broward and 1201-1205 SW 1<sup>st</sup> Street 1-8, Fort Lauderdale, Florida, in the Sailboat Bend Historic District, case number UDP-HP21028.

[The entire text of the resolution is attached to these minutes for the public record.]

#### **COA for Demolition – 1300 - 1350 W. Broward**

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

To approve with staff conditions the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard based on facts and findings as outlined in the staff memorandum and discussed during this meeting, and subject to the following conditions:

1. The demolition of the structure shall not negatively impact the adjacent historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, the motion **passed 5-1**. Mr. Bray voted no.

#### **COA for Demolition – 1201 - 1205 SW 1st Street 1-8**

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

To approve with staff conditions the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1201 -1205 SW 1st Street 1-8 based on facts and findings as outlined in the staff memorandum and discussed during this meeting, and subject to the following conditions:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

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

#### **COA for New Construction**

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

To approve with staff conditions the resolution for a Certificate of Appropriateness for New Construction under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 based on facts and findings as outlined in the staff memorandum and discussed during this meeting that the application meets the applicable criteria, and subject to the following conditions:

1. All glass must be clear with an option of Low-e.
2. Signs are not included in this approval and a separate Certificate of Appropriateness application would be required for any new signs on the property.
3. Additional details showing that proposed rooftop mechanical screening provides adequate coverage with zero visibility of mechanical equipment must be provided at the time of building permitting.

4. This application is subject to the approval by Building, Zoning, and all ULDR requirements. In a voice vote, the motion **passed 5-1**. Mr. Bray voted no.

**V. Communication to the City Commission**

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None.

**VI. Good of the City** [Index](#)

**a. Telling the Story of the Sailboat Bend Historic District**

Ms. Logan explained the item was brought forward by the Board at the February meeting by Mr. Bray for discussion.

Mr. Bray stated he had noticed there was no cohesive story regarding Sailboat Bend and the reason it is a historic district and wanted to discuss the potential for writing a grant to create that story. He noted other areas which could benefit from similar research and stated he would like to discuss requesting the City Commission direct staff to investigate potential opportunities.

Chair Blank noted the new Police Department would be an opportunity for an art project to tell the story. Discussion ensued regarding resources available, strategies for historic preservation, and the need to promote the historic districts of the City.

Chair Blank asked that Mr. Bray narrow down the ask and draft a Communication to the Communication for discussion at a future meeting.

Mr. Rosa inquired as to the mechanics of selecting an artist and moving a piece forward. Discussion continued regarding art organizations in the neighborhood.

Attorney Wallen advised that any request from the Board be on behalf of the City, as staff does not do work for outside organizations, and that it fall within the powers and duties of the Board under 47-32.3.

Chair Board asked that Attorney Wallen circulate the applicable Code to the Board members for review prior to the next meeting. He sought consensus to place the item on the agenda for the next meeting and discussion continued regarding the objective.

Chair Blank asked whether Mr. Bray had a specific grant in mind.

Mr. Bray stated it was a matter of awareness that the grants were out there, and there were a number of projects which could utilize those grants to tell the story of the historic districts for educational purposes for the benefit of the general public. He discussed walking tours, apps, and other tools to utilize the information gathered.

Mr. Parker noted there is quite a bit of information which exists and is stored in the Fire Museum and private homes. He stated the boxes would take a lot of time to go through and would be an



extensive project. He asserted they would need to look at who would be doing the work before seeking funding.

Chair Blank asked Ms. Logan whether she had the bandwidth for the request. Ms. Logan responded it is hard to answer that question. She noted grant applications she had made over the past few years and the opportunities created by those grants to set goals and create a plan. She reviewed other educational grants available to pursue and noted the funds would allow for an outside consultant to do the legwork.

Discussion continued regarding preservation of historical information, the general goals of telling the story of the Sailboat Bend Historical District and digitizing records, as well as grant requirements and timelines.

Mr. Parker discussed existing resources and the time requirement for interpreting materials.

**Motion** made by Mr. Bray, seconded by Ms. Lynes:

To send a Communication to the City Commission to encourage the city to take the steps necessary to explore the State Division of Historic Resources Small Matching Grant for educational purposes in telling the story of Sailboat Bend Historic District and preserving known records and whatever other steps are deemed necessary and advantageous, as determined by the Historic Preservation Planner.

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

Consensus was to send Mr. Bray to represent the Board when the communication was presented to the City Commission.

#### **b. Amendment to 2022 Historic Preservation Board Meeting Schedule**

Chair Blank explained a conflict with the May Board meeting. Discussion ensued regarding the potential dates.

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

To move the May 2022 meeting to May 4, 2022.

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

Ms. Logan provided a brief update on the Communication to the City Commission regarding the Federal Courthouse. She explained staff had reached out as directed by the Commission and had provided a memorandum on the response, which she would also forward to the Board.

Ms. Logan noted there would be events held on the topic of the Strategic Preservation Plan in March, and information would be distributed to the Board. She discussed Sunshine Law requirements applicable to Board members in attendance.

Mr. Bray asked whether requesting a charette was within the purview of the Board. Attorney Wallen stated the issue had been discussed at length by the Board and explained Board members could approach their Commissioners as individuals.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 6:36 p.m.

Attest:

Chairman:

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

\_\_\_\_\_  
Jason B. Blank, 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>

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