



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, May 4, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2021 through 5/2022	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	7	2
Arthur Marcus, Vice Chair	P	9	3
Richard Bray	A	3	1
Donald Karney	P	12	0
Barbara Lynes	P	8	4
David Parker	P	12	0
Richard Rosa	P	11	1
Tim Schiavone	P	11	1

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Nadia Martin, Senior Administrative Assistant
Jamie Oppert, Recording Secretary, Prototype Inc.

Communication to the City Commission

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

The Historic Preservation Board is aware of potential ability for the property located at 1701 S. Andrews Avenue to be designated a potential historic landmark, and we are also aware the City Commission has begun conversations surrounding this property. Accordingly, the Historic Preservation Board is encouraging the City Commission to request this Board institute discussions surrounding designation of that landmark and furthermore, we would encourage the Commission to send notice to the owner to join this Board for those discussions.

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

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

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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:03 p.m.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: April 4, 2022

Motion made by Mr. Karney, seconded by Mr. Marcus:
To approve the minutes of the April 4, 2022, 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. [Index](#)
REQUEST: Historic Landmark Designation of Castro Convertible at 2860 N. Federal Highway

Case Number	UDP-HPD22003	FMSF#	
Owner	June 36 Properties LLC		
Applicant	City of Fort Lauderdale		
Address	2860 N. Federal Highway		
General Location	Located on the east side of North Federal Highway approximately 1200 feet south of the intersection of East Oakland Park Boulevard and N. Federal Highway		
Legal Description	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		
Existing Use	Commercial - Retail		
Zoning	B-1 – Boulevard Business		
Applicable ULDR Sections	47-24.11.C.		
Landmark/Historic District	Castro Convertible		
Authored By	Trisha Logan, AICP, Historic Preservation Planner		

Chair Blank asked for confirmation the owner of the property had been noticed of the meeting. Ms. Logan explained there was certified mail to the owner sent to the owner with confirmation of receipt, and a notice had been printed in the Sun-Sentinel, but no response was received.

Ms. Logan noted a clarification to the staff report which had been emailed prior to the meeting, correcting the owner and applicant listed.

Ms. Logan summarized the staff report and concluded with:

In accordance with Section 47-24.11.C of the ULDR, staff finds that the application for Historic Landmark Designation located at 2860 N. Federal Highway under case number UDP-HPD21003 meets criteria (c), (d), and (f) as outlined in Section 47-24.11.C.7 of the ULDR.

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.

Chair Blank asked for clarification regarding the subsections of criteria, and if only finding one was required to meet the requirements for designation. Ms. Logan confirmed this was correct, but it was her opinion the application meets three separate criteria.

Chair Blank inquired as to whether the angled windows changed in the front of the building in 2017 were the only structural changes to the property. Ms. Logan stated this was correct. She also noted an addition had been added in 1959 which did not modify the front volume of the structure.

Chair Blank opened the item to public comment, however there being none, he closed the item to public comment.

Mr. Schiavone expressed concern regarding the ownership confirmation. He asserted this would have a tremendous impact on the owner and stated he was not comfortable with the Board not hearing from them. He stated every consideration should be taken to make sure the owner could not argue that they did not know.

Mr. Rosa agreed with Mr. Schiavone's comments and added he would be more comfortable if there was some representation of the ownership present in the meeting.

Mr. Karney noted the signed confirmation from the certified mail and asked what alternatives there would be to ensure proper notice was made. He pointed out the owner was not required to appear.

Mr. Blank asserted it was the owner's responsibility to keep the legal address correct and pointed out the legal notice requirements had been met. He stated in his opinion, the owner had chosen not to participate in the conversation.

Mr. Schiavone suggested moving the item to the June meeting. Discussion continued regarding making contact with the owner.

Assistant City Attorney Shari Wallen explained not knowing was not a defense. She stated the Code requires certified mail, and staff had complied with the notice requirements under the law. She noted that additionally, the item had been printed in the newspaper and the owners were notified the first time the discussion was on the agenda.

Ms. Logan added that a letter was also sent within 10 days following the meeting when it was determined the Board wanted to move forward with the agenda item, so a total of three letters were sent to the owner.

Ms. Wallen read from the Code regarding notice of a hearing. Discussion continued regarding notice and whether to extend the discussion to another meeting to ensure proper notice.

Mr. Rosa asked that the address served be disclosed for the record. Ms. Logan responded that notice was sent to June 36 Properties LLC, 17701 Biscayne Boulevard, Suite 330, Aventura, Florida, 33160. Ms. Wallen added that this was the address listed in SunBiz as well as the property appraiser. Discussion continued regarding the notice requirements and the Board's legal position if the owner were to come forward at a later date.

Mr. Rosa stated he finds it difficult to believe that if they were aware, the owner who had purchased the property one year prior for \$7 million would not come forward to participate in the discussion.

Mr. Blank argued that speculation was the reason notice requirements are in place. He stated staff had done its job in notifying the owners under the Statute. He added that the Board would prefer the owners were present, but that did not preclude discussion and action.

Mr. Marcus discussed the building's historical value, noting Charles McKirahan was an emblematic architect after the war and he utilized new materials in new ways. He stated this building was a touchstone for Mr. McKirahan's work in South Florida.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Historic Landmark Designation located at 2860 N. Federal Highway, Fort Lauderdale, Florida under case number UDP-HPD21003 *[The entire text of the resolution is attached to these minutes for the public record.]*

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

To recommend approval of the request for Historic Landmark Designation located at **2860 N. Federal Highway** under case number UDP-HPD21003 based on a finding this request meets criteria (c), (d), and (f) as outlined in Section 47-24.11.C.7. of the ULDR.

In a voice vote, the motion **passed 5-2**. Mr. Rosa and Mr. Schiavone voted no.

V. Communication to the City Commission

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The Historic Preservation Board is aware of potential ability for the property located at 1701 S. Andrews Avenue to be designated a potential historic landmark, and we are also aware the City Commission has begun conversations surrounding this property. Accordingly, the Historic Preservation Board is encouraging the City Commission to request this Board institute discussions surrounding designation of that landmark and furthermore, we would encourage the Commission to send notice to the owner to join this Board for those discussions.

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

a. Strategic Historic Preservation Plan Update

Ms. Logan reviewed a PowerPoint presentation updating on the Strategic Historic Preservation Plan on behalf of the consultant, The Craig Group. She shared the goals for historic preservation and discussed action items related to the objectives. Ms. Logan noted following the meeting she

would send the Board members a survey to identify priorities and noted those results would be utilized to further refine the document.

b. Historic Preservation Month Recognition of Rehabilitation Projects

Ms. Logan stated this item had been brought up the previous month by Mr. Bray. She noted staff would like additional detail regarding the direction prior to taking action.

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

To defer the discussion of Historic Preservation Month recognition of rehabilitation projects to the June meeting.

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

Mr. Marcus identified 1710 S. Andrews Avenue, the Wells Fargo Building, as a potential landmark which was scheduled for renovation and possible demolition. He asked that someone from the City reach out to the owner regarding saving the façade.

Chair Blank suggested Mr. Marcus have a conversation with Ms. Logan and stated the item could be added to a future agenda if needed.

Ms. Wallen asked for clarification on the potential landmark status of the building. Ms. Logan explained the architectural resource survey conducted by a consultant had identified the property as a potential historic landmark. She noted there was documentation associated with the identification. She stated the City Commission had discussed the property at their May 3, 2022 conference meeting and asked for additional information, which could also be shared with the Board.

Chair Blank stated the item could be added to the next agenda under Good of the City. Discussion ensued regarding the intent for gathering information on the property and potential notice to the owner.

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

To send a Communication to the City Commission stating the Historic Preservation Board is aware of potential ability for the property located at 1701 S. Andrews Avenue to be designated a potential historic landmark, and we are also aware the City Commission has begun conversations surrounding this property. Accordingly, the Historic Preservation Board is encouraging the City Commission to request this Board institute discussions surrounding designation of that landmark and furthermore, we would encourage the Commission to send notice to the owner to join this Board for those discussions.

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

Mr. Rosa suggested an additional means of notice to an owner as a potential modification to the ULDR. Discussion ensued regarding assorted forms of notice and opportunities to improve the notice practice.

Ms. Logan explained any request for modification to the ULDR would need to go through the proper process.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:08 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.