



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, June 6, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2022 through 5/2023	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	A	0	1
Arthur Marcus, Vice Chair	P	1	0
Richard Bray	P	1	0
Donald Karney	P	1	0
Barbara Lynes	P	1	0
David Parker	P	1	0
Richard Rosa	P	1	0
Tim Schiavone	P	1	0

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Michael P. Ferrera, Urban Planner II
Amanda Foor, Planning Assistant
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission

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

A Communication to the City Commission to recommend that the City Manager direct staff to move forward with an amendment to Section 47-27.7 of the Unified Land Development Regulations (ULDR) to require additional notice for historic designation applications prior to the historic preservation meeting to include a sign notice and an additional mail notice sent to the registered agent.

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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2. UDP-HP22012	220 SW 3 rd Avenue, Riverwalk/City of Fort Lauderdale	2
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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:06 p.m.

Principal Urban Planner Trisha Logan introduced two new staff members present at the meeting, Planning Assistant, Amanda Foor and Urban Planner II, Michael P. Ferrera.

Item VI.a was addressed prior to Item II.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: May 4, 2022

Motion made by Mr. Karney, seconded by Mr. Parker:
To approve the minutes of the May 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.

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REQUEST: Certificate of Appropriateness for New Construction
 • Construction of a Three-Story Single-Family Residence with a Request for Yard Reduction.

Case Number	UDP-HP22010	FMSF#	
Owner	Matthew Sacco		
Applicant	Matthew Sacco		
Address	908 SW 4th Street		
General Location	Approximately 100 feet west of the intersection of SW 4th Street and SW 9th Avenue		
Legal Description	WAVERLY PLACE 2-19 D LOT 3 BLK 100		
Existing Use	Vacant Lot		
Proposed Use	Single-Family Residence		
Zoning	RS-8		
Applicable ULDR Sections	<i>47-5.31 - Table of Dimensional Requirements for RS-8 4-17 – Sailboat Bend Historic District 47-17.5 – Application for Yard and Minimum Distance Separation Reduction 47-24.11.D.3.c.i – Criteria for COA, General 47-24.11.D.3.c.ii – Criteria for COA, New Construction</i>		
Landmark/Historic District	Sailboat Bend Historic District		
Authored By	Michael P. Ferrera, Urban Planner II		

Michael P. Ferrera, Urban Planner II, summarized the staff report and concluded with:

Staff finds that the application for a Certificate of Appropriateness for New Construction including the request for a setback reduction under case number UDP-HP22010 located at 908 SW 4th Street meets the criterion as outlined in Sections 47-24.11.D.3.c.i. and 47-24.11.D.3.c.iii. of the ULDR and has items that meet and do not meet the criteria as outlined in Section 47-17 of the ULDR.

Elements included in this application that do not meet the criteria include the following:

- Height of fence at entrance of property
- Yard reduction request for SW 4th Street

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 shall be clear with an option of Low-e.
2. Mechanical equipment including an air conditioner condenser and generator are placed on the roof with a low wall surrounding the equipment. Further details concerning the height of the equipment and the wall will need to be provided at the time of permitting to ensure that the mechanical equipment is fully screened from view. The screening shall be a minimum of 6 inches above the highest point of the mechanical equipment.
3. This property is located in an Archaeologically Significant Zone and a Cultural Resource Assessment Survey (CRAS) is required per the conditions outlined in the attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc.
4. This application is subject to the approval by Building, Flood, Zoning, and all ULDR requirements, including landscaping.

Vice Chair Marcus commented on the location of the garage, noting he appreciated that it was not in the front of the home.

Matthew Sacco, owner and applicant, thanked staff for their assistance and presented the proposed project. He stated is a current resident of Sailboat Bend and serves on the Florida Historical Board, so takes the design and development of the home very seriously. He noted the home would cultivate the historical charm of the neighborhood in a three story, 5,000 square foot residence with four bedrooms and an in-law suite.

Vice Chair Marcus opened the item to public comment, however there being none to speak, he closed the item to public comment.

Mr. Rosa stated he liked the balance of the elevations and thought the project would be an amazing addition to the street.

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 New Construction including the request for a setback reduction at 908 SW 4th Street, Fort Lauderdale, Florida under case number UDP-HPD22010 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Ms. Lynes, seconded by Mr. Parker to approve with conditions the resolution for a Certificate of Appropriateness for New Construction including the request for a setback

reduction under case number UDP-HP22010 located at 908 SW 4th Street based on the facts and findings as outlined in the staff memorandum and subject to the following conditions:

1. All glass shall be clear with an option of Low-e.
2. Mechanical equipment including an air conditioner condenser and generator are placed on the roof with a low wall surrounding the equipment. Further details concerning the height of the equipment and the wall will need to be provided at the time of permitting to ensure that the mechanical equipment is fully screened from view. The screening shall be a minimum of 6 inches above the highest point of the mechanical equipment.
3. This property is located in an Archaeologically Significant Zone and a Cultural Resource Assessment Survey (CRAS) is required per the conditions outlined in the attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc.
4. This application is subject to the approval by Building, Flood, Zoning, and all ULDR requirements, including landscaping.

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

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REQUEST: Certificate of Appropriateness for Major Alterations

- Renovation of Existing Parking Area to Include a Second Story Addition to Existing Storage Container and Site Improvements including Seating, Paving, Landscaping, and Fencing

Case Number	UDP-HP22012	FMSF#	
Applicant/Owner	City of Fort Lauderdale		
Agent	Doug Snyder, FSMY Architects & Planners, Inc.		
Address	220 SW 3 rd Avenue		
General Location	Northeast corner of SW 2nd Street and SW 4th Avenue		
Legal Description	FT LAUDERDALE B-40 D LOT 5,6,7 BLK C17		
Existing Use	Museum		
Proposed Use	Museum/Tourism Office/Establishment licensed for sale of alcoholic beverages for consumption on premises only		
Zoning	H-1 – Himmarshee Historic District		
Applicable ULDR Sections	47-16.5 – <i>Building Regulations</i> 47-24.11.D.3.c.i – <i>Criteria for COA, General</i> 47-24.11.D.3.c.ii – <i>Criteria for COA, Major Alterations</i>		
Landmark/Historic District	Himmarshee (H-1) Historic District		
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan summarized the staff report.

Vice Chair Marcus asked for clarification on the materials permitted in place of corrugated metal. Ms. Logan explained.

Ms. Logan concluded the staff report with:

Staff finds that the application for a COA for Major Alterations under case number UDP-HP22012 located at 220 SW 3rd Avenue meets the criteria as outlined in ULDR Section 47-16.5 meets the

criteria as outlined in ULDR Section 47-24.11.D.3.c.i; and meets the criteria as outlined in ULDR Section 47-24.11.D.3.c.ii.

The Historic Preservation Board must determine if the proposed setbacks enhance and promote the peculiar characteristics and aesthetic qualities of the site, its use and the purpose of the historic district.

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

1. Corrugated metal is not a material found within the historic district and it is suggested that an alternative material is utilized for the planter and overhang that is more appropriate to the historic structure and surrounding historic district.
2. Application is subject to the approval of Zoning, Building, and all ULDR requirements, including landscaping.

Doug Snyder, President of FSMY Architect & Planners, Inc., stated he was present to answer any questions, and introduced Chris Haerting, tenant, to make a presentation on behalf of the applicant.

Mr. Haerting explained his company's efforts to activate the area with bicycle and paddleboat tours, as well as other activities along the Riverwalk.

Ms. Lynes asked whether applicant would be comfortable with using something other than corrugated metal. Mr. Snyder stated they would and discussed replacement materials, including lap siding and wood pergola framing.

Vice Chair Marcus referenced the drawings in the backup materials and stated a blank wall looked inappropriate on the second floor. Mr. Snyder discussed planned renovations and stated he would take the comment into consideration.

Mr. Bray suggested a decorative element or faux window.

Vice Chair Marcus opened the item to public comment.

Jacqueline Scott stated she was proud to be at the meeting talking about the Shippey House. She thanked everyone involved and added that she was in support of the project.

Genia Ellis, CEO of Riverwalk, noted the involvement of the tenant in bringing additional traffic to the Shippey House, and stated she looks forward to the improvements.

John Cotter, 432 Charley Avenue, Sailboat Bend, stated he walks by the project three times a day and looks forward to its completion.

Vice Chair Marcus closed the item to public comment.

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 Major Alterations located at 220 SW 3rd Avenue Highway, Fort

Lauderdale, Florida under case number UDP-HPD22012 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Schiavone, seconded by Ms. Lynes to approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP22012 located at 220 SW 3rd Avenue based on the facts and findings as outlined in the staff memorandum) and subject to the following conditions:

1. Corrugated metal is not a material found within the historic district and it is suggested that an alternative material is utilized for the planter and overhang that is more appropriate to the historic structure and surrounding historic district.
2. Application is subject to the approval of Zoning, Building, and all ULDR requirements, including landscaping.

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

V. Communication to the City Commission

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

A Communication to the City Commission to recommend that the City Manager direct staff to move forward with an amendment to Section 47-27.7 of the Unified Land Development Regulations (ULDR) to require additional notice for historic designation applications prior to the historic preservation meeting to include a sign notice and an additional mail notice sent to the registered agent.

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

Item VI.a was addressed prior to Item II.

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

- a. Elect Chair and Vice Chair as per ULDR Sec. 47-32.6 – Meetings and procedures: C. The Historic Preservation Board shall elect from its members a Chair and Vice Chair at an annual election held in June of each year, who shall serve for terms of one (1) year and who shall be eligible for reelection.**

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

To maintain Jason Blank as Chair.

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

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

To maintain Arthur Marcus as Vice Chair.

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

b. Historic Preservation Month Recognition of Rehabilitation Projects

Ms. Logan explained the Historic Preservation Month Recognition of rehabilitation projects was brought up by Mr. Bray at the April meeting, and the discussion had been continued at the May

meeting. She noted Mr. Bray had submitted to staff a list of potential properties to recognize, but staff was seeking additional guidance on the intent of the Board.

Discussion ensued, and Ms. Logan explained recognition was not among the duties the Historic Preservation Board was tasked with. Consensus was to continue without action.

c. Proposed Amendment to Unified Land Development Procedures (ULDR) Section 47-27.7 – Historic Designation (Notice Procedures)

Ms. Logan presented proposed changes to the ULDR which had come out of the May discussion regarding the Castro Convertibles building. She explained the proposal was for additional notice procedures to the applicant or owner in advance of the HPB meeting, including additional mail notice to include not only the property owner at the mailing address provided in SunBiz, but also a mail notice to the registered agent and a posted sign in advance of the HPB meeting. She stated signage is posted prior to City Commission meetings, and this would add an additional layer of notice.

Vice Chair Marcus asked for clarification on the category of project the changes would apply to, and Ms. Logan stated it would be for historical designations brought before the Board, with an option for owners to opt out of the mailing when making application themselves.

Mr. Marcus asked when the Castro Convertibles application would be heard. Ms. Logan stated it was currently scheduled for the July 5 City Commission meeting. She noted she had not heard from the owners.

Discussion ensued regarding the various notices given prior to a hearing before the HPB and the City Commission.

Mr. Schiavone stated in his opinion, the changes made for a more considerate procedure.

Ms. Wallen noted sign notice is required prior to hearing by the Planning & Zoning Board, but this would be the first addition in the Code of notice to the registered agent.

Mr. Rosa thanked staff for their prompt response to the suggestion and stated he thought the changes were a great step.

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

A Communication to the City Commission to recommend that the City Manager direct staff to move forward with an amendment to Section 47-27.7 of the Unified Land Development Regulations (ULDR) to require additional notice for historic designation applications prior to the historic preservation meeting to include a sign notice and an additional mail notice sent to the registered agent.

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

Vice Chair Marcus asked for an update on the Pier 66 Hotel project. Ms. Logan stated a representative of Pier 66 had offered to present an update on the proposed development at the July meeting.

Historic Preservation Board

June 6, 2022

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Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:52 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.