



## HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Certificate of Appropriateness 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/zoninggis>

A APPLICANT / PROPERTY OWNER		B AGENT (If agent will be representing owner)	
Name	Curt Fretham	Name	
Address	14525 Highway 7, Suite 265	Address	
City, State, Zip	Minnetonka, MN 55345	City, State, Zip	
Phone	612-720-5690	Phone	
Email	CurtF@LWestDev.com	Email	
Proof of Ownership	Warrenty Deed	Agent Authorization Letter	
APPLICANT SIGNATURE:		AGENT SIGNATURE:	

C BUSINESS/OPERATOR (If applicable, eg. Hotel, Restaurant, etc.)	
Name:	Lake West Development
Address:	14525 Highway 7, Suite 265, Minnetonka, MN 55345

D PARCEL INFORMATION		E LAND USE INFORMATION	
Address	301 SW 14 Way	Historic District/ Historic Landmark Name	Sailboat Bend
Folio Number(s)	504209170050	Zoning	RS-8
Legal Description (brief)	RIVER HIGHLANDS 10-3 B LOT 6 & N1/2	Existing Use of Parcel	Single Family Detached Residential
		Commission District	District Two
		Civic Association	Sailboat Bend

F PROJECT INFORMATION	
Project Name	North Fork Redevelopment
Project Description (Describe current request)	Requesting demolition of existing wooden framed home built in the 70's that's a non-contributing and non-significant structure within the SBHD to build three, new single family, detached residential homes on the three recently subdivided lots.

G DIMENSIONAL REQUIREMENTS (New Construction and Additions Only)		
	Required Per ULDR	Proposed
Lot Size (square feet/ acres)		
Lot Density		
Lot Width		
Building Height (Feet/Levels)		
Structure Length		
Lot Coverage		
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front		
Side		
Corner/Side		
Rear		

**APPLICATION TYPES:** Certificate of Appropriateness (COA) Applications are categorized by request and are indicated on the table below. Check ☒ the appropriate boxes for application request. Contact Urban Design and Planning staff at (954) 828-5026 if you are uncertain about the application type.

<input type="checkbox"/> *MINOR ALTERATIONS	<input type="checkbox"/> **MAJOR ALTERATIONS	<input type="checkbox"/> **NEW CONSTRUCTION	<input checked="" type="checkbox"/> **DEMOLITION	<input type="checkbox"/> **RELOCATION
For requests that are not visible from the right-of-way, are replacements in-kind, and/or meet ULDR Section 47-24.11.E.	- Window and Door Replacement - Roof Replacement - New Addition - Exterior Alteration	- New Residential or Commercial Building - New Accessory Structure - Reconstruction	- Demolition of Secondary Structure - Demolition of Primary Structure - Partial Demolition	- Relocation of Existing Building

Each application is subject to specific review and approval process requirements. See applicable specifications for submittal.

\*These applications are processed through a 15-day administrative review.

\*\*These applications require a public hearing at a regularly scheduled Historic Preservation Board meeting.

**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.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Color Photographs** of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- ☒ **Electronic Files and Documents** consistent with the applicable specifications for submittal by application type; e.g. plan set, agent letter, etc.

THIS INSTRUMENT WAS PREPARED BY:  
Conrad J. Boyle, Esq.  
Mombach, Boyle, Hardin & Simmons, P.A.  
100 Northeast 3<sup>rd</sup> Avenue, Suite 1000  
Fort Lauderdale, Florida 33301

Parcel ID No. 5042 09 17 0050

**WARRANTY DEED**

**THIS INDENTURE**, executed this 21<sup>st</sup> day of September, 2021, by **Donald M. Wilkin and Sharon R. Wilkin, husband and wife**, whose mailing address is: 14130 Falcon Crest Drive, Jacksonville, Florida 32224, as **Grantor**, in favor of **Curt John Fretham, a single man**, whose mailing address is: 14525 Hwy 7, Suite 265, Minnetonka, MN 55345.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, their heirs and assigns, as the case may be, in fee simple forever, the following described real property lying in the County of Broward, State of Florida, to wit (the "Property"):

**Lots 3, 4, 5, 6 and N1/2 of Lot 7, Block 2, River Highlands, according to the plat thereof as recorded in Plat Book 10, Page 3, Public Records of Broward County, Florida**

**SUBJECT TO:** comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision, however reference thereto shall not cause same to be reimposed; unplatted public utility easements of record; and taxes for the year 2021 and subsequent years.

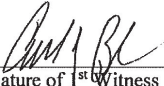
**TO HAVE AND TO HOLD**, the Property together with all and singular the rights and appurtenances thereunto belonging or in any way appertaining, to Grantee and their heirs and assigns in fee simple forever; and all the estate, right, title, interest, lien, equity, tenements, hereditaments, appurtenances, and claim whatsoever of the Grantor, either in law or equity, to the use and benefit of the Grantee forever, and Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and Grantor does hereby fully warrant the title to the Property and will defend same against all lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

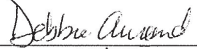


IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

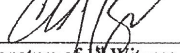
Signed, sealed and delivered  
in the presence of:

  
Signature of 1<sup>st</sup> Witness

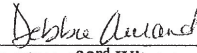
Conrad J. Boyle  
Printed Name of 1<sup>st</sup> Witness

  
Signature of 2<sup>nd</sup> Witness

Debbie Aurand  
Printed Name of 2<sup>nd</sup> Witness

  
Signature of 1<sup>st</sup> Witness

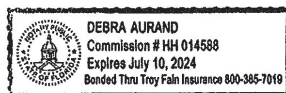
Sharon R. Wilkin  
Printed Name of 1<sup>st</sup> Witness

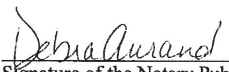
  
Signature of 2<sup>nd</sup> Witness

Debbie Aurand  
Printed Name of 2<sup>nd</sup> Witness

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 21<sup>st</sup> day of September, 2021, by Donald M. Wilkin and Sharon R.  
Wilkin, who are personally known to me, or who have produced their  
FL Drivers License as identification.



  
Signature of the Notary Public

Debra Aurand  
Printed Name of the Notary Public  
My commission expires:

THIS INSTRUMENT WAS PREPARED BY:  
Conrad J. Boyle, Esq.  
Mombach, Boyle, Hardin & Simmons, P.A.  
100 Northeast 3<sup>rd</sup> Avenue, Suite 1000  
Fort Lauderdale, Florida 33301

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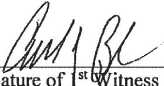
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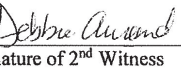
[SIGNATURES APPEAR ON FOLLOWING PAGE]

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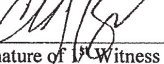
Signed, sealed and delivered  
in the presence of:

  
Signature of 1<sup>st</sup> Witness

Conrad J. Boyle  
Printed Name of 1<sup>st</sup> Witness

  
Signature of 2<sup>nd</sup> Witness

Debbie Aurand  
Printed Name of 2<sup>nd</sup> Witness

  
Signature of 1<sup>st</sup> Witness

Sharon R. Wilkin  
Printed Name of 1<sup>st</sup> Witness

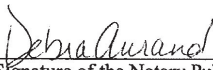
  
Signature of 2<sup>nd</sup> Witness

Debbie Aurand  
Printed Name of 2<sup>nd</sup> Witness

STATE OF Florida  
COUNTY OF Broward

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Debra Aurand  
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GRAPHIC SCALE

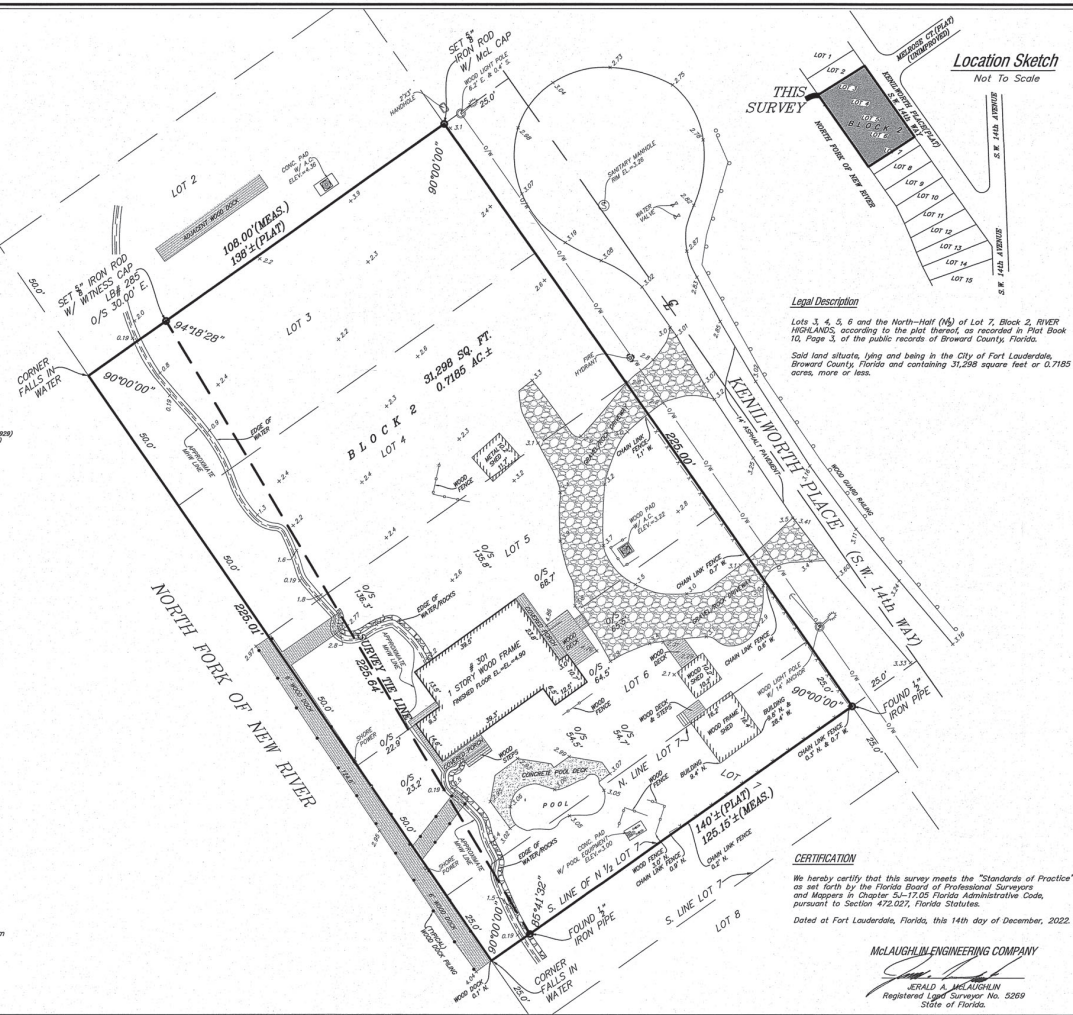


( IN FEET )  
1 inch = 20 ft.

**LOTS 3, 4, 5, 6 AND  
THE NORTH-HALF (N1/2)  
OF LOT 7, BLOCK 2,  
RIVER HIGHLANDS,  
P.B. 10, PG.3, B.C.R.**

[illegible]

- 1) This survey reflects all easements and rights-of-way, as shown on drawn reference record plat(s). The subject property was not adjacent to any easements or rights-of-way for other than the one shown by McLaughlin Engineering Company.
- 2) Underground Improvements if any, not located.
- 3) This drawing is not valid unless sealed on an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale, BM # SW 707, Elevations: 3.61 (NAVD83).
- 6) Elevations shown refer to National Vertical Datum (1988), and are indicated thus,  $\phi$ , Elev. = 6.59
- 7) This property lies in Flood Zone "A4", Elev.=4.0 Ft Flood Insurance Rate Map 12010C0018E, 6, Sotted August 18, 2014, Community Plan No. 12205.
- 8) Underground Utility locations shown hereon, if any, are based upon point marks and/or other information. The surveyor does not warrant the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 9) Mean High Water Elevation (EH)=0.19 ft NAVD83 from Florida Department of Environment protection (State of Florida Survey map).



We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 14th day of December, 2022.

**JERALD A. McLAUGHLIN**  
Registered Land Surveyor No. 5269  
State of Florida.

FIELD BOOK NO. EFB, LB# 409/21  
JOB ORDER NO. V-7430

FILE NO.: 22 - 2 - 082

CHECKED BY: \_\_\_\_\_  
DRAWN BY: SAM

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VPRINTED (BY KTorres)

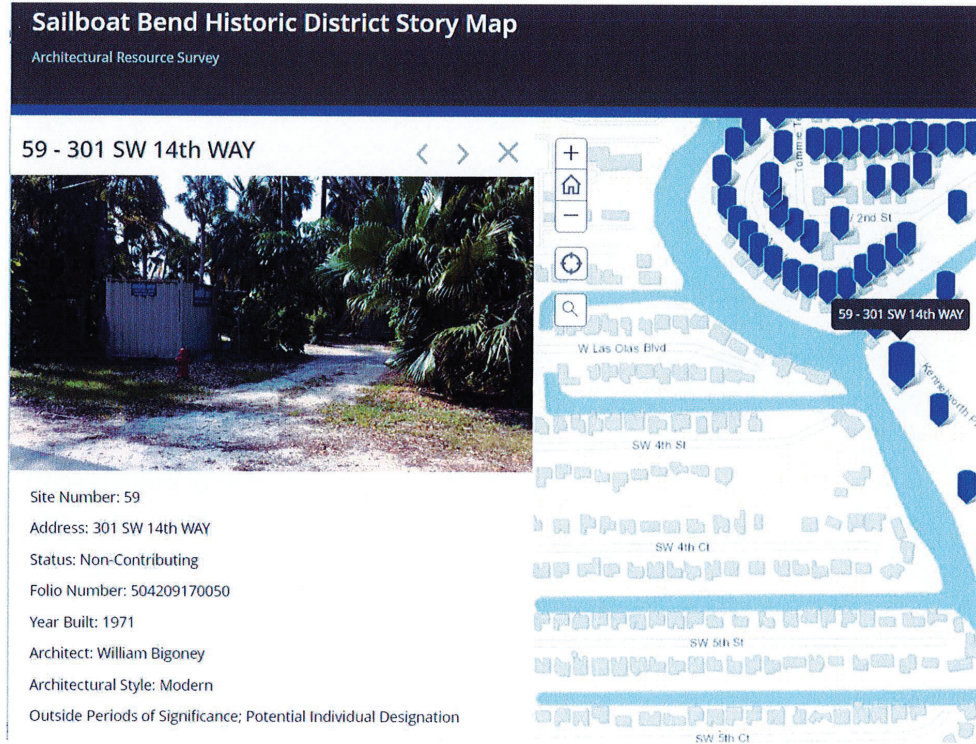
CAM #23-0654  
Exhibit 1  
Page 6 of 19







**Exhibit A. – Sailboat Bend Historic District Story Map**



# LAKE WEST

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## DEVELOPMENT, LLC

**To:** Urban Design and Planning Division  
**From:** Curt Fretham, Lake West Development  
**CC:** Rob Hull, Jim McNeal Architecture & Design  
Ron Reymann, RA Reymann Builder  
Kelsey Thompson, Lake West Development  
**Date:** April 10, 2023  
**Subject:** Lake West Development Application – North Fork Redevelopment

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**Reasons for demolition:**

Large lot was subdivided into three parcels with an existing, older house that's out of character to be removed from the property to build three, new construction, single family homes.

**Method of demolition:**

Existing wooden framed structure built in 1976 will be demolished per a mini excavator. Components to be transported to local landfill. Salvageable components will be recycled.

**Proposed future uses of the site and use of the material from the demolished structure(s)**

The proposed future use will stay the same as single family, detached residential. We plan to use any salvageable materials from the demolished structure(s) in the construction in the new, single family, detached homes.

**ULDR Narrative - Section 47-24.11.D.4.C.**

*c. Criteria—Demolition.*

- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or
- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or
- iii. The demolition or redevelopment project is of major benefit to a historic district.

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**Response:** The designated property within the historic district is a non-contributing, not significant structure within the Sailboat Bend Historic District. The removal of the existing home will have little to no impact on neighboring properties or the historic district as this area is heavily wooded which provides for a natural buffer between other residential homes. Please see Exhibit A. on page 2 for a description of the property via the Story Map.

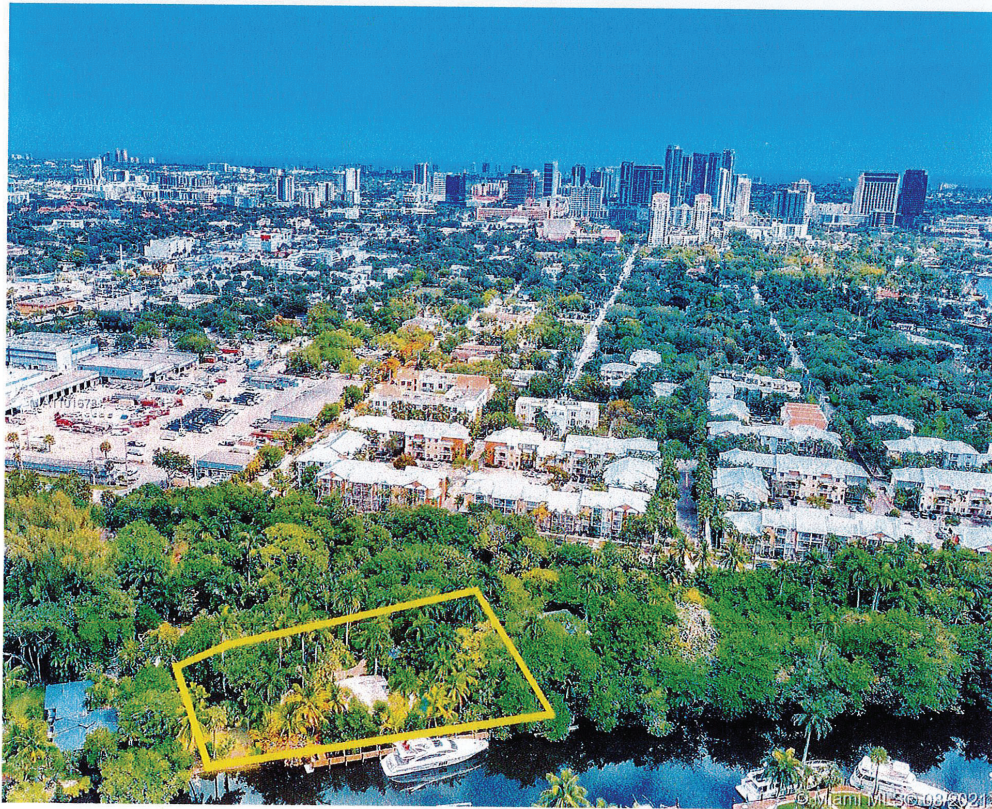
## Context Photos







Aerial Photo of Property. Note: there are only two neighbors as shown on this aerial.







GUEST HOUSE - FRONT, FACES POOL





SHED



MAIN HOUSE  
SCREEN PORCH





SMALL SHED - ALL SIDES







MAIN HOUSE FRONT SCREEN PORCH



POOL





MAIN HOUSE - ALL SIDES







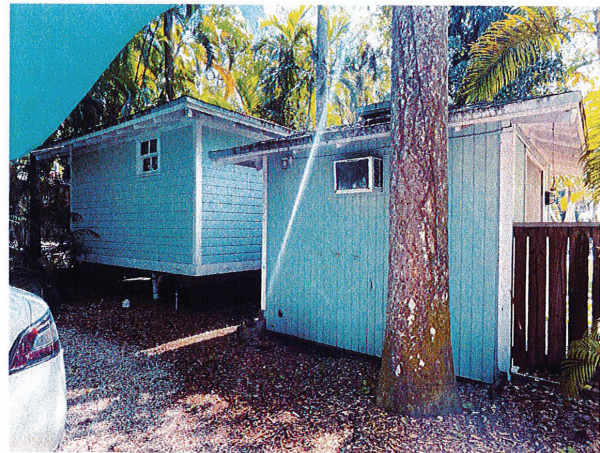
MAIN HOUSE - ALL SIDES







GUEST HOUSE & SHED - ALL SIDES







GUEST HOUSE & SHED - ALL SIDES

