CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, January 6, 2025 – 5:00 P.M.

Board Members	Attendance	Cumulative Attendance 6/2024 through 5/2025 Present	Absent
Arthur Marcus, Chair	P	7	1
Richard Bray	A	7	1
Allen Jones	A	6	2
Sonya Moste	P	6	2
Richard Rosa, Vice Chair	A	5	3
Tim Schiavone	P	6	2
Shane Taylor	P	6	2
Ashley Walker	P	6	2

City Staff
Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Vasilya Allakhverdieva, Urban Planner II
J. Opperlee, Recording Secretary, Prototype Inc.

Guests
Jay Adams
Angel Candelaria
Luigi Coloma
Michaela Conca
Adir Davidov
Sean Elbaz
Ira Marcus
Richard Mercedes

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:20 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: December 2, 2024

Motion made by Mr. Schiavone, seconded by Ms. Moste to approve the minutes of the December 2, 2024, meeting as presented.
In a voice vote, the motion **passed 5-0**.

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 prior to each item.

IV. Agenda Items

1.

REQUEST: **Historic Landmark Designation**

- Historic Designation as a Historic Landmark, of the Property Commonly Known as the "Frank Croissant House," Located at 1313 South Andrews Avenue

Case Number	UDP-HP24003	**FMSF#**	
Applicant	Michaela M. Conca		
Owner	1313 South Andrews Corporation		
Address	1313 South Andrews Avenue		
General Location	Approximately 150 feet south of the southwest corner of South Andrews Avenue and Southwest 13th Street		
Legal Description	A PARCEL OF LAND BEING ALL OF LOT 7, AND 8, TOGETHER WITH PORTON OFLOT 9 BLOCK 22, CROSSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNERR OF SAID LOT 7: THENCE ON AN ASSUMED BEARING OF N. 00.00.00 W., ALONG THE EAST LINE OF SAID LOTS, 7,8, AND 9, A DISTANCE OF 118.9 FEET THENCE N. 89. 40. 19 W., A DISTANCE OF 125.00 FEET, TO A POINT OF THE WEST LINE OF SAID LOT 9; THENCE S. 00.00.00 E., ALONG THE WESTLINE OF SAID LOTS 7, 8, AND 9, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CONER OF LOT 7; THENCE N. 90.00.00 E., ALONG THE SOUT LINE OF SAID LOT 7 A DISTANCE OF 125.00 FEE TO THE POINT OF THE BEGINNING. SAID LANDS SITUATED AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.342 ACRES, (14,881 SQUARE FEET) MORE OR LESS.		
Existing Use	Office		
Zoning	SRAC-SAe		
Applicable ULDR Sections	47-24.11.C		
Section 166.033, Florida Statutes	**180-day Expiration Date**	**Extension Date (s)**	
	July 5, 2025	Not Applicable	
Authored By	Vasilya Allakhverdieva, Urban Planner II		

Ms. Allakhverdieva summarized the staff report and concluded with:

Summary Conclusion:

Staff finds that the application for Historic Landmark Designation located at 1313 South Andrews Avenue under case number UDP-HPD24003 meets criteria (c), (d), and (e) 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. In this case, the applicant is requesting to designate the southern half of the parcel per the legal description.

Michaela Conca, President, Broward Trust for Historic Preservation, applicant, stated she agreed with the staff report.

Ira Marcus, building owner, thanked the applicant and staff. He noted the building had been restored and was in terrific shape to be preserved for generations to come.

Ms. Walker commented that an additional property owner had spoken at the November 2023 meeting on a previous application for designation of this property and was opposed. She asked if that concern had been resolved. Mr. Marcus provided a brief background on the shared parking agreement in place. He stated there was no one present at this time to oppose.

Ms. Logan advised that the meeting had been noticed to all property owners, in addition to posting on the property and in the newspaper. She stated the process was for the Board to make a recommendation and the City Commission would serve as the final deciding body on this matter. She commented that the public hearing before the Commission would also be noticed separately.

Mr. Schiavone asked for further clarification on ownership of the subject property. Mr. Marcus stated the building was owned by his corporation, and a condominium structure was in place for shared parking.

Mr. Schiavone asked whether the party or parties who had previously expressed opposition to the historic designation had ownership interest. Mr. Marcus stated the party who had previously voiced opposition did not have an ownership interest and asserted none were present to oppose the Broward Trust for Historic Preservation application, so no opposition should be considered. Discussion continued.

Mr. Schiavone stated it was wonderful that the property owner was passionate, sincere, and ready to preserve the building, as it was beautiful and should be preserved. He added that this was the ideal situation, where the owner wanted to do it and the application meets the criteria, but he would not be in favor if there was ownership that was opposed.

Ms. Wallen asked if the legal description included the building of the person who previously objected. Ms. Logan stated it did not. She clarified the application included the southern half of the parcel, which contains the structure and some of the parking. She stated that parking was a zoning issue, not a historic designation issue.

Ms. Walker commented that rights to the parking under the shared parking agreement had been an issue with the previous application and she believed it remained an issue. She stated it was not two parcels where everyone owned their own thing, but a collective condo where the businesses had a right to parking as part of their ownership.

Ms. Logan stated if the parcel were to be split, there would be a recalculation of parking requirements which could be an issue. She advised the Board was tasked with reviewing whether the application for historic designation does or does not meet the criteria for historic designation within the Code.

Ms. Walker stated it was fantastic the owner wanted to take this building and preserve it, but there was a property owner with rights who had brought forward issues in the past. She expressed concern it was the Monday after a two-week holiday and the interested parties may not have

received the meeting notice. She commented that Mr. Marcus' testimony that Broward Trust for Historic Preservation had brought forward the application because he could not come to an agreement with the other owners implied there are others on the parcel to be considered.

Mr. Marcus stated that there was no one present to object to this application, and asserted whatever was done last time was irrelevant at this time. He stated there was not an issue about parking, and never had been, but there had been concerns that designating the building as historic would devalue the neighboring property to developers. He reiterated that the parties had received notice via email and certified mail, as well as signage on the property that there was a meeting. He stated approval of the building for historic designation would not change anything that affects the neighbors.

Ms. Walker noted there were two pieces of property on one parcel and asked counsel if the value and development rights of a property change because they are adjacent to a historic property. Ms. Wallen stated as long as the legal description is accurate and does not contain the second building, they should be able to develop under the regulations. She advised that development immediately adjacent to historic properties is reviewed by the Historic Preservation Board.

Mr. Marcus highlighted examples of other developments adjacent to historic buildings. Ms. Conca agreed, and stated the focus should remain on preservation of this particular structure. She pointed to the evidence in the staff report and stated it showed the property was deserving of historic designation. She added that the architect was an esteemed architect during the development of Fort Lauderdale, and many of his structures have long since disappeared. Discussion continued.

Ms. Wallen read from the Code and clarified private deed restrictions and covenants not approved by the City did not fall within the City's jurisdiction. She stated the parties could dispute property right issues with separate private action and explained that under City Code, the Broward Trust for Historic Preservation has the authority to file an application for designation no matter who owns the property.

Mr. Schiavone asked if all ownership interest was represented at the meeting. Mr. Marcus confirmed that yes, the ownership was held by his corporation, and they are free to sell without input from the neighboring owners.

Ms. Conca stated the City Ordinances are what drives the Historic Preservation Board, not personal feelings about a real estate transaction.

Chair Marcus opened the public hearing, however there being no one to speak, he closed the public hearing.

Ms. Walker asked for clarification on the parcel drawings included in the staff report. Discussion ensued as to the legal description, map, sketch, and ownership.

Ms. Moste stated she believed this was a structure which should be preserved, and the application was specific to the southern portion of the parcel. She commented that any previous complaints were not part of the scope of what the Board was tasked with.

Mr. Taylor agreed, and noted he appreciated the applicant's enthusiasm. He stated he was not going to consider hearsay testimony and was in favor of approval.

Chair Marcus noted although the windows and doors were not original, he did not believe that should be a dealbreaker in designating the building historic. He stated this could always be changed, and he was in favor of designation as a landmark.

Motion made by Mr. Taylor, seconded by Ms. Moste to **recommend approval** to the City Commission of the request for Historic Landmark Designation located at 1313 South Andrews Avenue under case number UDP-HPD24003 based on a finding this request **meets** criteria (c), (d), (e) and (f) as outlined in Section 47-24.11.C.7. of the ULDR. Based on the staff report and testimony heard today.
In a voice vote, the motion **passed 4-1.** Ms. Walker was opposed.

2.

REQUEST: **Certificate of Appropriateness for Major Alterations**
• Replacement of Existing Windows, Replacement of the Front Entry Door, the Installation of One New Opening, and Installation of New Heating and Air conditioning (HVAC) System at a Contributing Property in the Sailboat Bend Historic District

Case Number	UDP-HP24038	**FMSF#**	
Applicant	DBAK INVESTMENTS IV LLC, Adir Davidov		
Agent	Sean Elbaz, Elbaz Construction		
Address	709 SW 4th Court #1-7		
General Location	Located approximately 120 feet west of the intersection of southwest 4th Court and SW 7th Avenue.		
Legal Description	BRYAN SUB BLK 33 FT LAUD 1-29 D LOT 24,26 ZONING DISTRICT: RML-25		
Existing Use	Residential Multi-Family		
Proposed Use	Residential Multi-Family		
Zoning	RM/I-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	**180-day Expiration Date**	**Extension Date (s)**	
	July 7, 2025	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan summarized the staff report and concluded with:

Summary Conclusion:
Staff finds that the application for a Certificate of Appropriateness for **Major Alterations** under case number UDP-HP24038 located at 709 SW 4th Court partially meets the criteria as outlined in Section 47-24.11.D.3.c.i., Section 47-24.11.D.3.c.ii, and Section 47-17.

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

1. All glass shall be clear, with an option for low-e. Glass color must be indicated on window and door schedule.

~~misinformation, and it had failed on second vote. He stated this was a different City Commission, and the Board could ask that they reconsider.~~

~~Discussion ensued briefly. Ms. Wallen encouraged the Board members to review the recording from the July 5, 2023 City Commission meeting to hear the arguments made against the idea. She stated the Board could vote to ask the Commission to reconsider at a time when quorum was present.~~

~~Chair Marcus asked for an update on Fergusons. Ms. Logan stated the City Commission had deferred the item, and it was scheduled on the agenda for its February 18, 2025 meeting.~~

b. Digital Board Packets

Item not addressed.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:32 p.m. The next regular meeting of the HPB is scheduled for Monday, February 3, 2025.

Attest:

_____
Prototype Inc. Recording Secretary

Chairman:

_____
Arthur Marcus, 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.