HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Historic Designation 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

Name	Michaela M. Conca for Broward Trust for Historic Preservation, Inc.
Address	1329 NW 7th Avenue
City, State, Zip	Fort Lauderdale, FL 33304
Phone	954-536-4297
Email	michaela@browardtrust.org
APPLICANT SIGNATURE:	Michaela M Conca — Digitally signed by Michaela M. Conca Date: 2024.11.04 06:10:18 -05'00'

B PROPERTY INFORMATION

Proposed Historic Landmark, Archaeological Site, or Historic District Name	Frank Croissant House
Address For a Historic District, please attach a list of properties	1313 South Andrews Avenue
Folio Number(s) For a Historic District, please attach a list of properties	Folio #504215AA0010
Legal Description For Historic Landmark or Archaeological Site	Croissant Place Office Bldg. Unit A
Boundary Description For Historic Districts or Archaeological Site with Multiple Parcels	
Zoning	SRAC-SAe
Existing Use of Parcel	
Commission District	Warren Sturman, Commissioner District 4

APPLICATION TYPES: Check ☑ the appropriate boxes for application request.

☒ HISTORIC LANDMARK	☐ ARCHAEOLOGICAL SITE	☐ HISTORIC DISTRICT

APPLICANT TYPES: Check ☑ the appropriate boxes for applicant type.

☐ CITY COMMISSION	☐ HPB	☐ PROPERTY OWNER	☐ PROPERTY OWNERS HISTORIC DISTRICT	☒ NON-PROFIT CORPORATION
By Motion of the City Commission to Initiate a Historic Designation Application.	By Motion of the Historic Preservation Board to Initiate a Historic Designation Application.	Real Property Owner. Additional documents are required for condominiums and cooperatives.	A simple majority of property owners for designation within the boundaries of a proposed district.	By corporate resolution of a non-profit corporation with a recognized interest in historic preservation.

Specific requirements to support each applicant type are outlined in ULDR Section 47-24.11.C.

CRITERIA FOR HISTORIC DESIGNATION: Pursuant to ULDR Section 47-24.11.C.7, the designation of property as a landmark, archaeological site or historic district shall be based on one (1) or more of the following criteria (Check all that apply):

- ☐ **a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or**
- ☐ **b. Its location as a site of a significant local, state or national event; or**
- ☒ **c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or**
- ☒ **d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation; or**
- ☒ **e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or**
- ☒ **f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or**
- ☐ **g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or**
- ☐ **h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.**

CRITERIA CONSIDERATIONS HISTORIC DESIGNATION: When Section 47-24.11.C.8. of the ULDR is applicable, the requirements in this subsection are in addition to meeting at least one of the criteria listed in Section 47-24.11.C.7. of the ULDR. (Check all that apply):

- ☐ a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- ☐ b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- ☐ c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- ☐ d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
- ☐ e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or
- ☐ f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- ☐ g. A property achieving significance within the past fifty (50) years if it is of exceptional importance.

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.
- ☒ **Files and Documents** consistent with the applicable specifications for historic designation of a historic landmark, archaeological site, or historic district.

INFORMATION: The specifications listed herein are intended to guide applicants with the submittal of a Historic Designation related review. The specifications below are required in order for an efficient and accurate review of applications. Failure to provide the required information will result in the application being deemed incomplete.

SPECIFICATIONS: Applicant shall submit digitally one (1) application, and any additional requirements, as specified below. Within thirty (30) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness. Following the receipt of a complete application, the applicant will be required to submit ten (10) copies of the entire submittal to the Urban Design and Planning Division to distribute to the Historic Preservation Board Members.

- **Sketch Map** all sketch maps shall include a scale and a north arrow):
  - Historic Landmark, Landmark Site, and Archaeological Site Designations. Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with Chapter 472, Florida Statutes must be provided; or
  - Historic Districts. Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; and
- **Narrative** A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR and if applicable, a response to the criteria considerations in Section 47-24.11C.8 of the ULDR; and
- **Year Built** Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and
- **Period of Significance** of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- **Map** identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- **Color photographs** of all sides of the property and historic photographs, if available; and
- **Legal Description** from Broward County Official Records of landmark and landmark site, or archaeological site; and
- **References and citations** for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements; and
- **Historic District Boundaray Map** for applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
- **Narrative** Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.

PUBLIC NOTICE:
Historic District Designation applications are required to mail notice requirements as outlined in ULDR Section 47-27. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements. An affidavit can be downloaded on the City's website. The following information is required to be submitted to fulfill mail notice requirements:

- **Tax Map** showing locations of properties to be noticed. Map is available from the City of Fort Lauderdale GIS Mailer Application at (https://gis.fortlauderdale.gov/mailer). Neighborhood Association Presidents and Condominium Association Presidents of affected properties are to be clearly shown and delineated. Each property shown on the map must be numbered on the map to cross-reference with Property Owner Notice List.
- **Property Owners Notice List** of properties to be noticed and can be downloaded from the City of Fort Lauderdale GIS Mailer Application at (https://gis.fortlauderdale.gov/mailer). List must include property owner name, Folio ID, and complete address of all properties with the proposed boundary, and all homeowners' associations, master associations, municipalities and counties notices, as indicated on the tax roll. **IMPORTANT**!! If the petitioner or Association President(s) own(s) adjacent property, radius of notice must be measured from boundary of adjacent property.
- **Envelopes** showing business size (#10) envelopes addressed (typewritten or labeled – no handwritten addresses) for all addresses along with a copy of the mailing labels before they are affixed to the envelopes shall be submitted to the City with the application. **Stamps only, metered mail will not be accepted.** First class postage required. Overseas addresses to be posted by first class mail only. Contact Post Office for postage amount. Business size envelopes addressed **by certified mail required for all municipalities and/or counties.** Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 N.W. 19 Avenue, Fort Lauderdale, FL 33311.

APPLICATION DEADLINE: Submittals must be received by 12:00 PM on the deadline date that can be found on the City's Historic Preservation Board webpage. Note: Deadlines for Historic Designation Applications are due at least 45 days in advance of each meeting date.

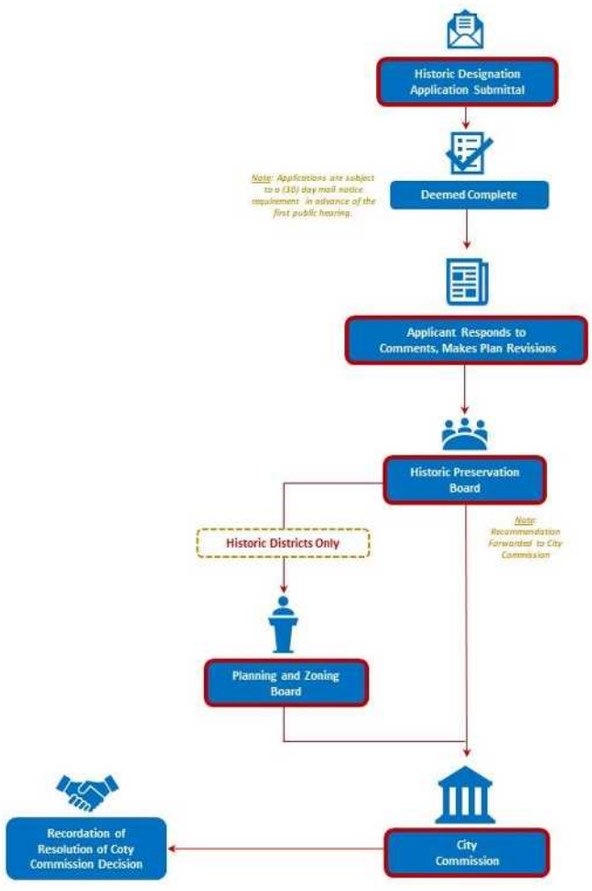
DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information. The City will notify the applicant for a Historic Designation Application within thirty (30) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

PAYMENT OF FEES: Applicants will receive invoices electronically indicating the applicable fee.

PUBLIC SIGN NOTICE AND MAIL NOTICE: Applications are subject to public sign notice and mail notice requirements. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found on the City's website.

HISTORIC PRESERVATION BOARD MEETING: Closer to the date of the meeting, staff will provide an agenda for the meeting as well as a copy of the staff report. Meetings are held in person at 5pm at City Hall, 100 N. Andrews Avenue and the applicant or his/her representative must be in attendance. The HPB meeting dates can be found on the City's website at the Historic Preservation Board webpage.

HISTORIC DESIGNATION FLOWCHART: The review process for Historic Designation applications is depicted in the graphic below. Variations in the review process are noted.



FOR QUESTIONS OR ASSISTANCE REGARDING THE HISTORIC PRESERVATION BOARD CONTACT:
Urban Design and Planning
954-828-6520 (select Option 4)
planning@fortlauderdale.gov

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025
Property ID: 504215AA0010
Property Owner(s):1313 S ANDREWS CORP
Mailing Address:1313 S ANDREWS AVE FORT LAUDERDALE, FL 33316
Physical Address:1313 S ANDREWS AVENUE # A-1 FORT LAUDERDALE, 33316

Property Use: 18 - Office buildings, non-professional services buildings, multi-story
Millage Code: 0312
Adj. Bldg. S.F: 2943
Bldg Under Air S.F:
Effective Year: 2002
Year Built: 1926
Units/Beds/Baths: 1 / /

Deputy Appraiser: Condo Department
Appraisers Number: 954-357-6832
Email: condoinfo@bcpa.net
Zoning : SRAC-SAe - SOUTH REGIONAL ACTIVITY CENTER - SOUTH ANDREWS EAST
Abbr. Legal Des.: CROISSANT PLACE OFFICE BLDG CONDO UNIT A BLDG 1PER AMCDO BK/PG: 10715/895

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$55,000	$495,010	0	$550,010	$540,600	
2024	$55,000	$495,010	0	$550,010	$491,460	$8,735.21
2023	$51,320	$461,900	0	$513,220	$446,790	$8,281.09

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$550,010	$550,010	$550,010	$550,010
Portability	0	0	0	0
Assessed / SOH	$540,600	$540,600	$540,600	$540,600
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$270,300	$270,300	$270,300	$270,300
Affordable Housing	0	0	0	0
Taxable	$270,300	$550,010	$270,300	$540,600

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/02/2002	Special Warranty Deed	$705,000	33480 / 1821
08/31/2001	Special Warranty Deed	$500,000	32072 / 921
04/01/1991	Warranty Deed	$279,000	18327 / 169

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat II (F2)		
Commercial (C)								
2,943						6,883.00		

SCHOOL

Croissant Park Elementary School: A
New River Middle School: C
Stranahan High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	23	Jared Moskowitz

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	37	Jason W. B. Pizzo	Sarah Leonardi

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 20, 2024
Secretary of State
3412083194CC

DOCUMENT# N95000002526

Entity Name: BROWARD TRUST FOR HISTORIC PRESERVATION, INC.

Current Principal Place of Business:

1329 NE 7TH AVENUE
FORT LAUDERDALE, FL 33304

Current Mailing Address:

901 CYPRESS GROVE DRIVE
POMPANO BEACH, FL 33069 US

FEI Number: 65-0596154

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CONCA, MICHAELA M
901 CYPRESS GROVE DRIVE
APT 203 BUILDING 128 -B
POMPANO BEACH, FL 33069 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MICHAELA M. CONCA 02/20/2024

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT
Name	CONCA, MICHAELA MARIE
Address	901 CYPRESS GROVE DRIVE
City-State-Zip:	POMPANO BEACH FL 33069

Title	DIRECTOR
Name	BEAN, TERRY
Address	836 NW 29TH AVENUE
City-State-Zip:	DELRAY BEACH FL 33445

Title	DIRECTOR
Name	TOLBER, REED
Address	700 S ANDREWS AVENUE
City-State-Zip:	FORT LAUDERDALE FL 33316

Title	DIRECTOR
Name	ARPIN, JOSHU
Address	11910 NW 27TH CT.
City-State-Zip:	PLANTATION FL 33323

Title	DIRECTOR
Name	GEHRON, MICHAEL J
Address	5401 MEADOWS SPRING BLVD
City-State-Zip:	STUART FL 34997

Title	DIRECTOR
Name	GILLIS, SUSAN J
Address	902 NE 37TH ST
City-State-Zip:	OAKLAND PARK FL 33334

Title	DIRECTOR
Name	KOOYKER, VALERIE
Address	300 NE 14TH AVENUE
City-State-Zip:	FORT LAUDERDALE FL 33301

Title	TREASURER
Name	VEST, RICHARD
Address	1055 HOLLYWOOD BLVD.
City-State-Zip:	HOLLYWOOD FL 33019

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAELA M. CONCA PRESIDENT 02/20/2024

Electronic Signature of Signing Officer/Director Detail — Date

Officer/Director Detail Continued :

Title	LEGAL COUNSEL
Name	SOLLOA, H MICHAEL ESQ.
Address	TRIPP SCOTT, PA 110 SE 6TH ST 15TH FLOOR
City-State-Zip:	FORT LAUDERDALE FL 33301

Title	DIRECTOR
Name	BRENNEN, CHRISTOPHER
Address	530 SW 7TH AVENUE
City-State-Zip:	FORT LAUDERDALE FL 33315

Title	DIRECTOR
Name	SHUKLA, RUPAL
Address	7736 NW 19TH CT
City-State-Zip:	PEMBROKE PINES FL 33024

Title	DIRECTOR
Name	ADAMS, JAY
Address	919 SE 6TH CT.
City-State-Zip:	FORT LAUDERDALE FL 33301

Title	VP
Name	HUNT, MARGARET T
Address	1307 SW 4TH CT
City-State-Zip:	FORT LAUDERDALE FL 33312

The Broward Trust for Historic Preservation

FORT LAUDERDALE, FLORIDA 33304 • www.Browardtrust.org – info@browardtrust.org • 954.536.4297

The Broward Trust for Historic Preservation is dedicated to identifying, preserving, restoring, and maintaining the architectural heritage of Broward County.

BOARD
MICHAELA M CONCA
MAGGIE HUNT
TERRY BEAN
SUSAND GILLIS
JOSHUA ARPIN
VALERIIE KOOYKER
CHRIS BRENNEN
MICHAEL GEHREN
REED TOLBAR
RUPAL SHUKLAR
BLAISE MCGINLEY
JAY ADAMS
RICHARD VEST

July 22, 2024

We, the undersigned, being all Board members of Broward Trust for Historic Preservation, organized and existing under the Bylaws of Broward Trust for Historic Preservation, Inc. and having its principal address at 1329 NE 7th Avenue, Fort Lauderdale, 33304. Agree to application for Historic Landmark Designation for the Frank Croissant house located at 1313 S. Andrews Avenue, Fort Lauderdale, FL 33316.

We now certify that the following is a true and correct copy of the resolution to apply for Landmark Historic Designation. The address for this property is 1313 South Andrews, Fort Lauderdale, FL 33316. This resolution was sent electronically and adopted by the BTHP Board of Directors on July 29, 2024, by Michaela M. Conca michaela@Browardtrust.org, President of BTHP. Upon receipt of a quorum established by electronic means and documented on and that such resolution is modified, rescinded, or revoked and is present and in full force and effect,
Therefore, it is resolved,

By affirmative votes as signatures collected through electronic means, a majority vote of the members of this board with authority to bind the Trust (BTHP), approves the form and content of this resolution to be effective immediately.

Michaela M. Conca, Yes/Agrees
Maggie Hunt, Yes/ Agrees
Joshua Arpin, Abstained
Terry Bean, Yes/Agre
Cristopher Brennen, Votes yes/Agrees
Michael Gehron, Yes/ Agrees
Susan Gillis, Abstained
Valerie Kooyker, Yes/Agrees
Rupal Shukla, Abstained
Reed Tolber, Votes Yes/Agrees
Jay Adams, Yes/ Agrees
Richard Vest, Votes Yes/Agrees

The Broward Trust for Historic Preservation

FORT LAUDERDALE, FLORIDA 33304 • www.Browardtrust.org – info@browardtrust.org • 954.536.4297

The Broward Trust for Historic Preservation is dedicated to identifying, preserving, restoring, and maintaining the architectural heritage of Broward County.

BOARD
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RICHARD VEST

I, Michaela M. Conca, President of Broward Trust for Historic Preservation, Inc. certifies that as duly elected and qualified President of BTHP and warrants that the above is a true and correct record of the resolution the Trust duly adopted this vote on or about, July 29, 2024.

Signed *Michaela M. Conca*

NOTARY PUBLIC STATE OF FLORIDA
NICOLE BOWERS-THOMPSON
Commission # HH 175222
Expires September 13, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC STATE OF FLORIDA
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Expires September 13, 2025
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