CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#25-0268**
REGULAR MEETING

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: April 1, 2025

TITLE: Public Hearing - Quasi-Judicial Resolution Approving the Designation as a Historic Landmark of the Property Commonly Known as the "Frank Croissant House," Located at 1313 South Andrews Avenue, Fort Lauderdale, Florida, as specifically described in the Legal Description – Historic Preservation Board Case No. UDP-HPD24003 – **(Commission District 4) – Deferred from February 18, 2025**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving the designation of the property known as "Frank Croissant House", located at 1313 S. Andrews Avenue, Fort Lauderdale, Florida ("the property") as a Historic Landmark, in accordance with Section 47-24.11.C.7. of the Unified Land Development Regulations (ULDR).

Background

On February 18, 2025, the City Commission made a motion to defer the item to the April 1, 2025, meeting to allow for additional time for the City Attorney's Office to review the details of the condominium association ownership documents.

The Broward Trust for Historic Preservation submitted a complete application for historic landmark designation of the Frank Croissant House. The parcel that contains 1313 S. Andrews Avenue is comprised of two structures, a three-story commercial office building on the northern side of the parcel (1301 S. Andrews Avenue) and the two-story Frank Croissant House which is currently utilized as a law office. The property is divided into six condominium units, with five of the unit owners representing the commercial structure on the north side of the parcel, and one corporation with three owners representing the Frank Croissant House. The designation is only for the Frank Croissant House and the corporation that owns the Frank Croissant House is in support of the application for historic designation.

The historic landmark designation application, including the historic designation report and staff report, was reviewed by the Historic Preservation Board (HPB) on January 6, 2025.

The HPB concluded that the application meets ULDR Section 47-24.11.C.7.a. and recommended, by a vote of 4-1, that the City Commission approve the request for historic landmark designation of the property. Minutes of the January 6, 2025, HPB meeting are provided as Exhibit 1.

The HPB concurred with the applicant's assessment and concluded that the Frank Croissant application meets the criteria for historic designation as a historic landmark pursuant to subsection (c), (d), (e), and (f) of ULDR Section 47-24.11.C.7, which state:

c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
d. Its identification as the work of the architect whose individuals work influenced the development of the city
e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

Staff concluded that the application for historic designation does not meet criterion (f) stating within the staff report: "while the Frank Croissant House represents the Mediterranean Revival architectural style and maintains architectural integrity to represent the style and design intent, staff finds that the application does not meet this criterion due to recorded alterations to the building, such as the replacement windows and doors throughout the structure, and an addition of the second floor in 1996. The structure also does not employ unique construction techniques that would distinguish it from other structures of the same time period or use of specific materials that uniquely available within this geographic region."

Additional information concerning the history and significance of the building may be found within the HPB staff report, provided as Exhibit 2, the historic designation application, provided as Exhibit 3, and the historic designation report, provided as Exhibit 5.

Pursuant to ULDR Section 47-24.11.C.9., "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, a legal description of the structure only has been prepared for consideration of the designation of the Frank Croissant House building.

As a result, if historic landmark designation is approved by the City Commission, the structure will be subject to the provisions set forth in ULDR Section 47-24.11. This includes the requirement that the property owner or designee shall obtain a Certificate of Appropriateness (COA) from the HPB prior to undertaking any alterations, new construction, demolition, or relocation. Ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a Certificate of Appropriateness, provided this work does not alter the exterior appearance of the building or alter elements

significant to its architectural or historic integrity.

Additionally, any future proposed impacts to the historic resource such as development of adjacent properties may require a report to the HPB for review and comment.

Designation Process
In accordance with ULDR Section 47-24.11.C.7, the criteria for the designation of property as a landmark, landmark site, or historic district shall be based on one (1) or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

In this case, the applicant identified that the property located at 1313 South Andrews Avenue is eligible for historic designation under Criterion (c), (d), (e), and (f) of ULDR Section 47-24.11.C.7.

Resource Impact
There is no fiscal impact associated with this action.

Strategic Connections
This item is a Fiscal Year 2025 Commission Annual Action Plan priority, advancing the Public Spaces and Community initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:
- The Public Places Focus Area

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan*:* We Are Here.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:
- The Neighborhood Enhancement Focus Area
- The Historic Preservation Element
- Goal 1: The City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources.

Attachments
Exhibit 1 – January 6, 2025, HPB Minutes
Exhibit 2 – HPB Staff Report
Exhibit 3 – Historic Designation Application
Exhibit 4 – Sketch and Legal Description
Exhibit 5 – Historic Designation Report
Exhibit 6 – Declaration of Condominium Recorded on Proposed Designation Site
Exhibit 7 – Resolution Landmark Designation – Approving
Exhibit 8 – Resolution Landmark Designation – Denying

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