



**CITY OF FORT LAUDERDALE**  
Department of Sustainable Development  
Urban Design & Planning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Telephone: (954) 828-3266  
Fax (954) 828-5858  
Website: [http://www.fortlauderdale.gov/sustainable\\_dev/](http://www.fortlauderdale.gov/sustainable_dev/)

## **HISTORIC PRESERVATION BOARD (HPB)**

### **Historic Designation Application**

**Cover:** Deadline, Notes, and Fees

**Page 1:** Applicant Information Sheet

**Page 2:** Technical Specifications of Plan Submittal

**Page 3:** Submittal Checklist

**DEADLINE:** Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required

**NOTE:** Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

**NOTE:** Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

**FEES:** All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Historic District Designation	\$ 2450.00
<input checked="" type="checkbox"/> Historic Building Designation	\$ 650.00
<input type="checkbox"/> Landmark Designation	\$ 650.00
<input type="checkbox"/> Landmark Site Designation	\$ 650.00

## Page 1: HPB - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

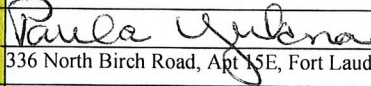
**NOTE:** To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<b>Property Owner's Name</b>	Bayshore Hotel LLC
<b>Property Owner's Signature</b>	N/A
<b>Address, City, State, Zip</b>	350 North Birch Road, Fort Lauderdale, Florida, 33304
<b>E-mail Address</b>	N/A
<b>Phone Number</b>	N/A
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	Paula Yukna
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	336 North Birch Road, Apt 15E, Fort Lauderdale, Florida, 33304
<b>E-mail Address</b>	YankeePaula44@gmail.com
<b>Phone Number</b>	(954) 696-6617
<b>Letter of Consent Submitted</b>	N/A

<b>Development / Project Name</b>	Bayshore Hotel	
<b>Development / Project Address</b>	<b>Existing:</b> 3008 Bayshore Drive, Fort Lauderdale, Florida, 33304	<b>New:</b>
<b>Legal Description</b>	Birch Estates, Lot 7 8BD6782	
<b>Tax ID Folio Numbers</b> (For all parcels in development)	504201160030	
<b>Request / Description of Project</b>	36 Room Beach Hotel Fortuna	
<b>Applicable ULDR Sections</b>	47-24.11.B.1	
<b>Total Estimated Cost of Project</b>	\$ N/A	(Including land costs)

<b>Future Land Use Designation</b>	RAC
<b>Current Zoning Designation</b>	CRAC
<b>Current Use of Property</b>	Motel
<b>Site Adjacent to Waterway</b>	<input checked="" type="radio"/> [ ] Yes [ X ] No

Dimensional Requirements	Required	Proposed
<b>Building Height (Feet / Levels)</b>	2-Story	
<b>Structure Length</b>	99.7'	
<b>Landscape Area</b>	N/A	

**NOTE:** State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
<b>Front</b> [ N ]	N/A	
<b>Side</b> [ E ]	N/A	
<b>Side</b> [ W ]	N/A	
<b>Rear</b> [ S ]	N/A	



## Page 2: HPB - Technical Specifications of Application

### TECHNICAL SPECIFICATIONS:

**This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.**

1. Indicate the **Present Use** and **General Condition** of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.

The original Buccaneer Motel 350 North Birch Road was renamed the Fortuna Hotel in 2016 at 3008 Bayshore Drive on the corner of North Birch and Bayshore Drive. It is one of several properties in the Birch Estates Plat.

Constructed: 1966  
Sale: December 1<sup>st</sup>, 1976 Canuck Investments Corp  
Sale: February 1<sup>st</sup>, 1989 D.T. of Fort Lauderdale Inc.  
Sale: July 5<sup>th</sup>, 2001 Sable Resorts, Inc.  
Sale: April 5<sup>th</sup>, 2013 Kathy is Great, LLC  
Sale: February 5<sup>th</sup>, 2016 Bayshore Hotel, LLC

Current use is a mid-century modern 36 room hotel.

2. Describe **architectural, historical and/or archeological significance** of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with **one (1) or more** of the following **criteria**:
  - a) Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
  - b) Its location as a site of a significant local, state or national event.
  - 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 a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
  - 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.
  - 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.

And include date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.

#### Narrative:

The formal Broward County Property Appraisers address is 3008 Bayshore Drive, Fort Lauderdale, Florida, 33304. The Bayshore Report dated November 2018 gives it a description code of BD6782 and is informally known as the Fortuna Hotel 350 North Birch Road, Fort Lauderdale, Florida, 33304.

The Broward County Property Appraisers lists a build date of 1947, but the lot is vacant in a 1957 aerial photo. Recorded initially as the Buccaneer Motel, the property has changed names several times and was most recently called the Seaside and Sandy Shores Motel in 2011 before being named the Fortuna in 2016, at which time it was combined with the adjacent Sandpiper Motel to its east, BD6783. In 2011 it had a slightly different lobby façade with a defined wall with urn-topped pillars. The earliest photo of the Buccaneer shows no wall between the street and the pool a more everyday lobby façade with full canvas awning similar to the current one, and the west-pointing L has brick veneer and Buccaneer Logo. The Beach area has an extensive inventory of "Mid-Century Modern" structures like this one. There is no Manhattan feel or look present to the area. Its value is a significant reminder of the cultural heritage of the city of Fort Lauderdale. The Central Beach area of Fort Lauderdale's history brings to mind the famous movie "Where the Boys are" starring a resident by the name of Ms. Connie Francis, this helped to put Fort Lauderdale on the map as a tourist attraction and continues to this day.

This area brings with it many memories which remind us of the days when families and tourists flocked to the beaches of Fort Lauderdale for its beautiful sunny days, tropical evenings and family-friendly accommodations. Being severely threatened by the numerous new hotels and condominium buildings recently added to the area, the Central Beach area is beginning to lose its historic character and significant architectural structures that contribute to the Birch Estates Historic District.

Building BD6782 is the focus for historic designation designed by the esteemed architect Mr. Castner J. Phillips in 1966. His design work is evidence of the many significant structures that fall into the category of 'Mid-Century Modern.' There are numerous examples in the Central Beach area of this style of architecture.

The Fortuna Hotel was remastered in 2016 and nominated by Broward Trust for Historic Preservation and won the prestigious JUDGE CLAYTON NANCE AWARD.

The Trust based this nomination in part for the developers desires to maintain the historical integrity of the structure. Renovations to these historic structures entailed modernization of interiors, door, and window treatments, and facade treatments, but did not affect essential architectural structure or scale.

According to the hotel websites, the redevelopers intended to preserve the historical character moreover, scale typical of motels of the 1940s-50s in this beach-side community called Birch Estates Historic District, in this Fort Lauderdale neighborhood.

Finally, let us draw our attention to an exhaustive study and report done by the esteemed firm of ARCHAEOLOGICAL AND HISTORICAL CONSERVANCY INC. Borges Architects & Associates; reference AHC PROJECT NO. 2018.189; AHC TECHNICAL REPORT NO. 1206; DATED NOVEMBER 2018. The report previously submitted to the City of Fort Lauderdale Sustainability Department.

## Page 2: HPB - Technical Specifications of Application

In this extensive undertaking which meticulously follows the development of the site in question from 1870 to the present day. "Three historic structures documented on the project parcel: the 1966 Buccaneer Motel, 8BD6782, on the corner of North Birch Road and Bayshore Drive; the 1951 Sandpiper Motel,

8BD6783, adjacent to/east of the Buccaneer; and the 1946 Shelldrake Hotel, 8BD6784, adjacent to/east of the vacant lot (site of the Martindale). In 2016 the Buccaneer and the Sandpiper were renovated as the Fortuna Hotel, and the Shelldrake was renovated and then renamed to the Elita Hotel.

As the photos show, in comparison to the 2018 photos, renovations are minor when the structures are evaluated for eligibility as part of a district, the Birch Estates Historic District, BD4462-which, according to the Florida Master Site File, has been evaluated by the State Historic Preservation Officer as eligible for listing in the National Register of Historic Places.

BD6782, the Buccaneer, is one of four adjacent historic structures proposed to become one property and to be replaced by a single new hotel. One of these four, BD4476, the Martindale, was demolished in 2018 before this assessment, although it was considered NR-eligible both individually and as part of the district. Adjacent to BD6782, east, is the Sandpiper Motel, BD6783.

BD4476, BD6782, BD6783, and farther east, formerly adjacent to the Martindale, the 1946 Shelldrake Hotel, BD6784, were evaluated by the City of Fort Lauderdale in a 2017 survey as contributing to the historic district. Sites BD6782-84 are evaluated in this assessment as contributing to the historic district under criterion C—they embody distinctive characteristics of a type and period.

Although these three historic structures were sensitively (retaining the qualities that contribute to the historic district) and successfully renovated as recently as two years ago, it has not prevented their falling to the trend to more extensive and higher edifices on the beaches. The loss of four contributing historic structures will require updating the site form and possibly the boundaries of Birch Estates Historic District.



## Page 3: HPB - Submittal Checklist

### SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

### HISTORIC DESIGNATION:

- ☒ Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- ☒ Provide Proof of Ownership
  - ☐ Property owners signature and/or agent letter signed by the property owner.
- ☒ 1 sealed survey
- ☒ 1 vicinity map (typically on the survey)
- ☒ 1 zoning and land use map of lands within a 700' radius
- ☒ Legal description of the landmark site, historic building or district written out.
- ☒ Photographs of subject building from all four sides and label the direction each side faces.
- ☒ Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Planning & Zoning Department staff use only:	
Print Name	PAULA S. YUKNA	Date	
Signature	Paula S Yukna	Received By	
Date	4/2/11	Tech. Specs Reviewed By	
		Case No.	

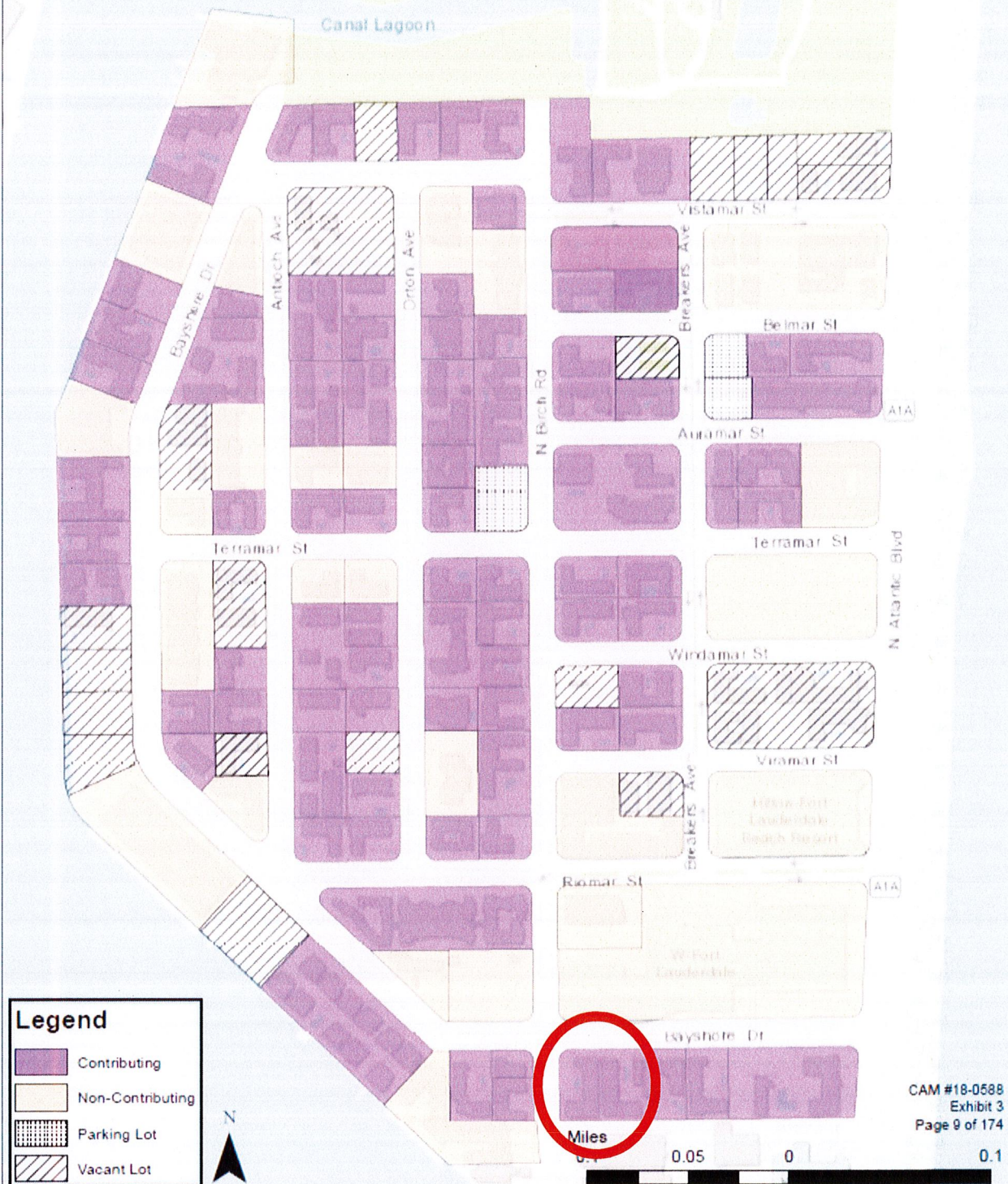




CITY OF PORT LAUDERDALE

# Birch Estates Survey Area Central Beach Architectural Resource Survey Contributing or Non-Contributing Status

N Atlantic Blvd



CAM #18-0588  
Exhibit 3  
Page 9 of 174



[Click here to display your 2018 Tax Bill.](#)

Site Address	3008 BAYSHORE DRIVE, FORT LAUDERDALE FL 33304	ID #	5042 01 16 0030
Property Owner	BAYSHORE HOTEL LLC	Millage	0312
Mailing Address	3030 BAYSHORE DR FORT LAUDERDALE FL 33304	Use	39
Abbreviated Legal Description	BIRCH ESTATES 23-24 B LOT 5,6 & 7		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
<a href="#">Click here to see 2018 Exemptions and Taxable Values as reflected on the Nov. 1, 2018 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$2,471,760	\$5,834,470	\$8,306,230	\$8,306,230	
2018	\$2,471,760	\$7,221,040	\$9,692,800	\$9,692,800	\$184,227.93
2017	\$2,471,760	\$7,151,110	\$9,622,870	\$9,622,870	\$186,045.43

**IMPORTANT: The 2019 values currently shown are "roll over" values from 2018. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2019, to see the actual proposed 2019 assessments and portability values.**

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,306,230	\$8,306,230	\$8,306,230	\$8,306,230
Portability	0	0	0	0
Assessed/SOH	\$8,306,230	\$8,306,230	\$8,306,230	\$8,306,230
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,306,230	\$8,306,230	\$8,306,230	\$8,306,230

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
2/5/2016	SWD-D	\$12,100,000	113506807
4/5/2013	WD-Q-SS	\$4,900,000	111444098
7/10/2001	WD	\$1,600,000	31837 / 625
2/1/1989	WD	\$700,000	16203 / 967
12/1/1976	WD	\$425,000	

Land Calculations		
Price	Factor	Type
\$50.07	49,366	SF
Adj. Bldg. S.F. (Card, Sketch)		14918
Units		36
Eff./Act. Year Built: 1973/1947		



# BIRCH ESTATES

## Central Beach Architectural Resources Survey

**Building Number: 3C**  
**Address: 3016 (3000) Bayshore Dr**

**Date:** 1966  
**Architect:** Joseph Phillips+Donald F. Castner  
**Architectural Style:** Modern Vernacular  
**Folio:** 504201160030  
**Current Business Name (if applicable)**  
 Fortuna

**Contributing or Non-Contributing:** Contributing  
**Existing Condition of Structure:** Good  
**Noticeable Alterations:** Yes  
**If yes, what are the alterations?**  
 Window replacements, redone facade, altered fencing  
**Has building been demolished since 2008 survey?**  
 No

**Number of Stories:** 2  
**Number of Residential Living Units:** N/A  
**Number of Commercial Tenant Spaces:** N/A  
**Number of Hotel Rooms:** 16  
**Building Use:** Motel/Hotel

### Building Materials

- Stucco

**Building Configuration:** Courtyard/U-Shaped

### Building Design Features

- Awning at Entrance
- Catwalks (Exterior Corridors)
- Planters
- Railings (Decorative)
- Railings (Non-Decorative)

### Sign Types

- Wall Sign (Non-Illuminated)

### Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Parking in Front
- Shade Trees in ROW
- Wall in front of structure
- Street Lighting
- Other – Pool in courtyard, fire hydrant on corner

**Roof Type:** Hip

**Roof Material:** Barrel or Spanish Tile

### Window Type

- Fixed
- Single-Hung
- Sliders

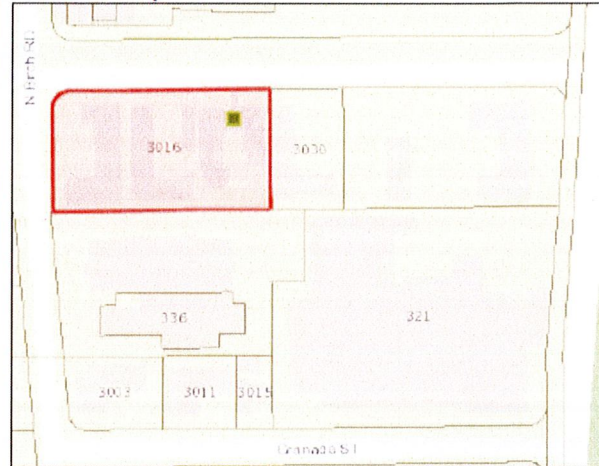
**With or Without Muntins**

Without Muntins

### Geopoint

Lat: 26.128 Lon: -80.106

### Location Map



### Reference Photo



### Historic Photo

None Available





Figure 15. Historic structure 8BD6782, the Buccaneer Motel (1966), formerly 350 North Birch Road, now 3016 Bayshore Drive, renovated as the Fortuna Hotel, looking east.



BD6782, the Buccaneer Motel, looking south, November 2018.





BD6782 looking southeast, November 2018.



Figure 13. Easement between buildings (8BD6782 on right, 8BD6783 on left) where shovel testing was conducted, looking south.





Above, 2011; below, 1960s-70s: historic picture postcard images of 8BD6782.







SEC. 1, TWP. 50 S., RGE. 42 E.  
SEC. 6, TWP. 50 S., RGE. 43 E.  
CITY OF FORT LAUDERDALE  
BROWARD COUNTY-FLORIDA.  
J.W. McLAUGHLIN — CIVIL ENGINEER  
SCALE: 1"=100' — JANUARY 1947.  
J.B. FRASER — OWNER & DEVELOPER

James B. Smith  
or James B. Smith

1. 1. The first  
 2. 2. The second  
 3. 3. The third  
 4. 4. The fourth  
 5. 5. The fifth  
 6. 6. The sixth  
 7. 7. The seventh  
 8. 8. The eighth  
 9. 9. The ninth  
 10. 10. The tenth  
 11. 11. The eleventh  
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 14. 14. The fourteenth  
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 96. 96. The ninety-sixth  
 97. 97. The ninety-seventh  
 98. 98. The ninety-eighth  
 99. 99. The ninety-ninth  
 100. 100. The hundredth

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