



**REQUEST:** Historic Preservation Board Review and Comment  
• Installation of a Temporary Fire Station and Construction of a Surface Parking Lot Adjacent to the Bonnet House, a Historic Landmark.

<b>Case Number</b>	PLN-HP-COA-20020002	<b>FMSF#</b>	
<b>Applicant/Owner</b>	Irina Tokar, Senior Project Manager, City of Fort Lauderdale		
<b>Agent</b>	Alex Scheffer, P.E., Craven Thompson & Associates		
<b>Address</b>	735 N. Fort Lauderdale Beach Boulevard		
<b>General Location</b>	Northwest corner of the intersection of North Fort Lauderdale Beach Boulevard and Vistamar Street		
<b>Legal Description</b>	BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 66,040 SQUARE FEET (1.516 ACRES) MORE OR LESS.		
<b>Existing Use</b>	Vacant Lot		
<b>Proposed Use</b>	Temporary Fire Station and Surface Parking Lot		
<b>Zoning</b>	ABA		
<b>Applicable ULDR Sections</b>	<i>City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element</i>		
<b>Authored By</b>	Trisha Logan, Urban Planner III		

**Property Background:**

On March 10, 2020, the Development Review Committee (DRC) reviewed this project as a Site Plan Level IV application under Case Number PLN-SITE-20020002. As part of the DRC application, the applicant received comments from multiple disciplines which have been addressed or are in the process of being addressed including from historic preservation. Comments from historic preservation included the necessity to go before the Historic Preservation Board (HPB) for Review and Comment due to the site's proximity to the Bonnet House and requirements to conduct a Phase I Archaeological Survey of the property prior to commencing construction. Following the HPB meeting, this application will be scheduled for the Planning and Zoning Board and ultimately the City Commission.

**Description of the Project:**

Proposed as part of this project is the installation of a 1-story pre-fabricated trailer with a canopy structure to serve as a temporary fire station while a new facility is constructed at 2871 E. Sunrise Boulevard. Additionally, plans show the construction of a paved surface parking lot to accommodate (94) parking spaces.

**Review of Potential Adverse Effects**

As part of a review for these proposed changes that may have the potential to cause adverse effect on a historic resource, criteria as outlined within the Code of Federal Regulations is utilized to evaluate the undertaking:

**(1) Criteria of adverse effect.** An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to



all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

<b>(2) Examples of adverse effects.</b> Adverse effects on historic properties include, but are not limited to:	
<b>(i)</b> Physical destruction of or damage to all or part of the property; and	<b>Not Applicable.</b>
<b>(ii)</b> Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties (36 CFR part 68) and applicable guidelines; and	<b>Not Applicable.</b>
<b>(iii)</b> Removal of the property from its historic location;	<b>Not Applicable.</b>
<b>(iv)</b> Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;	<b>Applicable.</b> Located immediately adjacent to the Bonnet House, the proposed work will not directly impact the designated landmark or have significant impacts on its setting.
<b>(v)</b> Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;	<b>Applicable.</b> This project will introduce a new 1-story pre-fabricated trailer with a canopy structure and a paved surface parking lot to a property adjacent to the historically designated Bonnet House. Although this project is immediately adjacent to the Bonnet House site, the visual impacts of this work on the historic landmark are anticipated to be low due to the limited amount of construction proposed and the distance from the landmark structure.
<b>(vi)</b> Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and	<b>Not Applicable.</b>
<b>(vii)</b> Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.	<b>Not Applicable.</b>

**Summary Conclusion:**

The proposed construction of the temporary fire station and surface parking lot will have a low level to no impact on the visual nature of the adjacent designated historic landmark, the Bonnet House, however the property is located in an Archaeologically Significant Zone and a Phase I Archaeological Survey is required.