



CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
Virtual Meeting  
Visit: <https://www.fortlauderdale.gov/government/HPB>  
Monday, April 5, 2021 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<b>Cumulative Attendance 6/2020 through 5/2021</b>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	10	0
Arthur Marcus, Vice Chair	P	9	0
Donald Karney	P	7	0
Barbara Lynes	P	9	1
David Parker	P	10	0
Richard Rosa	P	10	0
Veronica Sazera	P	6	3
Tim Schiavone	A	8	2

**City Staff**

Shari Wallen, Assistant City Attorney  
Trisha Logan, Historic Preservation Planner  
Yvonne Redding, Urban Planner III  
Suellen Robertson, Administrative Assistant  
Christopher Cooper, Deputy Director, Department of Sustainable Development  
Jamie Oppertlee, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

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**I. Call to Order/Pledge of Allegiance**

The meeting of the Historic Preservation Board was called to order at 5:02 p.m.

**II. Determination of Quorum/Approval of Minutes**

a. Approval of Minutes: March 1, 2021

**Motion** made by Ms. Lynes, seconded by Mr. Marcus, to approve the minutes of the Board's March 1, 2021 meeting. In a voice vote, motion passed 7-0.

The Board took a brief break.

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- REQUEST:** Review by the Historic Preservation Board to provide a recommendation to the City Commission for the following Resolution:
- Adopting the Sailboat Bend Historic District Architectural Resource Survey Update Report; and
  - Assigning "Contributing" or "Non-Contributing" status to all properties within the SBHD.

Case Number	UDP-HPD20001
Applicant	City of Fort Lauderdale
Landmark/Historic District	Sailboat Bend Historic District
Authored By	Trisha Logan, Historic Preservation Planner

Ms. Loan provided a Power Point presentation regarding the history of the Sailboat Bend District and the update. Chair Blank requested all emails sent to the Board be made part of the record.

Chair Blank opened the public input portion of the meeting.

Stephanie Wedgeworth said she opposed designating contributing and non-contributing structures in Sailboat Bend, as well as amending the historic district overlay or the City ordinance. Ms. Wedgeworth stated she was aware her home was historic when she purchased it, but was not aware of what a "Certified Local Government" was and what it could do. She believed the City could make changes to the ordinance "when or if it's required by the Certified Local Government." She asked Board members to vote against the request.

Charles Willard described how "wild" the district had been 50 years ago when he moved to Sailboat Bend. He said the neighborhood had desired designation in 1985 to improve the area. He wanted to retain the historic district designation. Mr. Willard objected to buyers tearing down historic homes.

Robert Isbell objected to designating contributing and non-contributing structures in Sailboat Bend because it did not seem to provide a fair scale or grading a structure to be able to contest the City's subjective determination. He asked that passage wait until "people can meet in person" after the pandemic.

Laura Brewster was concerned about proposed changes to the Sailboat Bend Historic ordinance. She stated the designations "cannot be replicated and provides no grading scale or point system." It was also impossible to properly contest a designation "due to the lack of research done by the City and the failure to provide adequate information regarding the seven elements of integrity for each home." She requested any proposed changes be denied.

Don Wilkin said this was one of many proposed changes to the historic ordinance to which property owners had objected. He claimed that the material and design guidelines that had been established as a way to create a harmonious effect in the neighborhood had no specific criteria and were created by neighborhood lay people. He said the original ordinance was developed by the residents of Sailboat Bend. Mr. Wilkin felt the categorization of properties would

lead to a more restrictive, complicated City-wide ordinance. He felt the property owners should meet as they had 27 years ago to decide their own fate.

David Kyner said his property had undergone several additions in 15 years. He stated he understood the evolution of the ordinance and all of the requirements. He encouraged the Board not to recommend approval of the survey. He said there were "flaws in methodology, subjective decisions in execution and results and conclusions which need to be replicated by outside independent experts or consultants..." He said the designation of contributing and non-contributing attributes was "a subjective dichotomy of questionable usefulness." Dr. Kyner suggested a "range of ratings of significance...from 'landmark worthy' on down." He urged the Board not to approve the survey or the designating of contributing and non-contributing structures.

Richard Bray requested that any approvals be postponed until the ordinance could be reviewed and revised for the stakeholders most affected. He said the Sailboat Bend designation had begun with the community but it appeared that this had shifted to the City dictating to the community. He remarked that the Sailboat Bend Historic District boundaries had changed over the years to favor the City, developers and commercial properties and created a disconnected district. He requested the Board postpone approval of the survey until more input could be received from stakeholders.

Timothy Zboya said the survey was very vague and needed more detail regarding how it was done. He opposed designating contributing and non-contributing structures and asked the Board not to support the survey.

Andrea Madar said she and her husband opposed the requests.

Bernard Petreccia opposed the contributing and non-contributing designations. He said everything was being done in a rush during the pandemic. He asked the Board to postpone their decision "until we can all meet face-to-face."

Megan Forzano said the survey incorrectly stated her home was built in 1941 and the Broward County Property Appraiser [BCPA] stated it was built in 1954. Ms. Forzano noted the state of disrepair many Sailboat Bend homes were in and said contractors refused to take on projects there. Homeowners were neglecting to make repairs because it was so difficult and expensive. She asked the Board not to accept the proposed changes.

Dean Williams stated he opposed contributing and non-contributing designations. He wanted owners to have the sole right to have their property designated.

Jared Stern said he agreed with others' comments and opposed contributing and non-contributing designations. He stated he was a developer and he did not feel adding more designated properties was the right thing to do.

J.R. Steele opposed contributing and non-contributing designation and opposed any changes to the original Historic District overlay because this would further erode the rights of property owners. She said contractors refused to work on historic properties and work was more expensive. She stated she and her neighbors wished to be "freed from this ordinance."

Julie Wood said she opposed the designation of contributing and non-contributing structures as well as any changes to the original Historic District overlay. She said there should be specific measurements for designating a property as contributing or non-contributing. Ms. Wood stated the City had changed the district when it wanted a particular project, but did not take the needs and desires of residents into account. She felt the restrictions had caused the neighborhood to become run down while other areas were flourishing.

Joachin Manchego said he was trying to improve his home but felt the contributing and non-contributing designations would cause people to make fewer improvements. He felt if this were approved, the neighborhood would not longer be attractive to working class people. He did not agree with designating contributing and non-contributing structures in Sailboat Bend.

Carole Sturup said she and her husband opposed the proposed changes. She said the process that was used to declare her home "contributing" was based on opinions, not factual statistics. Ms. Sturup wanted to see a dialog between the residents of Sailboat Bend and the City regarding the changes.

Daniel Castor noted the many improvements in the neighborhood in the past several years; he did not feel it had been stagnant. He said there was a campaign among some of his neighbors to rescind the entire historic district, which he believed was rooted in financial interest. Mr. Castor said he supported maintaining the district intact and he also favored the relief offered to homeowners. He noted the significant outreach from the City to Sailboat Bend residents for the past few years regarding changes to the ordinance.

Sharon Wilkin stated she opposed designating homes as contributing and non-contributing in Sailboat Bend and any changes to the Historic District overlay. She said regulating Sailboat Bend using national historic standards was an egregious error because this was not Savannah, Charleston, Boston or Philadelphia. She stated they never intended "to put such draconian restrictions in place that progress and change would be discouraged, difficult or punitive." Ms. Wilkin claimed that an HPB member who lived in Sailboat Bend had been cited by Code Enforcement for erecting a fence without a permit or permission from the HPB. She wanted that members to recuse him/herself from this vote. Ms. Wilkin stated the proposed changes to the ULDR would be more restrictive, costly and onerous.

George Gounaris said he appreciated the original intent of the designation of Sailboat Bend, but he did not feel the changes would serve its residents. He said he was in favor of rescinding the original designation.

Maggie Hunt thought it was important to approve an architectural survey but "not as it is now." She suggested approving the survey without including any homes built after the 1940s. She noted that major historic districts represented a "snapshot," not the evolution of a city.

Sum Lin stated he did not support "creating a new post-war period of significance to capture more properties and tag them as contributing." He felt extending the period of significance would confuse and blur the intent of the original designation. He asked the Board to reject the extension of the original period of significance.

Ruth Clarke remarked on the lack of infrastructure improvements in Sailboat Bend. She objected to the architectural resource survey because it did not "meet the right standard." She also

opposed designating contributing and non-contributing structures. Ms. Clarke was concerned about not being able to erect a fence for security.

Christian Garay, President of the Sailboat Bend Civic Association, said the survey should not be accepted as the final document without further validation, clarification and methodology and specific procedures for challenges to the classifications of structures. He said the Sailboat Bend community had not agreed to be part of the designation of contributing and non-contributing structures. He thought the criteria for determining contributing and non-contributing structures was subjective and based on flawed or nonexistent data. Mr. Garay stated "contributing" and "non-contributing" were an "economy of classification and not a range." The determination was also not objective, not replicable, and not verified by outside experts in the field. He stated there was also no procedure for a stakeholder to challenge a classification that may be flawed.

There being no other members of the public wishing to address the Board on this item, Chair Blank closed the public input portion of the meeting.

Mr. Marcus said the 50-year period of historic significance meant that more properties would become eligible over time. He stated the contributing and non-contributing designation was just a part of the process because this was a historic district.

Chair Blank asked if a property designated contributing had additional obligations. Ms. Logan clarified that the district was already designated as historic. Assigning a property a status of contributing was only informational. Having the status would help staff, the HPB and the homeowner understand what was appropriate for that building, per the Material and Design Guidelines and the Secretary of the Interior standards. Currently, each property was considered on a case-by-case basis without any information available.

Ms. Wallen noted that the benefits of which a property owner could take advantage were based on the status of the property.

Mr. Rosa acknowledged that a property he owned in Sailboat Bend had an open permit for a fence last fall. He said there was no conflict and he would not recuse himself from this item. He remarked that there had been tremendous improvement in the permit and Certificate of Appropriateness processes. He stated he heard what neighbors were saying that Sailboat Bend had not kept pace with redevelopment, but he noted that this was because it was a historic district. Mr. Rosa asked Ms. Wallen if this decision would change the residents' ability to rescind the Historic District designation in the future. Ms. Wallen said this was a resolution to identify properties as contributing and non-contributing; there were no changes to the ULDR. There would be no changes to the Certificate of Appropriateness application process. The only change would be expanding a property owners' ability to apply for incentives if they met the criteria.

Mr. Parker asked the impact there would be if they did not designate properties as contributing and non-contributing and Ms. Wallen said this would impair property owners' ability to take advantage of any of the incentives. Mr. Parker felt the community should be granted additional time to understand the proposed changes. He thought a charette might clarify the misunderstandings.

Ms. Lynes asked Ms. Logan to respond to the issues of fairness that had been raised by speakers, such as their desire for an independent opinion on the status of properties. Ms. Logan stated she



meets and exceeds by far the criteria for a professional in historic preservation, per the Secretary of the Interior, and she had conducted surveys many times in her professional capacity. She explained that the survey had been conducted with the assistance of a professional from the Fort Lauderdale Historical Society who also meets and exceeds the criteria for a professional in historic preservation and they had analyzed the properties one by one. Ms. Logan stated the data was not abstract or obscure; it had been collected in the field, data in the City's GIS system, and permit records. In response to a speaker's statement that the survey's date of construction differed from the date on file with the BCPA, Ms. Logan explained that this was due to her finding the building permit records among the property records.

Mr. Marcus said he knew Ellen Uguccioni, the Fort Lauderdale Historical Society consultant who had worked with Ms. Logan, and she lent an expertise that was rare in South Florida.

Ms. Sazera wanted to preserve the historical homes but felt it should be easier for people to invest in and make improvements to them.

Ms. Wallen read the resolution:

A resolution of the City Commission of the City of Fort Lauderdale, Florida, adopting the Sailboat Bend Historic District Architectural Resource Survey update report and assigning "contributing" or "non-contributing" status to all properties located within the Sailboat Bend Historic District; providing for severability; and providing for an effective date.

(The entire text of the resolution is attached to these minutes for the public record.)

**Motion** made by Mr. Marcus, Seconded by Ms. Lynes, to:  
Recommend approval of the resolution to the City Commission.  
In a roll call vote, motion passed 6-1 with Mr. Parker opposed.

~~V. Communication to the City Commission~~

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~~None~~

~~VI. Good of the City~~

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~~Mr. Marcus said he was working with Ms. Logan and others to see how they could designate historic buildings that were not located in historic districts.~~

### Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Attest:

Chairman:



ProtoType Inc. Recording Secretary



Jason B. Blank, Chair

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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.