



CITY OF FORT LAUDERDALE

DRAFT
HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Virtual Meeting
Visit: <https://www.fortlauderdale.gov/government/HPB>
Monday, May 3, 2021 - 5:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2020 through 5/2021	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	11	0
Arthur Marcus, Vice Chair	P	11	0
Donald Karney	P	8	0
Barbara Lynes	P	10	1
David Parker	P	11	0
Richard Rosa	P	11	0
Veronica Sazera [arrived at 5:40]	P	7	3
Tim Schiavone	P	9	2

City Staff

Shari Wallen, Assistant City Attorney
 Trisha Logan, Historic Preservation Planner
 Yvonne Redding, Urban Planner III
 Suellen Robertson, Administrative Assistant
 Jamie Opporlee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

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1. UDP-HP21007	FTL 1 Hotel Owner LLC % Banyan Investment Group /Art Sign Company - Shari Dillard	<u>2</u>
2. UDP-HP21008	Ravi and Christine C. Randhawa/SH Brandt & Associates, Stephen H. Brandt	<u>3</u>
3. UDP-HP21009	Courtney Crush	<u>8</u>
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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: April 5, 2021

Motion made by Mr. Schiavone, seconded by Mr. Parker, to approve the minutes of the Board's April 5, 2021 meeting. In a voice vote, motion passed 7-0.

3.

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REQUEST:

Board Review and Comment on the proposed new construction project, Aviva on the River, which is adjacent to Smoker Park, which is a designated historic site. The project is also located across the New River from the Stranahan House, a designated local Historic Landmark and listed on the National Register.

Case Number	UDP-HP21009	FMSF#	
Applicant/Owner	Edgewater House Condominium Association, Inc.		
Agent	Crush Law, P.A., Courtney Callahan Crush		
Address	501 SE 6 th Avenue		
General Location	The southwest corner of South New River Drive and South Federal Highway		
Legal Description	<p>Plat of "BROWARD COUNTY COURTHOUSE PHASE II", recorded in Plat Book 142, at page 21, Public Records of Broward County Florida.</p> <p>Plat of "HARCOURT", recorded in Plat Book 2, at Page 9, Public Records of Broward County Florida.</p> <p>Plat of "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION LOT 2 & 3 BLOCK 57", recorded in Plat Book 3, at Page 3, Public Records of Miami-Dade County Florida.</p> <p>Plat of "JUDICIAL PARKING FACILITY", recorded in Plat Book 137, at Page 38, Public Records of Broward County Florida.</p> <p>Plat of "800 TRUST", recorded in Plat Book 153, at Page 37, Public Records of Broward County Florida.</p>		
Existing Use	Condominium		
Proposed Use	Condominium		
Zoning	RAC-CC		
Applicable ULDR Sections	<i>City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08)</i> <i>Volume I – Historic Preservation Element</i>		
Authored By	Trisha Logan, AICP, Historic Preservation Planner		

Ms. Logan provided a brief presentation. She stated the primary focus of this historic site was the trees and the archeological significance.

Courtney Crush, agent, provided a presentation, a copy of which is attached to these minutes for the public record. She displayed aerial photos of the area and renderings of the project. Ms. Crush pointed out that buildings to the west and south were larger than the proposed development. She informed the Board that they were coordinating with the City Arborist as part of the development review process. Broward County's Natural Resource Specialist Peter Burke

had reviewed the plans and provided input regarding tree protection. City Planning staff was also working with them and encouraged them to create context and movement in the building. She noted some of the changes in her presentation had been incorporated since the Board had received their backup materials.

Cecilia Ward, Land Planner, had provided a historical assessment on the project and its potential impact on Smoker Park and the Stranahan House. She reviewed her report and points Ms. Crush had made. Regarding architectural design, she said this had been done in a way to integrate with and protect Smoker Park. She stated there would be no impacts to Stranahan House.

Ms. Ward had reviewed the National Register criteria and concluded there were no adverse effects on Stranahan House or Smoker Park regarding the project's location, design, setting, feeling and association. Regarding materials and workmanship, monitoring during construction should be employed to prevent/mitigate any potential impacts. She agreed with the City's comments regarding the archeological assessment during construction.

Mr. Parker was concerned about the trees, especially two oaks, and hoped that they would be preserved.

Mr. Marcus said this was an improvement from the 2017 presentation. He agreed there would be no negative impact on the Stranahan House. Ms. Crush said they had already met with representatives of the New River Landing Condominium, which pays for the maintenance of the park, and walked the site with the tree mitigation plan. The plan would need to be approved by the County, the City and the condominium. Mr. Marcus asked about parking. Ms. Crush stated there was parking for residents and they planned on valet parking for the restaurant.

Chair Blank said the existing building seemed out of place and blocked the riverfront area. He thought this project would open up the area a bit more.

Ms. Lynes suggested making the building smaller and less bulky, with fewer units. Ms. Crush said making the first two floors "float" was expensive, but best served the community by allowing visual connectivity.

M. Parker liked the design, especially the tunnel-like access to the park, opening it up to the public.

Ms. Sazera felt the project would make Smoker Park better instead of taking away from it.

~~V. Communication to the City Commission~~

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None

~~VI. Good of the City~~

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~~Ms. Logan reminded the Board that there was no requirement for an applicant to meet with staff prior to submitting an application. Staff reviewed all applications to ensure all required materials were included. Once an application was complete, staff wrote the report analyzing whether or not the application met the criteria. If an applicant did not have staff review an application prior to submission, staff could not prevent an applicant from going before the Board. Mr. Marcus said meeting with staff was required in many other jurisdictions~~