



CITY OF FORT LAUDERDALE

DRAFT

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
City Commission Chambers
City Hall**

**100 N Andrews Avenue, Fort Lauderdale, FL 33301
Wednesday, September 1, 2021 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2021 through 5/2022	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	1	0
Arthur Marcus, Vice Chair	P	3	1
Donald Karney (at 5:10 p.m.)	P	4	0
Barbara Lynes	P	2	2
David Parker	P	4	0
Richard Rosa	P	3	1
Veronica Sazera	P	2	2
Tim Schiavone	P	4	0

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Historic Preservation Planner
Vasilya Allakhverdieva, Planning Assistant
Crysta Parkinson, 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 5:05 p.m.

II. Determination of Quorum/Approval of Minutes

- a. Approval of Minutes: August 2, 2021

Motion made by Ms. Lynes, seconded by Mr. Schiavone:
To approve the minutes of the August 2, 2021 meeting as presented.
In a voice vote, the motion **passed 7-0**.

Chair Blank reiterated the previous comments for Ms. Lynes' edification. Chair Blank stated that comment brought to light the need for an update to the Code, as previously discussed. Discussion continued regarding the appropriateness of the color scheme.

Ms. Lynes asserted she had a problem with the Board continuing to give exception after exception when that was not their job.

Ms. Logan explained it was built in 1939 and was among the oldest structures in the area.

Ms. Lynes responded that some of the exceptions made were because the buildings were not historic. She stated she really thought the Board had to be careful about making exceptions, given their responsibility. She asserted the best thing to do might be to put applications on hold until the Code was updated.

Mr. Schiavone stated he respected Ms. Lynes comments but took a different position. He asserted they should take into account that it was a business and not for public use or a residence.

Chair Blank asked Ms. Logan to comment as to whether her response to the Certificate of Appropriateness was based on the color choices.

Ms. Logan stated the report said the sign partially met the criteria because the sign was appropriate in size and placement, but the question was down to fitting into the character of the area.

Discussion continued regarding the color selection.

Chair Blank responded that in light of the Board's recent rulings, the sign may fit character of the area more than it would have in the past. He stated there was no question the Board needed deeper discussion on regulations and guidelines in the area. He asked staff to bring an item before the Board or call a Special Meeting to discuss further.

Motion made by Mr. Schiavone, seconded by Mr. Parker:

To approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP21026 located at 208 SW 2nd Street based on the facts and findings as outlined in the staff memorandum and discussed during the meeting, and subject to the following conditions:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including obtaining a unity of title to satisfy zoning requirements.

In a voice vote, motion **passed 7-1 with Ms. Lynes opposed.**

3.

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REQUEST: **Certificate of Appropriateness for Major Alteration**
• Installation of a Monument Sign

Case Number	UDP-HP21030	FMSF#	
Owner	City of Fort Lauderdale		
Applicant	Enrique Sanchez, Deputy Director, Parks and Recreation		
Address	SW 2nd Avenue		

General Location	Approximately 420 feet south of the corner of SW 2nd Street and SW 2nd Avenue
Legal Description	<p>A PORTION OF SOUTHWEST 2 AVENUE (MOFFATT AVENUE PLATTED) RIGHT OF WAY ADJACENT TO LOT 11, BLOCK "C", "TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A MONUMENT AREA 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. THE SIDES OF SAID MONUMENT AREA SHALL BE LENGTHENED OR SHORTENED AS NECESSARY TO TERMINATE AT THE SOUTHEAST PERIMETER CONCRETE BORDER EDGE.</p> <p>COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK "C"; THENCE NORTH 02°08'01" WEST ALONG THE EASTERLY LINE OF SAID BLOCK "C", A DISTANCE OF 43.80 FEET; THENCE NORTH 87°52' 11" EAST, A DISTANCE OF 12.93 FEET TO THE CENTERLINE OF A 1.00 FOOT WIDE CONCRETE BORDER; THENCE SOUTH 38°54'52" EAST ALONG SAID BORDER CENTERLINE, A DISTANCE OF 10.82 FEET TO THE SOUTHEAST EDGE OF A PERIMETER CONCRETE BORDER AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°54'52" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF TERMINUS. SAID LANDS LYING, BEING AND SITUATED THE CITY OF FORT LAUDERDALE, FLORIDA. CONTAINING 30 SQUARE FEET MORE OR LESS.</p>
Existing Use	Park
Proposed Use	Park
Zoning	H-1
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17
Landmark/Historic District	Historic Preservation District
Authored By	Trisha Logan, AICP, Historic Preservation Planner

Chair Blank noted Ms. Sazera had dropped off line.

Ms. Logan explained the applicants sought to install two monument signs, but one was in the historic district, so was before the Board for review. She invited Doug Smith to present on behalf of the applicant.

Mr. Smith shared a presentation on the previously renamed portion of Riverwalk as approved by the Parks and Recreation Advisory Board in June. He explained the proposed monument sign would be on the Edward D. Stone Jr. Trail at Riverwalk. Mr. Smith showed images of the monument and explained it would be made of coral stone material with a brass inlay plaque. He reviewed the location and shared a letter of authorization from the City Manager's office.

Ms. Logan summarized the staff report and concluded with:

In accordance with the ULDR, staff finds that the application for a COA for **Major Alterations** under case number UDP-HP21030 located within the Riverwalk Park along SW 2nd Avenue, as specifically described in the legal description, meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, and meets the criteria as outlined in Section 47-24.11.D.3.c.ii. of the ULDR; and meets the criteria as outlined in Section 47-16.21 of the ULDR.

Ms. Logan noted there were two letters of support received and forwarded to the HPB members to be included as part of the record.

Enrique Sanchez, Deputy Parks and Recreation Director, stated his department was in full support. He stated the contribution of Mr. Stone had been great.

Chair Blank called for public comment, however there were none to speak.

Mr. Schiavone stated it was an appropriate recognition in an appropriate place.

Mr. Parker agreed.

Chair Blank noted Ms. Sazera had returned.

Ms. Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for Major Alterations for the property located on SW 2nd Avenue, Fort Lauderdale, Florida, for a monument sign, case number UDP-HP21030.

[The entire text of the resolution is attached to these minutes for the public record.]

Motion made by Mr. Marcus, seconded by Mr. Schiavone:

To approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP21030 located on SW 2nd Avenue based on the facts and findings as outlined in the staff memorandum and during the meeting, with no applicable conditions.

In a voice vote, motion **passed 8-0.**

V. Communication to the City Commission

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None

VI. Good of the City

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a. Discussion of the North Federal Highway Area

Mr. Marcus reviewed a PowerPoint presentation of proposed North Federal Highway Mid-20th Century Modern Brocomo Architecture District, composed of individually designated historic sites of notable architectural merit, explaining it was a list of properties he perceives as high merit and deserving of historic designation. Mr. Marcus explained the list included retail, restaurant, office, theater, hotel, and religious institutions, making up a truly varied collection. He noted some were in other municipalities, and the City Attorney shared that those could not be included.

Mr. Marcus stated there were other locations which could be added later, but he had started with a list of 13 locations. He added that more had been demolished over the years, which reinforced the importance of protecting those remaining. He shared a map highlighting the locations, then reviewed the sites individually:

- Mai Kai Restaurant
- Kennan Tower
- Times Square Center
- Second Congregational Church of Fort Lauderdale (aka United Church of Christ)
- Castro Convertibles (aka Fergusons Bath and Kitchen Gallery)
- Miami Carpet
- Chandeliers Furniture
- Budget Hotel (aka Bon Soir Motel)
- Robinsons School of Beauty (aka Latinos Salud)
- Second Presbyterian Church
- Bayview Building
- Gateway Theater Center
- Shubert Inn (aka Victoria Park Inn)

Chair Blank thanked Mr. Marcus for highlighting many of the buildings in the City which he loves. He stated he looks forward to discussion at a future time regarding creation of a historic district. He suggested having the item placed on the agenda for discussion so the Board could vote.

Mr. Marcus stated there was a time factor involved.

Ms. Wallen outlined the process for historic designation and reiterated that the City would only be able to designate properties within the City limits. Discussion ensued regarding the creation of a district versus designation of an individual building.

Mr. Schiavone stated he respected the passion and research; the list was made up of beautiful buildings. He asked how the historic district would be funded, and who would pay the costs for the buildings to be preserved over time. He added that he would love for the Board to figure out how to preserve buildings and fund them and went on to discuss the potential for incentives. Mr. Schiavone asserted he did not think there was long term success in an unfunded formula.

Chair Blank agreed the cost was a point which demanded attention and should be a part of the continuing conversation. He noted these were commercial buildings, and the impact would be great to the owners. Chair Blank stated there might be incentives, that would be information the Board would need to have before them before making specific recommendations.

Discussion continued regarding potential designation, including local and federal, via the National Register of Historic Places, as well as the position the recommendation would be for property owners.

Ms. Logan further reviewed the process, including notice to the property owner of the first hearing. She stated the National Register requires owner consent. Discussion continued regarding next steps, and conflicts surrounding individual Board members reaching out were highlighted, as the issue would be quasi-judicial if brought before the Board.

Mr. Marcus explained his intent was to ask the Board to start the application, whether local or national.

Ms. Wallen read Florida statute, 286.012, regarding quasi-judicial hearings, for the record.

Ms. Logan pointed out the list was not contiguous, so individual designation may be more appropriate. She noted there had not been a comprehensive survey of the area. Discussion continued as to the best way to approach the issue.

Chair Blank asked that the item be placed on the agenda for October to discuss the issue being brought forward as a formal motion.

Ms. Lynes pointed out if some of the buildings had been historic buildings, the Board would not have approved their current signage. She asserted the priority was to address the different restrictions and qualifications established and make them more up to date.

Mr. Blank stated his recommendation was to place the item on the agenda for the next meeting. He asked Mr. Marcus to review the properties which were within the bounds of the City of Fort Lauderdale and attempt to identify any section of the Code that would qualify those buildings as historic, then bring those forward to the next meeting for formal discussion.

Discussion continued regarding limitations of staff and how to include the property owners in the conversation. Consensus was to identify the top three properties to discuss during the October meeting and invite the property owners to participate in the November meeting.

Mr. Marcus closed by saying he appreciated the comments and noted that the clock was always ticking when it comes to preservation of historic buildings.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:17 p.m.

Attest:

Chairman:

Prototype Inc. Recording Secretary

Jason B. Blank, Chair

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.