



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Monday, March 2, 2026 - 5:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2025 through 6/2026</u>	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	P	9	0
Shane Taylor, Vice Chair	A	7	2
Robert Golden	P	8	1
Allen Jones	P	9	0
Jonathan Keith	P	7	2
Kim Roberts	A	5	1
Tim Schiavone	P	9	0

City Staff

Trisha Logan, Principal Urban Planner
Lina Allakhverdieva, Urban Planner II
Jonathan D'Angelo, Urban Planner I
Ella Parker, Deputy Director, Development Services
Gabrielle Bush, Assistant City Attorney
J. Oppertlee, Recording Secretary, Prototype Inc.

Others

Michaela Conca, President, Broward Trust for Historic Preservation
Attorney Robert Lochrie

Communication to the City Commission

Motion made by Mr. Golden, seconded by Mr. Jones, to recommend communicating to the City Commission the quorum requirement be based on the number of appointed board members. In a voice vote, the motion **passed** unanimously.

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:38 p.m.

II. Determination of Quorum/Approval of Minutes

Roll was taken, and it was determined that a quorum was present.

a. Approval of Minutes: February 2, 2026

It was noted Chair Marcus voted against the second item on Page 9.

Motion made by Mr. Jones, seconded by Mr. Golden to approve the minutes of the February 2, 2026, meeting as amended. In a voice vote, the motion **passed 5-0**.

~~III. Public Sign-in/Swearing-In~~

~~As no members of the public wished to speak at this time, no one was sworn in.~~

~~IV. Agenda Items~~

~~None.~~

~~V. Communication to the City Commission~~

~~Following Agenda VI.b, the Board discussed quorum requirements.~~

~~Mr. Golden suggested revising the quorum requirement so it would be based on the number of appointed Board members rather than the full authorized membership. Mr. Schiavone expressed concern that such a change could allow only three members to make a decision, and Mr. Keith agreed.~~

~~**Motion** made by Mr. Golden, seconded by Mr. Jones, to recommend communicating to the City Commission the quorum requirement be based on the number of appointed board members. In a voice vote, the motion **passed** unanimously.~~

VI. For the Good of the City of Fort Lauderdale

- VI.a Review of Proposed Ordinance Updates to Amend Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District," Including an Update to the List of Historic Districts, Update the List of Permitted Uses, Modification of Dimensional Requirements, including an Increase in Height, Modification to Sign Regulations and ULDR Section 47-24.11, "Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness," to Amend the Effective Date, To Provide for an Approval Process for an Administrative Certificate of Appropriateness when Visible from the Public Right-of-Way

Ms. Logan reviewed the proposed amendments to the H-1 zoning district affecting the Himmarshee Village Historic District and Stranahan House area. She provided background on the district, explained the surrounding zoning and Regional Activity Center land use designation, and noted that future rezoning requests could be influenced by the underlying land use. Ms. Logan summarized the proposed ordinance changes, including clearer district definitions, administrative review for minor projects, updated dimensional and use tables, revised setback standards, increased height allowances for certain new construction, sign review updates, and preservation incentives. She also outlined the anticipated adoption process, with Planning and Zoning Board review expected in April and City Commission review to follow.

Chair Marcus stated appreciation for the separation of residential standards from commercial standards.

Ms. Conca stated no general opposition to the proposal and expressed support for preserving and honoring existing conditions where possible. She also asked about the effect of the Regional Activity Center designation. Ms. Logan clarified that while zoning could change, the underlying land use would remain the same.

Ms. Conca also asked for clarification regarding proposed height limits, and Ms. Logan explained the proposal would allow up to three stories along the avenues and up to six stories along SW 2 Street with a required stepback above the third floor. Ms. Conca stated additional clarity would be helpful as the amendment process continued.

Attorney Robert Lochrie expressed support for the proposed amendments and thanked staff for the work completed over the past year. He explained that part of the nearby area had previously been rezoned from H-1 because the former zoning would not support redevelopment. He stated the proposed changes would help preserve the H-1 district, provide added flexibility, and establish clearer standards for future development.

Chair Marcus emphasized the code did not clearly address some SW 2 Street conditions and expressed a preference for more detailed language concerning fencing and outdoor seating areas to avoid setting poor precedent. Ms. Logan stated staff would review whether additional guidance could be added and stated that additional standards may be developed through a separate Tactical Urbanism and Streetscape Beautification plan project for SW 2 Street that is currently underway.

Mr. Golden commended staff for the proposed amendments and stated support for the added protections they could provide.

Mr. Schiavone expressed support for the flexibility and clarity of the proposed amendments and stated the changes would provide a more practical framework for balancing preservation and future development.

Motion made by Mr. Keith, seconded by Mr. Schiavone to recommend the Historic Preservation Board endorse the proposed ordinance updates amending the ULDR, as presented. In a voice vote, the motion **passed 5-0**.

Ms. Logan reviewed related updates for the Himmarshee Area Special Entertainment District and stated the proposed changes were intended to improve security, safety, cleaning, and maintenance. She also noted the City had funded a consultant to study streetscape improvements along SW 2 Street, including tactical urbanism concepts, and stated the architectural resource survey would continue to serve as a reference tool.

~~VI.b Amendment of 2026 Historic Preservation Board Meeting Schedule to change the May 4, 2026 Meeting to April 29, 2026
REQUESTS: Change May HPB Meeting Date to Wednesday, April 29, 2026~~

~~Ms. Logan reviewed the proposed meeting date change from May 4 to Wednesday, April 29, and stated sufficient member availability existed to meet quorum.~~

~~**Motion** made by Mr. Golden, seconded by Mr. Jones to change the May 4 meeting to April 29. In a voice vote, the motion **passed 5-0**.~~

~~VI.c Staff Presentation: Review of HPB Meeting Procedures~~

~~Ms. Logan noted a future discussion would be scheduled when more members were present to review Board procedures and improve the overall process. Mr. Schiavone agreed there was room for improvement in the Board's procedures.~~

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Adjournment

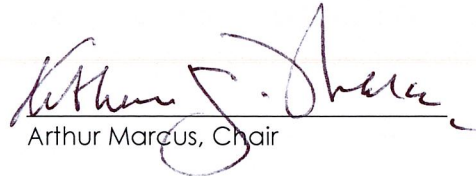
There being no further business to come before the Board, the meeting was adjourned at 6:37 p.m.

Attest:

Chairman:



Prototype Inc. Recording Secretary



Arthur Marcus, 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.