



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, JULY 2, 2018 - 5:00 P.M.  
FIRST FLOOR COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2017 through 5/2018</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	2	0
George Figler, Vice Chair	P	2	0
Jason Blank	A	1	1
Brenda Flowers	P	2	0
Marilyn Mammano	P	2	0
Donna Mergenhagen	P	2	0
Arthur Marcus	P	2	0
David Parker	P	2	0
Richard Rosa	P	2	0
Jason Wetherington	P	1	0

**City Staff**

Tania Amar, Assistant City Attorney  
Trisha Logan, Planner III  
Suellen Robertson, Administrative Assistant  
Lian Chan, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

<u>Index</u>	<u>Applicant/Owner</u>	<u>Page</u>
1. H-18-010	Tomas Gozalez/House of Hope Inc.	<u>2</u>
2. H-18-011	Tony Mertile, Fly Boyz Estate LLC	<u>5</u>
3. H-18-012	Lochrie and Chakas, P.A./ Tiffany House LP	<u>7</u>
	Communication to the City Commission	<u>10</u>
	Good of the City	<u>10</u>

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

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:03 p.m.

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

Roll was called and it was determined a quorum was present.

Chair Kyner requested changes to the minutes.

**Motion** made by Mr. Figler, seconded by Mr. Parker, to approve the minutes of the Board's June 2018 meeting as amended. In a voice vote, motion passed unanimously.

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

**All members of the public wishing to address the Board on any item were sworn in.**

Board members disclosed communications and site visits they had regarding each case.

**IV. Agenda Items:**

1.

[Index](#)

<b>Case</b>	H18010	<b>FMSF#</b>	
<b>Owner</b>	House of Hope, Inc.		
<b>Applicant</b>	Tomas Gonzalez		
<b>Address</b>	908 SW 1 <sup>st</sup> Street		
<b>General Location</b>	Bounded by SW 1 <sup>st</sup> Street on the north, SW 2 <sup>nd</sup> Street on the south, SW 9 <sup>th</sup> Terrace on the west, and SW 9 <sup>th</sup> Avenue on the east.		
<b>Legal Description</b>	WAVERLY PLACE 2-19 D LOT 1 LESS E 5 FOR ST, 2 TO 8, 25 THRU 31, 32 LESS E 5 FOR ST & VAC 10' ALLEYWAY AS DESC IN ORD NO C-84-56 BLK 121		
<b>Existing Use</b>	Institutional		
<b>Proposed Use</b>	Institutional		
<b>Zoning</b>	RMM-25		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-17.7.B		
<b>Request</b>	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> <li>• Replace the existing fence with a new 6'-0" high opaque metal fence.</li> </ul>		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.i of the ULDR, staff recommends that the application for a Certificate of Appropriateness for minor alterations to replace the existing fence with a new 6'-0" high opaque metal fence be **denied**.

If the Board were to approve the application, the following condition should be applied:

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Tomas Gonzalez, applicant, stated House of Hope needed the fence to provide safety for the facility and the surrounding community. He provided a PowerPoint presentation, a copy of which is attached to these minutes for the public record.

Mr. Gonzalez indicated to Mr. Marcus that the main building on Southwest First Street was the historical building; the other buildings were newer and were not historic.

Ms. Logan stated she had not received a landscape plan and Mr. Gonzalez agreed to provide it. She explained that the current fence may have been approved prior to the formation of the district and was installed prior to the design guidelines.

Donna Lea, Chief Operating Officer for House of Hope, confirmed that House of Hope was not in the Sailboat Bend Civic Association and they had not presented this plan to the Civic Association's design committee.

Chair Kyner explained that the façade of the historic and non-contributing structures should be clearly viewable through a small decorative fence. Therefore, the height and opacity of this fence was against the regulations. He added that a solid fence could be viewed as a barrier between the facility and the community, isolating the clients of House of Hope and keeping Sailboat Bend residents out. Chair Kyner said he did not necessarily agree with the concept of "keeping the bad guys out or keeping the bad guys from communicating or doing something else that would be detrimental to their recovery...If that is such a severe problem, then probably placing this facility in a community is probably the wrong thing." He believed there were other approaches to solve this problem.

Ms. Lea emphasized that they wanted their clients to be in the community but wanted them to have the skills to do so. While clients were in a fragile state, learning those skills, they wanted to reduce their exposure to triggers that could set back their recovery.

Mr. Marcus suggested keeping the existing fence and planting landscaping outside it. Ms. Lea said she thought this this was possible.

Mr. Figler agreed that landscaping may be acceptable but the Board would find it difficult to approve something for which they had no actual plans. Ms. Logan informed Ms. Mammano that landscaping did not require Board approval but there were limitations on height and visibility in the design guidelines, and these were similar to the requirements for fencing. She would review a landscape plan to ensure it met the visibility requirements.

Mr. Gonzalez explained that there were currently gates to the entrance doors that needed to be closed and secure. Ms. Mammano noted that landscaping could not be planted covering gates, so the gates should be opaque.

Mr. Parker said House of Hope was well thought of in the neighborhood because they maintained the property so well.

Mr. Figler suggested continuing the case until a landscape plan was submitted. Ms. Mammano noted that if House of Hope wanted to have solid gates without landscaping, the entire application should come back to the Board. Ms. Amar reminded the Board that only the gates could be brought back to the Board; the landscaping was not within their purview. Mr. Gonzalez reiterated that only the gates would need to be opaque.

Ms. Mammano asked if the Board could consider approving solid gates, provided the rest of the fence remained as it was and was landscaped to minimize the effect of the solid gates. Ms. Amar replied that enforcing such a landscaping requirement would be an issue. She advised the Board to move away from the landscaping; the fence was before the Board today.

Mr. Gonzalez said the height of the gates and access doors would match the fence height. He believed they could agree to incorporate landscaping to increase the buffer and would lower the gates' height to five feet.

Chair Kyner wondered if they could consider gates in the side yards and backyards different from the gates in the front yard, since the Board had made exceptions in the past and been more lenient with side yards and backyards. Mr. Gonzalez explained that there were only 17 feet of gates on the property that they wished them all to be opaque. Ms. Lea pointed out that because this was a drug rehabilitation facility, they wanted the security in order to discourage drug dealers from trying to sell drugs to their clients. The existing fence made it very easy for a drug deal to be conducted through it.

Mr. Figler suggested a deferral to allow the applicant time to meet with the Sailboat Bend Civic Association to gain support and to further refine the request.

Ms. Lea requested a deferral.

**Motion** made by Mr. Marcus, seconded by Ms. Mammano to defer until September 5 the request for a Certificate of Appropriateness for Minor Alteration under case number H18010 located at 908 SW 1st Street for replacement of the existing metal picket fence with a new 6'-0" high opaque metal fence, to give applicant time to define their new approach to this project, to meet with the Sailboat Bend Homeowner's Association, and to have staff review, as agreed to by the applicant. In a roll call vote, motion passed 9-0.

2.

[Index](#)

<b>Case</b>	H18011	<b>FMSF#</b>	
<b>Owner</b>	Tony Mertile, Fly Boyz Estate LLC		
<b>Applicant</b>	Tony Mertile, Fly Boyz Estate LLC		
<b>Address</b>	1213 W. Las Olas Boulevard		
<b>Landmark/District</b>	Sailboat Bend Historic District		
<b>General Location</b>	Approximately 160'-0" west of the intersection of West Las Olas Boulevard and SW 12 <sup>th</sup> Avenue.		
<b>Legal Description</b>	WAVERLY PLACE 2-19 D LOT 7,8 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 110		
<b>Existing Use</b>	Vacant Lot		
<b>Proposed Use</b>	Residential		
<b>Zoning</b>	RML-25		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-17.7.B, 47-24.11.C.3.c.iii		
<b>Request(s)</b>	Certificate of Appropriateness for New Construction > 2000 SF GFA: <ul style="list-style-type: none"> <li>• Construction of a new two-story duplex</li> </ul>		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In reference to new construction, *The City of Fort Lauderdale Historic Preservation Design Guidelines* states:

***In Fort Lauderdale's residential neighborhoods the following is encouraged:***

- Preservation of the cohesive ambiance of historic properties and neighborhoods with compatible, sympathetic, and contemporary construction that is not visually overwhelming;
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape; and,
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties.

Prior to approval, the HPB needs to clarify with the applicant the discrepancy between the roof plans and the elevations. As mentioned above, on Sheet R-1 (first floor roof

plan) it shows a hip type roof over the front entryway and above the garage entrances, however in both the front and the side elevations it shows a flat roof with a mansard treatment along the edges. It would be preferred to provide a hipped roof in these locations to align with the hip roof over the main structure. Additionally, on Sheet RF-2 (second floor roof plan) it shows a hip roof but is also drawn incorrectly on the front elevation.

In accordance with Sections 47-17.7.A and 47-24.11.C.3.c.iii of the ULDR, staff recommends that the application for a COA for a new construction of a two-story duplex be **Approved with the following Conditions:**

1. All glass shall be clear with the option of a low-e coating.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Tony Mertile, owner, said he had purchased this property that had been abandoned by the previous owner and had the liens reduced. He confirmed he had no input from the neighbors in writing. He said they had worked with staff for months to meet the requirements for the new design. He reported he had emailed the plans and rendering to Ed Strobel at the Sailboat Bend Civic Association but had not received anything in writing. He read the email response from Mr. Strobel indicating there would be no July meeting. Ms. Logan stated it was not required for applicants to submit a project to the Sailboat Bend Civic Association, but she encouraged them to do so.

Chair Kyner wanted to see information from the Broward County Property Appraiser indicating who owned the property as well as photos of surrounding structures, which had not been included in the Board members packets. Ms. Logan said these had been submitted in the original application and provided Chair Kyner with copies, which he passed on to Board members.

Mr. Marcus thought the front doors should be more attractive and Mr. Mertile agreed to make it the same as the door on the second floor. Mr. Marcus advised Mr. Mertile to find out how much the home would need to be raised to comply with new FEMA regulations.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Flowers, seconded by Mr. Marcus to approve the request for a Certificate of Appropriateness for New Construction under case number H18011 located at 1213 W. Las Olas Boulevard for the new construction of a two-story duplex, for proposed and after-the-fact modifications to the previously issued Certificates of Appropriateness (HPB case H17001) for new construction, based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines, as outlined in the above staff memorandum, with following conditions:

- 1) All glass will be clear with the option of low-e coating;
- 2) A French door will be installed for the front door; and
- 3) This construction is subject to building, zoning, and all ULDR requirements.

In a roll call vote, motion passed 9-0.

3.

[Index](#)

<b>Case</b>	H18012	<b>FMSF#</b>	BD04487
<b>Owner</b>	Tiffany House LP		
<b>Applicant</b>	Lochrie and Chakas, P.A.		
<b>Address</b>	2900 Riomar Street		
<b>General Location</b>	Southeast corner of Riomar Street and Bayshore Drive.		
<b>Legal Description</b>	BIRCH OCEAN FRONT SUB 19-26 B LOT 1 TO 4 BLK 8		
<b>Existing Use</b>	Vacant Historic Landmark (Previously Hotel)		
<b>Proposed Use</b>	Hotel		
<b>Zoning</b>	Planned Unit Development (PUD)		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-24.11.C.4.c, 47-24.11.C.3.c.ii		
<b>Requests</b>	<p>Modifications to the previously issued Certificates of Appropriateness (HPB case number H17030).</p> <p>Certificate of Appropriateness for Alteration:</p> <ul style="list-style-type: none"> <li>• Modification to a previously approved porte cochère canopy at entryway, alteration of south elevation wall, adjustments to pool size and deck area.</li> </ul> <p>Certificate of Appropriateness for Minor Alteration:</p> <ul style="list-style-type: none"> <li>• Installation of three (3) new signs: Wall Sign; Ground Sign; and Pole Sign (Freestanding).</li> </ul>		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.11.C.3.c.ii of the ULDR staff recommends that the application for a COA for Minor Alterations to amend the original COA issued under HPB case number H17030 to address proposed modifications made to the original concept including alterations as presented before the HPB and the installation of two new signs be **Approved with the following Conditions:**

1. Limit total area of ground sign to 32 square feet.
2. Locate pole sign at corner of N. Birch Road and Riomar Street, more in keeping with the location shown in the historic postcard as provided within the staff memorandum, to provide visibility of sign from both streets.
3. As per Section 47-37.13 of the ULDR – Amendments to approved PUD development plans - proposed signs, including the pole sign and the ground sign, are subject to the provisions for amending a Site Plan Level IV Application as provided in Section 47-24.2.A.5, Development permits and procedures.
4. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.
5. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including obtaining administrative approval for updates to the original Design Review Committee (DRC) approval.

Andrew Shine, attorney, spoke about the project and displayed print outs of the plans included in the application package on the projector.

JJ Wood, architect, explained they had changed the porte cochère because the previous design had made it difficult to distinguish between the historic and new construction. The design had been further refined due to their engineer's input. Raising the wings above the roof of the rotunda allowed the rotunda to be more visible from the street, emphasizing what was historic.

On the south façade, Mr. Wood explained they had they had moved the doors to the side, allowing better circulation in the dining area.

Mr. Shine showed renderings of the signs and said they agreed with the conditions Ms. Logan had suggested.

Mr. Marcus asked why the graphics were different on the signs and Mr. Wood pointed out that in Miami Beach, the signs had different fonts as well. Mr. Wood stated these would be channel signs with a relief off the building with neon lighting on the interior.

Mr. Marcus thought the size of the porte cochère was significantly larger than the previous design, blocking the view of the building behind it. The detailing of the porte cochère seemed new as well. Mr. Marcus said the materials of old and new



construction were also not well differentiated. Mr. Wood stated they had intended to paint the layer elements a different color, which they felt was more contemporary.

Chair Kyner was also concerned about the size of the porte cochère and referred to a 1949 photo of the building. He recalled the Board's discussion about not wanting the rotunda to be hidden and said he could not see it at all in the new design. Mr. Marcus stated it was more about the elevations than the surface area.

Ms. Mergenhagen preferred the new design because as a pedestrian or passenger in a car, she would be able to see more of the original entry. Ms. Mammano agreed, because the height allowed one to see under the porte cochère.

Mr. Wood stated if the Board felt the columns were too big they could consider reducing them.

Chair Kyner recalled their previous discussion regarding the canopy and being concerned about how much shade it would throw on the rotunda. This was why they had preferred glass. The new design put the entire rotunda in shadow. Mr. Wood explained that the new canopy was narrower and farther away from the building, and therefore caused less shade.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Mr. Marcus suggested differentiating the canopy from the building with color. Ms. Logan said the previous approval already included a condition that the columns would be finished with a natural concrete seal and the trim on the porte cochère would be white.

The Board discussed including a condition for the columns to be lighter and Chair Kyner said the applicant had already indicated he would be willing to reduce them. Ms. Logan explained that unless a specific size was agreed to now, changing the columns would require the application to come back to the Board. Ms. Mammano stated it would not be appropriate for the Board to dictate how thick the columns should be.

**Motion** made by Mr. Figler, seconded by Ms. Mammano to approve the request for modifications to the previously issued Certificates of Appropriateness (HPB case H17030), under HPB case H18012 located at 2900 Riomar Street for modification to a previously approved porte cochère entryway; alteration of south elevation wall; adjustments to pool size and deck area and installation of three new signs: wall sign, ground sign and pole sign (freestanding), based on a finding these requests are

consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines with the following conditions:

1. Limit total area of ground sign to 32 square feet.
2. Locate pole sign at corner of N. Birch Road and Riomar Street, more in keeping with the location shown in the historic postcard as provided within the staff memorandum, to provide visibility of sign from both streets.
3. As per Section 47-37.13 of the ULDR – Amendments to approved PUD development plans - proposed signs, including the pole sign and the ground sign, are subject to the provisions for amending a Site Plan Level IV application as provided in Section 47-24.2.A.5, development permits and procedures.
4. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.
5. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including obtaining administrative approval for updates to the original Design Review Committee (DRC) approval.

In a roll call vote, motion passed 6-3 with Chair Kyner, Mr. Marcus, and Ms. Flowers opposed.

**VI. Good of the City**

[Index](#)

Ms. Mammano asked if Board members would be available to attend the July 10 Commission conference meeting to discuss the Central Beach survey. Ms. Amar stated all Board members could attend and speak as a member of the public; they should not speak to each other about it.

**V. Communication to the City Commission**

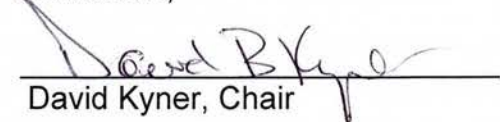
[Index](#)

None

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:26 p.m.

Chairman,

  
\_\_\_\_\_  
David Kyner, Chair

Attest:



ProtoType Inc. Recording Secretary

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.