



CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD
 CITY OF FORT LAUDERDALE
 MONDAY, JUNE 3, 2019 - 5:00 P.M.
 CITY HALL COMMISSION CHAMBERS
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2019 through 5/2020</u>	
		<u>Present</u>	<u>Absent</u>
George Figler, Chair	p	1	0
Jason Blank, Vice Chair	p	1	0
Marilyn Mammano	p	1	0
Donna Mergenhagen	p	1	0
Arthur Marcus	p	1	0
David Parker	p	1	0
Richard Rosa	A	0	1
Tim Schiavone	p	1	0
Jason Wetherington	p	1	0

City Staff

Shari Wallen, Assistant City Attorney
 Trisha Logan, Urban Planner III
 Tatiana Gurrier, 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 5:00 p.m.

IV. Good of the City

4. Elect Chair and Vice Chair as per ULDR Sec. 47-32.6 - Meetings and procedures:

C. The historic preservation board shall elect from its members a chair and a vice-chair at an annual election held in June of each year, who shall serve for terms of one (1) year and who shall be eligible for reelection.

Mr. Marcus nominated Mr. Figler for Chair, seconded by Ms. Mammano. In a voice vote, Mr. Figler was elected unanimously.

Mr. Wetherington nominated Mr. Blank for Vice Chair, seconded by Mr. Marcus. In a voice vote, Mr. Blank was elected unanimously.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Mr. Blank, seconded by Ms. Mammano to approve the minutes of the Board's May 2019 meeting. 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.

IV. Agenda Items:

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Case Number	H19013	FMSF#	
Owner	Sergey and Tatiana Golikov		
Applicant	Sergey and Tatiana Golikov		
Address	821 SW 4 th Court		
General Location	North side of Southwest 4 th Court at the intersection of Southwest 4 th Court and Southwest 8 th Terrace		
Legal Description	BRYAN SUB BLK 64 FT LAUDERDALE 1-29 D LOT 30		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RML-25		

Applicable ULDR Sections	<i>47-24.11.C.3.c.i, 47-17.7.B</i>
Authored By	Trisha Logan, Urban Planner III

REQUEST: Certificate of Appropriateness for Minor Alteration

- After-the-fact installation of replacement windows throughout.

[See staff report attached hereto]

Sergey Golikov, owner, said he had replaced damaged and missing windows in the home. He stated he had not known the home was in a historic district when he purchased it.

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.iii of the ULDR, staff recommends that the application for a COA for after-the-fact installation of replacement windows throughout under case number H19013 located at 821 SW 4th Court be **Denied**.

Ms. Logan stated this had been identified as a contributing structure in Sailboat Bend. Her recommendation for denial was based on the window style [single-hung instead of awning] and the material [vinyl]. If this request were denied, the applicant could appeal the Board's decision or prepare a new application for new windows that met the guidelines. An appeal would cost the applicant approximately \$2,000. Ms. Wallen explained that the applicant would need to prove in his appeal that there was a "departure from the essential requirements of the law" and that there was "no competent, substantial evidence to support this Board's decision" in order to prevail.

Mr. Golikov wondered how anyone could know the windows were vinyl and did not comply with the guidelines. Chair Figler explained that the Board must base their decisions on the facts presented and whether the alterations met the guidelines.

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

Motion made by Mr. Blank, seconded by Mr. Wetherington to recommend:

Denial of the request for a Certificate of Appropriateness under case number H19013 located at 821 SW 4th Court for after-the-fact installation of replacement windows throughout based on a finding this request is not consistent with the Criteria for Certificates of Appropriateness, the purpose and intent of the Secretary of the Interior

Standards for Historic Preservation, and with the Sailboat Bend Material and Design Guidelines, as outlined in the staff memorandum.
 In a roll call vote, **motion to deny** passed 8-0.

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Case Number	H19014	FMSF#	
Owner	AWH&T Investment LLC		
Applicant	AWH&T Investment LLC		
Address	729 SW 4 th Court		
General Location	Northeast corner of SW 4 th Court and SW 8 th Avenue		
Legal Description	BRYAN SUB BLK 33 FT LAUD 1-29 D LOT 32,34,36		
Existing Use	Multi-Family Residential		
Proposed Use	Multi-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Authored By	Trisha Logan, Urban Planner III		

REQUEST: Certificate of Appropriateness for Minor Alteration

- After-the-fact placement of a 6'-0" high horizontal plank wood fence.

[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.iii of the ULDR, staff recommends that the application for a COA for after-the-fact placement of a 6'-0" high horizontal plank wood fence under case number H19014 located at 729 SW 4th Court be **Denied**.

Jerry Zepatos, contractor, said the permit service had indicated this was a walk-through permit and later been informed that the fence was in a historic district.

Sherry Zepatos, contractor, said the owner was anxious to provide security for the multi-family dwelling.

Ms. Wallen said the owner had not informed the City that the contractors would represent him. Ms. Zepatos had emails from the owner apologizing for being

unavailable and asking the contractors to inform him about the outcome of the meeting but Ms. Wallen said the owner should have provided the City with a notarized letter of consent indicating that the contractors were permitted to speak on his behalf. The Board could accept their testimony as public input, but not as testimony on behalf of the owner.

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

Mr. Blank asked if the three styles of wood fence mentioned under ULDR Section 47-17.7.B: picket, lattice, vertical wood board were the only styles allowed and Ms. Logan replied that those are the options listed specifically within the Sailboat Bend Material and Design Guidelines, and read the applicability of these guidelines that states that they are additional criteria for consideration by the board. The Board discussed the owner's options including the potential use of horizontal wood board as a material as well as the height requirements.

Motion made by Mr. Wetherington, seconded by Mr. Blank to recommend: **Denial** of the request for a Certificate of Appropriateness for after-the-fact placement of a 6'-0" high horizontal plank wood fence under case number H19014 located at 729 SW 4th Court based on a finding this request is not consistent with the Criteria for Certificates of Appropriateness, and with the Sailboat Bend Material and Design Guidelines as outlined in the staff memorandum. In a roll call vote, **motion to deny** passed 7-0 with Ms. Mammano absent from the dais.

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CaseNumber	H19017	FMSF#	
Owner	Robert R. Talbott		
Applicant	Kimandy Lawrence		
Address	801 SW 2 nd Street		
General Location	Northwest corner of the intersection of SW 2 nd Street and SW 8 th Avenue		
Legal Description	HAZEL ESTATES 42-4 B LOT 8 S 67,9 S 67		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RMM-25		
Applicable ULDR Sections	47-24.11.C.3.c.i		

Authored By	Trisha Logan, Urban Planner III
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REQUEST: Certificate of Appropriateness for Minor Alteration

- Installation of solar panels on a single-family residence.

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Section 47-24.11.C.3.c.i of the ULDR, and pursuant to Section 163.04, Florida Statutes staff recommends that the application for a COA for placement of solar panels on the roof under case number H19017 located at 801 SW 2nd Street be

Approved with the following Conditions:

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

Motion made by Mr. Blank, seconded by Mr. Marcus to recommend:

Approval of the request for a Certificate of Appropriateness under case number H19017 located at 801 SW 2nd Street for placement of solar panels on the roof based on a finding this requests is consistent with Criteria for Certificates of Appropriateness, and the purpose and intent of the Secretary of the Interior Standards for Historic Preservation, including the following condition:

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

In a roll call vote, motion passed 8-0.

V. **Communication to the City Commission**

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Ms. Mammano said Mayor Trantalis and Commissioner Glassman were supportive of the Board's recommendation to designate the Federal Courthouse as a historic landmark but there were questions about the City's ability to designate a federal building. The City Commission had asked the City Attorney to supply them with options.

Ms. Logan confirmed that staff and the City Attorney had been directed to determine the City's options and they were working on it.

VI. **Good of the City**

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5. **Review of Proposed Updates to the Unified Land Development Regulations (ULDR):**

Section 47-20.3. – Parking and Loading Requirements, Reductions and Exemptions.

Ms. Logan introduced this item said this proposal was part of phase 2 of the ULDR updates requested by the City Commission and was one of the potential incentives for designated properties. She proceeded to outline the proposed reductions and exemptions

Mr. Blank wondered about the exemption for residential properties and Ms. Logan explained that in certain instances, there may be site restrictions and there may be other methods of providing parking off-site.

Ms. Mergenhausen asked if civic associations had considered this and if they would be able to comment on proposed parking reductions for adaptive reuse projects. Ms. Logan stated the language had been sent to the president of the Sailboat Bend Civic Association and the Fort Lauderdale Council of Civic Associations and no one had replied. This would also go through multiple public hearings for public comment.

Motion made by Ms. Mammano, seconded by Mr. Marcus to state the Board's support of the parking reduction for the adaptive reuse of designated landmarks.

Ms. Mammano wanted to require a site plan level 2 review instead of site plan level 1 because she thought this would entail notice to the neighbors but Ms. Logan stated site plan level 2 did not require notice: site plan level 3 did. Ms. Wallen said the Board could add the requirement that the neighbors must be notified; this would require a change to the ordinance.

Ms. Mammano withdrew her motion.

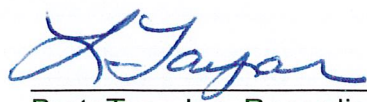
Motion made by Mr. Blank, seconded by Ms. Mammano to send a communication to the Planning and Zoning Board that the HPB did not recommend approval or denial of this item. They believed the spirit of the item was good, but had concerns about the lack of notice to historic neighborhoods and looked forward to working with staff and to receiving recommendations to address those concerns. In a roll call vote, motion passed 9-0.

Mr. Wetherington asked if they had an opportunity to work with the local board of realtors to suggest they include an addendum in purchase agreements to disclose the fact that a property was designated. The Board discussed possible ways to accomplish this.

Adjournment

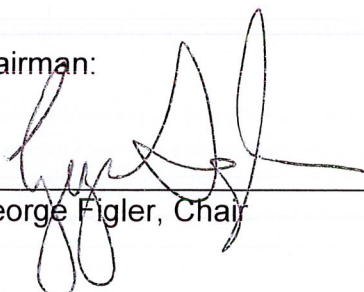
There being no further business to come before the Board, the meeting was adjourned at 6:26 p.m.

Attest:



ProtoType Inc. Recording Secretary

Chairman:



George Figler, 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.