



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, SEPTEMBER 4, 2019 - 5:00 P.M.
CITY HALL COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

Table with columns: Board Members, Attendance, Cumulative Attendance (Present, Absent) for 6/2019 through 5/2020. Rows include George Figler, Jason Blank, Marilyn Mammano, Donna Mergenhausen, Arthur Marcus, David Parker, Richard Rosa, and Tim Schiavone.

City Staff

- Shari Wallen, Assistant City Attorney
Trisha Logan, Urban Planner III
Yvonne Redding, Urban Planner III
Tatiana Gurrier, Recording Secretary, Prototype Inc.

Communications to the City Commission:

1. Motion made by Mr. Blank, seconded by Mr. Schiavone to send the following communication to the City Commission:

The Board recommends the City make a request to the Broward County Property Appraiser to include whether or not a property within the City of Fort Lauderdale boundary is either a historically designated property or within a historically designated district, and that informative designation by the Property Appraiser be readily apparent on its card. We ask the City to take this up within the next 90 days, to make a determination of whether communication to the Broward County Property Appraiser is appropriate.

Motion passed unanimously.

2. Motion made by Mr. Blank, seconded by Mr. Marcus to send the following communication to the City Commission:

The Board has reviewed the Historic Preservation Ordinance Updates Phase Three, specific to the updated survey of the Sailboat Bend Historic District; that this Board understands the reasoning behind the proposed modification to the District; that this

Board understands the reasoning behind the proposed removal of the sections noted in item 3 of the updated survey of the Sailboat Bend Historic District. However, this Board has concerns for the removal of such great swaths of the Historic District in light of potential future development of those pieces. We further have concerns over the diminishment of one of the few historic districts within the City. However, this Board takes no position, in favor of or against, such a modification to the District at this time.

Motion passed unanimously.

3. **Motion** made by Mr. Blank, seconded by Mr. Schiavone to send the following communication to the City Commission:

The Board recommends the City conduct an evaluation as to best use of what could be – and in this Board’s opinion, potentially should be – the historic property of the City of Fort Lauderdale’s existing police station as to whether or not it is a better use to restore it to its original historic integrity for purposes of some sort of future commercial use or, or whether to remove it from the Historic District to allow it to be whatever it shall become.

Motion passed unanimously.

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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:06 p.m.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Mr. Parker, seconded by Mr. Blank to approve the minutes of the Board’s August 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:

1.

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Case Number	H19016	FMSF#	BD04551
Owner	Kim Nothard		
Applicant	Kim Nothard		
Address	215 SW 14 th Way		
General Location	Northwest corner of SW 14 th Way and SW 2 nd Court		
Legal Description	RIVER HIGHLANDS 10-3 B LOTS 1,2 BLK 2 & TOGETHER WITH W1/2 OF VAC POR OF SW 14TH WAY LYING E & ADJ TO SAID LOTS		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.C.3.c.i; 47-24.11.C.3.c.ii; 47-17.7.B		
Landmark/Historic District	Sailboat Bend Historic District		
Authored By	Trisha Logan, Urban Planner III		

REQUEST:

Certificate of Appropriateness for Minor Alteration

- Exterior alterations on northwest façade of garage structure to remove existing garage doors and windows; enclosure of portions of the wall; installation of new doors and windows; and site improvements.

Maggie Nothard, owner, requested a deferral. Ms. Nothard waived the requirement that the Board approve, approve with conditions or deny this application within 180 days of staff's determination that the application was complete. She requested rescheduling for November.

Motion made by Mr. Blank, seconded by Mr. Schiavone to defer this request to the Board's November meeting. In a voice vote, motion passed unanimously.

V. Communication to the City Commission

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Discussed later in the meeting.

VI. Good of the City

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2. Discussion with Bob Wolfe from the Broward County Property Appraiser's Office concerning identification of designated historic properties on property appraiser's website.

Mr. Wolfe displayed a copy of a property record card and explained that State law determined the minimum requirements for the cards and the Broward County Property Appraiser (BCPA) added some additional information. He stated they were in the process of making changes that would include a lot more information on the property record cards. Mr. Wolfe advised the Board could make a recommendation to the City Commission indicating their preference for information the Commission could request that the BCPA include on the cards.

Mr. Wolfe stated there was currently no way for someone to search on the BCPA website to discover that a property was designated or was in a historic district, but he thought Geographical Information System (GIS) data would allow this information to be readily identified. Mr. Wolfe explained that GIS allowed them to automatically identify which Commission district a property was in using computerized map overlays. He felt it would be relatively easy to add on information about a property's historic status.

Motion made by Mr. Blank, seconded by Mr. Schiavone to send the following communication to the City Commission:

The Board recommends the City make a request to the Broward County Property Appraiser to include whether or not a property within the City of Fort Lauderdale boundary is either a historically designated property or within a historically designated district, and that informative designation by the Property Appraiser be readily apparent on its card. We ask the City to take this up within the next 90 days, to make a determination of whether communication to the Broward County Property Appraiser is appropriate.

Motion passed unanimously.

3. Discussion of Historic Preservation Ordinance Updates – Phase Three – Updated Survey of the Sailboat Bend Historic District.

Ms. Logan said it was a best practice to update historic districts every 10 years and it was the responsibility of a Certified Local Government to ensure that information on records for historic districts is kept current. Part of the Sailboat Bend update was to consider the existing boundaries. Ms. Logan displayed a map showing the proposed boundaries which was included in the board packets.

The proposed modification of the boundary is to remove a portion of the PUD, with the exception of the West Side School, and commercial properties along Broward Boulevard.

Mr. Marcus suggested including the properties but calling them “non-contributing” and Ms. Logan explained that it was more appropriate to exclude them in a large development, such as the PUD.

Mr. Marcus remarked on the impact the Police Station and Salvation Army properties had on the neighborhood and argued against removing those.

Ms. Logan said the commercial properties on Broward Boulevard that were in the Sailboat Bend Historic District, even if they were non-contributing, would be required to apply for certificates of appropriateness for some work. Mr. Schiavone stated he had an issue with this; he did not believe non-contributing properties should be subject to the same requirements as contributing or independently designated properties.

Chair Figler stated the Police Station did have potential historical merits: it was designed by someone who specialized in the industrial and international style which gave rise to a lot of modern architectural styles. Since the City owned that building, he said the City had a responsibility to restore it to its original structure and turn it into something the City would be proud of and that would be harmonious with the Sailboat Bend area. Mr. Schiavone agreed with this, because the City was funding something for the good of the people that it felt was important. However, he took issue with forcing an owner to take responsibility against his/her will.

Ms. Logan explained that the City’s Comprehensive Plan addressed new development adjacent to historic properties, requiring these projects to come before the HPB for review and comment.

Mr. Blank asked what the benefit would be to the City if these properties were removed from the District. Ms. Logan said the benefit would “primarily be to the property owners that remain in the District.” The District could become more focused on the significance; design guidelines could be more tailored to residential structures in the boundary and they could create more consistency. Mr. Blank thought it made more sense to leave the commercial properties in the District and force them to conform with the residential properties.

Mr. Marcus believed Sailboat Bend would want to have a say about this redevelopment and asked how properties along Broward Boulevard are zoned. Ms. Logan said properties along Broward Boulevard are zoned B-1 which allows for construction up to 150 feet tall, however there are neighborhood compatibility requirements.

Mr. Blank wanted to inform the City Commission that they understood why the City wanted to remove these properties but they were concerned because they represented such large swaths of the district.

Motion made by Mr. Blank, seconded by Mr. Marcus to send the following communication to the City Commission:

The Board has reviewed the Historic Preservation Ordinance Updates Phase Three, specific to the updated survey of the Sailboat Bend Historic District; that this Board understands the reasoning behind the proposed modification to the District; that this Board understands the reasoning behind the proposed removal of the sections noted in item 3 of the updated survey of the Sailboat Bend Historic District. However, this Board has concerns for the removal of such great swaths of the Historic District in light of potential future development of those pieces. We further have concerns over the diminishment of one of the few historic districts within the City. However, this Board takes no position, in favor of or against, such a modification to the District at this time.

Motion passed unanimously.

Regarding the Police Station, Mr. Schiavone said the property had been considered for a land swap, allowing development on that parcel and using the funds from the property sale to create something in a blighted area.

Mr. Blank wanted the City to determine whether the Police Station should be removed from the Historic District or should remain and be returned to its historic skeleton, even if it were used for a different purpose.

Motion made by Mr. Blank, seconded by Mr. Schiavone to send the following communication to the City Commission:

The Board recommends the City conduct an evaluation as to best use of what could be – and in this Board’s opinion, potentially should be – the historic property of the City of Fort Lauderdale’s existing police station as to whether or not it is a better use to restore it to its original historic integrity for purposes of some sort of future commercial use or, or whether to remove it from the Historic District to allow it to be whatever it shall become.

Motion passed unanimously.

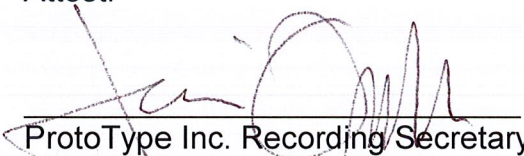
Ms. Logan announced Mr. Wetherington had resigned from the Board.

Ms. Logan informed the Board that there would be an open house event for the Comprehensive Plan on September 10 in the Commission Chambers and everyone was welcome. She agreed to send the official announcement to Board members.

Adjournment

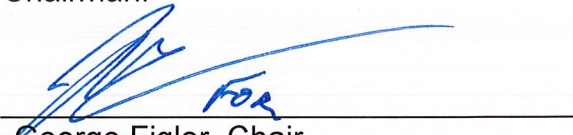
There being no further business to come before the Board, the meeting was adjourned at 6:20 p.m.

Attest:



ProtoType Inc. Recording Secretary

Chairman:



George Figler, 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.