

REQUEST: **Amendment to Section 47-17.1 of the United Land Development Regulations (ULDR) to Amend the Historic Designation of the Sailboat Bend Historic District, to Modify the Existing Boundary of the Sailboat Bend Historic District and to Include a Legal Description.**

Case Number	PLN-HP-DES-19120001
Applicant	City of Fort Lauderdale
General Location	New River boundary to the west and to the south, West Broward Boulevard to the north and Southwest 7th Avenue to the East
Applicable ULDR Section	<i>Section 47-17</i>
Landmark/Historic District	Sailboat Bend Historic District
Authored By	Trisha Logan, Urban Planner III

Amendment Background:

An amendment is proposed to the Sailboat Bend Historic District (SBHD) to adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and the Village of Sailboat Bend which is within a Planned Unit Development (PUD).

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. In response, staff outlined a three-phased approach to amending the historic preservation ordinance and identifying potential incentives to enhance historic preservation efforts. Meeting minutes and Commission Memorandums 19-078, 18-131, and 18-182 related to this effort are provided within Exhibit 1.

As part of Phase One, staff focused on key amendments to the Unified Land Development Regulations (ULDR) that streamline the historic application review and approval process. The amendments have a substantial positive impact on the overall historic preservation program by allowing staff to process certain applications administratively, resulting in efficiencies and providing applicants with a greater level of clarity regarding individually designated properties or those within a designated historic district. The amendments were approved by the City Commission on September 12, 2019.

As part of Phase Two, staff has developed several recommendations for historic preservation incentives. The first of these historic preservation incentives, parking reductions and exemptions for adaptive reuse of historic resources were approved at the October 2, 2019, City Commission Meeting.

As part of Phase Three, staff conducted an updated survey of the SBHD to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City as a Certified Local Government (CLG) by the State of Florida.

To implement the findings of this re-survey, the following is proposed to provide updates to the SBHD:

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) for the Village of Sailboat Bend with the exception of the West Side School and surrounding park space;



- Assign a “Contributing” or “Non-Contributing” status to all structures within the SBHD;
- Amend ULDR Section 47-17, SBHD, to align text with the proposed Administrative Certificate of Appropriateness review process in ULDR Section 47-24.11, historic designation of landmark, landmark site or buildings and certificate of appropriateness; and
- Amend ULDR Section 47-17, SBHD, to update the material and design guidelines to accurately reflect available materials and to outline specific guidelines related to the SBHD.

At its September 4, 2019, Historic Preservation Board (HPB) meeting, a proposal to implement the findings of an updated Architectural Resource Survey of the SBHD, as outlined in Commission Memorandum 19-078, was reviewed by the Board under “For the Good of the City.” The HPB approved two separate motions to send communications to the City Commission concerning this proposal. The first communication stated that the HPB understood the reasoning behind the proposal, however, had concerns over the removal of such a large area and added that they did not take a position either in favor or against at that time. In the second communication, the HPB requested further analysis be undertaken to evaluate the ability to return the Police Station to its original architectural integrity, to determine whether or not it should be removed from the historic district, as well as conduct a feasibility study on the future use of the building and site. Minutes from the September 3, 2019, HPB meeting are provided as Exhibit 2.

Both communications were heard at the October 2, 2019, City Commission Conference Meeting. Concerning the first communication, the City Commission accepted the comments from the HPB. Concerning the second communication, the City Commission commented on the loss of architectural integrity to the Police Station and did not take any further action.

In accordance with ULDR Section 47-24.7.B.9, Amendments and Rescissions, the proposal for the modifications to the existing boundary lines, the first phase of the proposed updates to the SBHD, will be presented to the Planning and Zoning Board on February 19, 2020 for consideration and recommendation. Both recommendations from the HPB and PZB will be forwarded to the City Commission for consideration anticipated in April/May 2020.

Further updates, the second phase of this project, are anticipated within the next year to include a proposal for assignment of “Contributing” or “Non-Contributing” status to all structures within the SBHD and further proposed amendments to ULDR Section 47-17, SBHD, to align text with recent changes to ULDR Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness as well as to update the material and design guidelines for the SBHD.

Sailboat Bend Historic District Background

The SBHD was adopted in 1988 with boundaries that encompassed the lower Southeast corner of the current district. These original boundaries included the New River boundary to the south, SW 2nd Street to the north, SW 11th Avenue to the west, and SW 7th Avenue to the east.

Between 1989 through 1991, a study of Sailboat Bend was conducted through a Neighborhood Master Plan program by planning consultant Duany Plater-Zyberk (DPZ). This study covered a larger area using the New River boundary to the west and to the south, West Broward Boulevard to the north and Southwest 7th Avenue to the East. A summary report was issued in 1991 entitled the "Sailboat Bend Historic District Study" (SBHD Study).

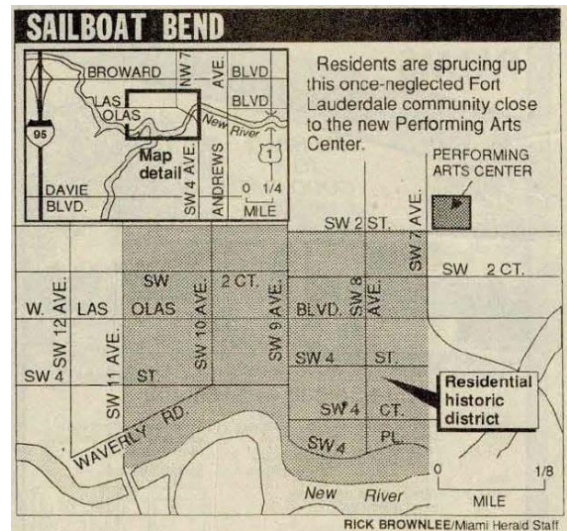


Figure 1: Original Historic District Boundaries (1988)¹

Within the SBHD Study, structures that were built prior to 1940 were identified as the most significant to the district with a caveat that if a structure that was built later in the 1940s-1950s had the appearance of a pre-1940s structure it was still considered significant. Within the SBHD Study, it states "we have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years." The 1940 date also marked a period of time for properties that were 50-years and older, a common method of defining a historic context and establishing a period of significance. The study also stated that, "Sailboat Bend is the oldest extant working-class community in Fort Lauderdale, perhaps in South Florida, with the majority of pre-1940 residences dating from 1900-1925, a pioneer settlement history going back to 1780." The SBHD and its current boundaries were approved by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted which included the SBHD Study met the criteria for designation as a historic district.

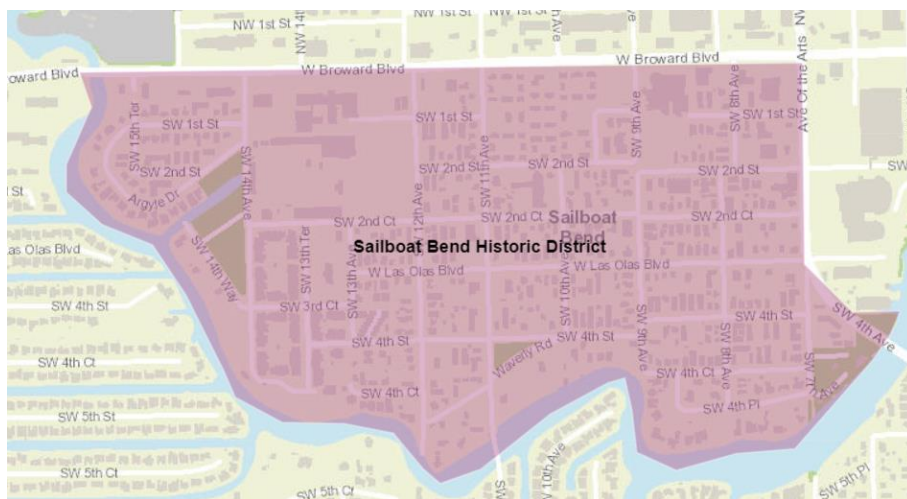


Figure 2: Current Sailboat Bend Historic District Boundary

¹ Sheridan, Terry. "Sailboat Bend Fort Lauderdale Birthplace Reborn." The Miami Herald. Miami, Florida. January 13, 1991. Section J, Page 1.

In 2009, an Architectural Resource Survey of the SBHD² was initiated to identify contributing and non-contributing structures, and went further to identify structures that were called “key contributing” and “compatible.” This survey also primarily used the “50-years and older” time period to identify contributing structures and did not appear to evaluate the architectural integrity of each structure.

In 2018, another Architectural Resource Survey was initiated by city staff to review the current conditions of the SBHD. In this recent survey, consideration was given to the original intent of the historic district and the architectural integrity for each structure was evaluated, taking into account a visual inspection from the right-of-way and information available in the City's permit records. A draft report of this Architectural Resource Survey is anticipated to be available for review in June/July 2020.

Proposed Amendment to Modify the Sailboat Bend Historic District Boundary

An amendment to modify the existing Sailboat Bend Historic District Boundary is proposed to remove a total of 29 properties (certain parcels containing multiple units were identified as one property in the survey), containing a total of 240 addresses. These properties are located along Broward Boulevard and within the Planned Unit Development District (PUD) for the Village of Sailboat Bend with the exception of the West Side School and surrounding park space. A photographic inventory of the properties proposed for removal is provided as Exhibit 3 and a list of all properties proposed for removal is provided as Exhibit 4. A sketch and legal description of the proposed modified boundaries of the SBHD is provided as Exhibit 5. Due to current conditions and locations of parcels, the proposed boundary line is primarily drawn at the rear of the parcels facing Broward Boulevard, with some exceptions including a section of the PUD.

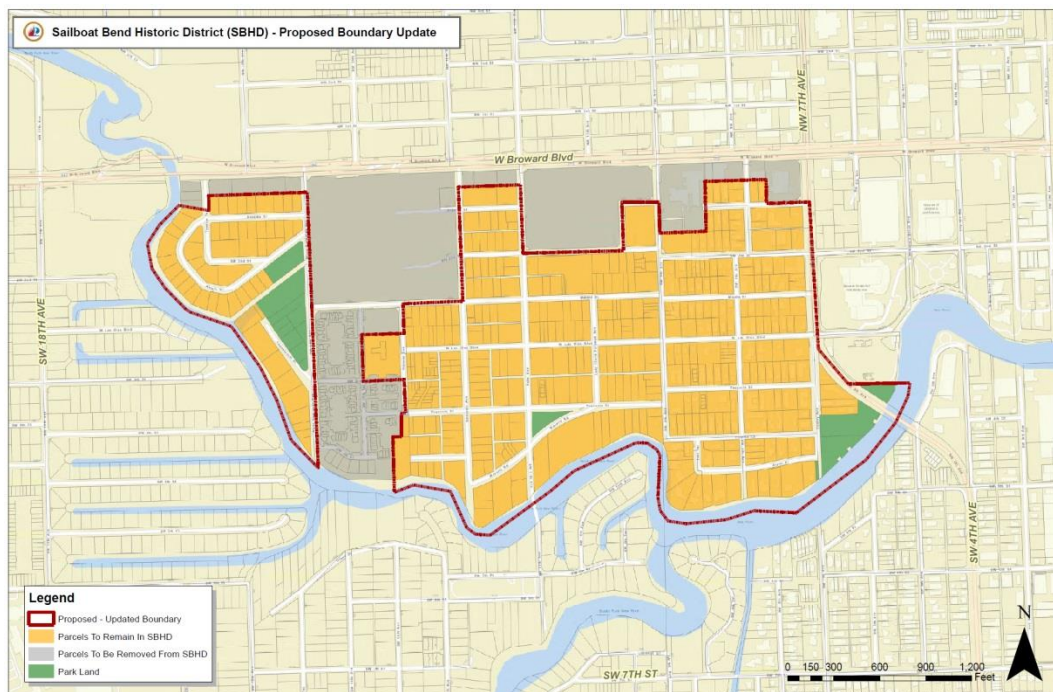


Figure 3: Proposed Modification to the Sailboat Bend Historic District Boundary

² Architectural Resources Survey, Sailboat Bend Historic District, City of Fort Lauderdale, Planning and Zoning Department, May 2009 (Revised September 2010). Compiled by Patricia Garbe-Morillo, Merrilyn Rathbun, Delvis D. Anes, Donald D. Johnson, and Rollin Maycumber.

When the present day SBHD was designated, overall boundaries were selected that aligned with natural and manmade borders to the area which matched the boundaries utilized as part of the masterplan effort that was completed by DPZ. Properties proposed for removal do not contribute to the historic context of the Sailboat Bend Historic District whose significance is rooted in its contribution as an early residential development and the impact its residents had on the formation of the City of Fort Lauderdale. By adjusting the boundaries of the SBHD, the district will better reflect the historic context within this area and its ability to relay its significance as an early residential development in the City of Fort Lauderdale.

As per the National Register Bulletin 21, "Defining Boundaries for National Register Properties," a "Selection of boundaries is a judgment based on the nature of the property's significance, integrity, and physical setting." Consideration for each of these values was given in relation to the existing SBHD boundaries:

Significance

The SBHD is comprised of multiple plats, including Bryan Place, Bryan Subdivision, Rio Alta, River Highlands, and Waverly Place, which is the largest original plat. Several of these plats were the earliest in the formation of the City of Fort Lauderdale, even prior to the formation of the City itself, and primarily represent residential architecture that housed early pioneers and blue collar workers who contributed to the early development of the City.

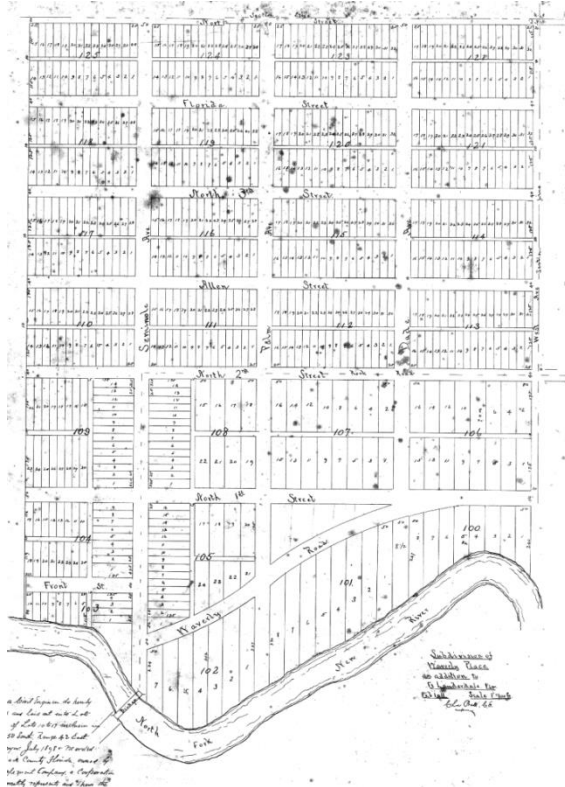


Figure 4: Waverly Place Subdivision, platted in February 1911.

Integrity

It is typical that a historic district contains both contributing and non-contributing resources. As part of a second phase of this initiative in assigning contributing and non-contributing status, each property is evaluated for its historic significance in relation to the historic context that was established in the designation of the SBHD. Evaluations of significance for each

property are conducted using data gathered through field observations of existing conditions; data such as folio numbers, parcel IDs, and date of construction that are in the City's GIS system; original permits (when available); and past permits as well as consideration of the architectural integrity that is assessed for each structure in the SBHD. By decreasing the size of the district, the overall integrity of the district will be increased by adopting a more concise boundary for the SBHD which will align with its historic context and further define its historic significance.

Physical Setting

Initial boundaries were drawn to include the natural border of the New River and the main arterial roadways that encompass the neighborhood of Sailboat Bend. Within these boundaries, the majority of the SBHD include residential style structures where the configuration of the streets and parcel configuration relate to the layout of the original plats, with a few exceptions.

Some of the original plats have been modified over time with the joining of lots however within the SBHD majority of the streets have retained their original patterns with the ability to portray the history of an early residential development. This pattern of the original plats has been disrupted along the Broward Boulevard and within the PUD where properties have been replatted into parcels that do not relate to the smaller scale of the residential lots.

Properties that front Broward Boulevard are primarily commercial in nature and are contemporary buildings constructed outside of the historic context and the projected period(s) of significance. In addition, the later inclusion of the PUD, located between Southwest 12th/13th Avenue on the east, Southwest 15th Avenue on the west, Southwest 2nd Court on the North, and the New River on the South, bifurcated the current SBHD into two separate areas.

In conjunction with the most recent Architectural Resource Survey, a separate assessment of the integrity of the Police Station, identified in a previous Architectural Resources Survey as Key Contributing, has been conducted by staff and the historic preservation consultant for the Fort Lauderdale Historical Society in March 2018, to provide further information on alterations to the structure and the impact to the architectural integrity of the structure. As part of the analysis, this assessment concludes that due to the number of alterations that have occurred over time, the structure has lost its significance. The assessment is provided as Exhibit 6.



Figure 5: Current Photo of Police Station (2018)

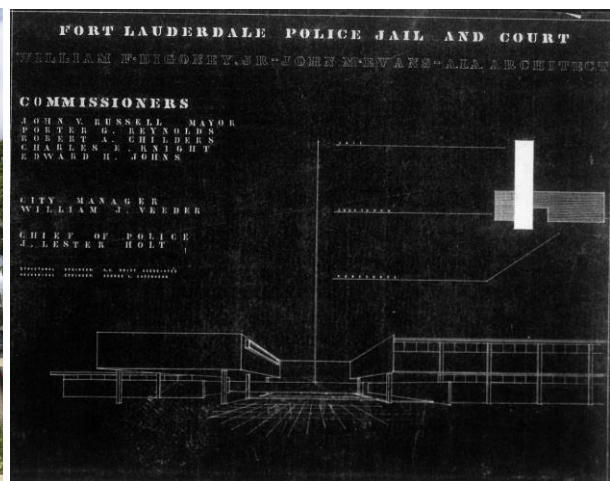


Figure 6: Cover Sheet for Original Permit Issued for Two-Story Police Station (Bigoney + Evans - 2/17/1958)

In considering the commercial properties along Broward Boulevard and their relationship to the overall historic context and significance of the SBHD, as well as the Village of Sailboat Bend, this proposal considers removal of these areas due to the intervention of later development. This later development occurred after the period(s) of significance which is anticipated to be adjusted to include development between the early 1900s and the early 1960s.

Properties proposed for removal would still be reviewed by the Historic Preservation Board (HPB) for any major new development through a Review and Comment process outlined in the Comprehensive Plan which entails staff review of the project in relation to the historic resource(s), a presentation to the HPB, and a discussion between the applicant and the HPB members. Additionally, proposed new developments would also be subject to ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

In modification of the original boundary, the SBHD becomes a discontinuous district which is defined by two separate areas but is associated through their developmental history. A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by non-significant areas. According to the *National Register Bulletin #21, Defining Boundaries for National Register Properties*, it states that a discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In this case, the space between the elements, the two defined areas proposed to remain, is not related to the significance of the district.

Proposed Amendment to Section 47-17 – Sailboat Bend Historic District

The proposed amendment will add a legal description of the SBHD adjusted boundary, the proposed changes to the ordinance are provided as Exhibit 7.

Public Outreach

Staff provided an overview of the updates to the Sailboat Bend Civic Association general membership on October 16, 2019 and provided attendees with a document containing Frequently Asked Questions concerning the project. Comments voiced as part of this presentation included those from community members who were dissatisfied with the historic district stating that the designation negatively impacted their property values as well as those from community members who are interested in pursuing improvements to the current composition of the district. Ultimately, a motion was made to ask the Board of Directors of the Sailboat Bend Civic Association to contact the City Commission to request removal of the historic district.

On October 28, 2019, the Board of Directors of the Sailboat Bend Civic Association sent an email to the Mayor and City Commissioners outlining their request for the City to abolish the Sailboat Bend Historic District, provided as Exhibit 8. In response to this communication, a memorandum was sent to the City Commission, provided as Exhibit 9, which included an outline of the requirements for a referendum to abolish the historic district.

Additionally, Commissioner Glassman arranged a meeting with the Board of Directors of the Sailboat Bend Civic Association and staff from the Department of Sustainable Development on November 14, 2019, to discuss this project further. As part of this meeting, an overview of the updates to the Historic Preservation Ordinance that have recently been passed as well as the

proposed updates to the SBHD were discussed. Much of the discussion was related to the Architectural Resource Survey and how it was conducted, the availability of a draft report, and the timeline for the review and approval process. Based on this meeting it was agreed that Commissioner Glassman and City staff would attend the following month's Sailboat Bend Civic Association meeting on December 11, 2019.

At the December 11, 2019, Sailboat Bend Civic Association meeting Commissioner Glassman provided an introduction and City staff made a presentation to further outline the proposal for the boundary modification and the overall updates of the Sailboat Bend Historic District. In preparation for this meeting, updates were made to the Frequently Asked Questions to include additional questions that were received in response to the initial meeting with the neighborhood, provided as Exhibit 10. At the meeting, questions were asked concerning the updates to the historic preservation ordinance that have already occurred or are in the approval process, specifically incentives; areas identified for the removal of the properties along Broward Boulevard and the PUD; the decision to adopt the boundary update prior to completing the draft report for the Architectural Resource Survey; and questions related to treatment of contributing and non-contributing properties – specifically concerning demolition and alterations. Sentiments were again expressed regarding removal of the district and a request was made for an outside consultant to complete a new study of the historic district to provide an independent recommendation for the district.

An email regarding the proposed updates to the Sailboat Bend Historic District was sent to the Council on Fort Lauderdale Civic Associations on November 6, 2019, provided as Exhibit 11, which provided an overview of the proposed updates to the SBHD.

Written comments received to date are included as Exhibit 12.

Comprehensive Plan Consistency:

The proposed amendments are consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

- ELEMENT: Historic Preservation Element
- GOAL 1: Goal 1: To provide for the identification, recognition and evaluation of the historic resources of Fort Lauderdale and to enhance public awareness and involvement in various applicable aspects of historic preservation.
- OBJECTIVE: Objective 1.5: The City shall continue to enact, amend, or revise, as appropriate, regulatory measures that will further its historic preservation goals.
- POLICY: Policy 1.5.2: The Fort Lauderdale Code of Ordinances shall be amended to incorporate the findings and recommendations found within the Historic Preservation Element and to be consistent with amendments to the Historic Preservation Element, when appropriate.

This ULDR amendment is a Press Play Fort Lauderdale Strategic Plan 2024 initiative, included within *Neighborhood Enhancement*, specifically advancing:

- Goal 4: Build a thriving and inclusive community of neighborhoods.

Historic Preservation Board Review Options:

The Historic Preservation Board shall determine by motion whether the proposed boundary modification is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Historic Preservation Board recommends approval of the proposed amendments to the City Commission.



Exhibits

- Exhibit 1 – July 10, 2018 City Commission Meeting Minutes and Commission Memorandums 19- 078, 18-131, and 18-182
- Exhibit 2 – September 3, 2019, HPB Meeting Minutes
- Exhibit 3 – Photographs of properties proposed for removal from the SBHD
- Exhibit 4 – List of all properties proposed for removal from the SBHD
- Exhibit 5 – Sketch of proposed modification to SBHD boundary
- Exhibit 6 – Assessment of Integrity: City of Fort Lauderdale Police Station
- Exhibit 7 – Proposed Ordinance
- Exhibit 8 – Email from Sailboat Bend Civic Association Board of Directors
- Exhibit 9 – Commission Memorandum 19-117
- Exhibit 10 – Frequently Asked Questions
- Exhibit 11 – Memorandum to the Council on Fort Lauderdale Civic Associations
- Exhibit 12 – Written Comments

Bibliography

Sailboat Bend Civic Association, Neighborhood Master Plan, May 1988.

Historic Village of Sailboat Bend, Presentation and Documentation, Prepared by Historic District Committee of the Sailboat Bend Civic Association, April 11, 1988.

Drawings and plans prepared by Duany Plater-Zyberk for Masterplan Study of Sailboat Bend, 1989-1990.

Sailboat Bend Historic District Study, Prepared by the Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Masterplan Committee of the Sailboat Bend Civic Association, Date c. 1991

Sailboat Bend Historic District, Appendix A, Architectural Prototypes, Photography by Mickie Clark (appears to have been submitted as part of application for historic designation c. 1991).

Architectural Resources Survey, Sailboat Bend Historic District, City of Fort Lauderdale, Planning and Zoning Department, May 2009 (Revised September 2010). Compiled by Patricia Garbe-Morillo, Merrilyn Rathbun, Delvis D. Anes, Donald D. Johnson, and Rollin Maycumber.

Crinklaw, Don. "Neighborhood's future debated, Residents split on whether Sailboat Bend should keep historic designation." *South Florida Sun Sentinel*. Fort Lauderdale, Florida. August 3, 2014.

"Decision on District Postponed." *South Florida Sun Sentinel*. Fort Lauderdale, Florida. February 5, 1988. Page 23.

Sheridan, Terry. "Sailboat Bend Fort Lauderdale Birthplace Reborn." *The Miami Herald*. Miami, Florida. January 13, 1991. Section J, Page 1.

Woolfe, Tao. "Historic-designation battle likely, Sailboat Bend residents set to pitch cause to Lauderdale board." *South Florida Sun Sentinel*. Fort Lauderdale, Florida. September 15, 1992. Page 9.



Memorandum

Memorandum No: 19-078

Date: August 21, 2019

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Historic Preservation Ordinance Updates – Phase Three – Updated Survey of the Sailboat Bend Historic District

Background

At the July 10, 2018 City Commission Conference meeting, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. Meeting minutes are provided as Exhibit 1. Following this conference meeting, on August 28, 2018, staff sent you Commission Memorandum No. 18-131 outlining a three-phased approach to amending the historic preservation ordinance and identifying potential incentives to enhance historic preservation efforts, provided as Exhibit 2. We sent a follow-up Commission Memorandum No. 18-182 providing a status update and an adjusted project timeline to you on December 20, 2018 (Exhibit 3).

Proposed amendments included in Phase One of this effort, which are currently under way, are aimed to have a positive impact on the overall historic preservation program by focusing on key administrative changes that will streamline the review and approval process allowing staff to process certain applications administratively and more expeditiously, providing applicants with a greater level of clarity regarding individually designated properties or ones within a designated historic district. As part of Phase Two, staff is developing various recommendations for historic preservation incentives.

As part of Phase Three, and to address the above directive, we have conducted an updated survey of the Sailboat Bend Historic District (SBHD) to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City as a Certified Local Government (CLG). To implement the findings of this resurvey, we propose the following:

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) zoning district; and
- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD, contingent on adoption of these terms included in the proposed amendments to the Unified Land Development Regulations (ULDR). If the

Commission approves the proposed ULDR amendments (currently scheduled for first reading at the August 20, 2019 City Commission regular meeting) the Commission may consider adopting an official list of contributing structures within the SBHD through a resolution; and

- Amend Section 47-17., SBHD, of the ULDR to align text with the proposed Administrative Certificate of Appropriateness review process in Section 47-24.11., of the ULDR; and update the material and design guidelines.

We anticipate that a proposal for adjustments to the boundaries of the SBHD will be the initial step in implementing findings of the most recent Architectural Resource Survey. Following the completion of an initial draft of the Architectural Resource Survey Report, we will present proposed assignment of contributing and non-contributing statuses, as well as a proposed amendment to the SBHD ordinance within the next year.

Proposed Boundary Modification

The first objective outlined above proposes to adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the PUD, which do not contribute to the overall significance of the SBHD. By adjusting the boundaries of the SBHD, the district will better reflect the context within this area and its ability to relay its significance as an early residential development in the city.

When the present day SBHD was designated, overall boundaries were selected that aligned with the natural New River border as well as the main arterial roadways of Broward Boulevard and SW 7th Avenue. In modification of the original boundary, the SBHD becomes a discontinuous district which is defined by two separate areas but is associated through their developmental history. Exhibit 4 is a map of the proposed modified boundaries of the SBHD.

We have also conducted a separate assessment (see Exhibit 5) of the integrity of the Police Station, identified in a previous Architectural Resource Survey as “Key Contributing” to provide further information on alterations to the structure. As part of the analysis, it concludes that due to the number of alterations that have occurred over time, the structure has lost its integrity.

Proposed Next Steps

Moving forward, we will meet with various stakeholders including the Sailboat Bend Civic Association board members and general membership, provide an initial presentation to the Historic Preservation Board, and will provide outreach to the Council on Fort Lauderdale Civic Associations.

Once we receive and evaluate feedback, we will prepare a proposal for the modification to the existing boundary lines for action by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

Please do not hesitate to contact Anthony Fajardo at 954-828-5984 or Trisha Logan, Historic Preservation Board Liaison at 954-828-7101 if you have any questions.

Attachments

Exhibit 1 – July 10, 2018, City Commission Conference Meeting Minutes

Exhibit 2 – City Commission Memorandum No. 18-131

Exhibit 3 – City Commission Memorandum No. 18-182

Exhibit 4 – SBHD Proposed Boundary Modification

Exhibit 5 – Integrity Assessment of Fort Lauderdale Police Station

c: Rob Hernandez, Deputy City Manager
Rhoda Mae Kerr, Interim Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers

City of Fort Lauderdale

City Hall
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Fort Lauderdale, FL 33301
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Meeting Minutes

Tuesday, July 10, 2018

1:30 PM

City Commission Conference Room

City Commission Conference Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor - Commissioner
BEN SORENSEN Vice Mayor - Commissioner - District IV
HEATHER MORAITIS Commissioner - District I
STEVEN GLASSMAN Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III

LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, City Clerk
ALAIN E. BOILEAU, Interim City Attorney

CALL TO ORDER

Mayor Trantalis called the Conference Meeting to order at 1:45 p.m.

ROLL CALL

Present: Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Mayor Ben Sorensen, Commissioner Robert L. McKinzie (arrived at 5:13 p.m.) and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Interim City Attorney Alain Boileau, City Auditor John Herbst and Sergeant at Arms Tanisha Stevens

No e-comments were submitted for this meeting.

Mayor Trantalis announced Agenda items would be taken out of order to accommodate Florida Department of Transportation (FDOT) personnel and their presentation for Agenda Item BUS-1.

OLD/NEW BUSINESS

BUS-1 [18-0732](#)

Florida Department of Transportation Pedestrian Bridge over the New River Project Update

City Manager Feldman gave a brief review of the history of this item. Representatives of the Florida Department of Transportation (FDOT) and Broward County School Board (School Board) are in attendance to present their position for a safe alternative to walking and bicycling through the Henry E. Kinney Tunnel (Tunnel).

Mayor Trantalis recognized Scott Peterson, Planning and Design, FDOT. Mr. Peterson gave a presentation on the FDOT Feasibility Study.

A copy of the FDOT PowerPoint presentation is attached to these minutes.

schools are a community effort. Ms. Fertig recommended all stakeholders work collaboratively for the success of all children.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King confirmed his membership on the Broward County Diversity Advisory Board, commenting on his work with the School Board. He discussed his position on funding both public and private schools in the City.

BUS-3 18-0588

Update to the Central Beach Architectural Resource Survey

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief review of DSD's draft of the Architectural Resource Survey (Survey). He acknowledged the reason for this presentation is to receive Commission feedback noting the need for extensive public outreach. Mr. Fajardo introduced Trisha Logan, Historic Preservation Officer, who gave the Survey presentation.

Ms. Logan gave a brief history of the Survey that began in 2008 with assistance from the Fort Lauderdale Historical Society and incorporated into the Master Plan in 2011. In 2013, the State Historic Preservation Office determined several areas surveyed were eligible for registration on the National Register of Historic Places (National Register) and that occurred in 2013 and 2015. In 2017, a resurvey was implemented. The area surveyed was the Central Beach Area from Sunrise Boulevard to Holiday Drive and Harbor Drive as illustrated in the presentation. Ms. Logan expounded on how the Survey was conducted and details for buildings qualifying for historic designation and those structures warranting further research.

Ms. Logan expounded on updates to the Unified Land Development Regulations (ULDR), additional studies, public outreach and preparation of historic designation nomination. She discussed changes to the Central Beach Area over the last five years, including properties which were demolished, nomenclature and tax incentives regarding historic properties.

A copy of this presentation is attached to these minutes.

Mayor Trantalis recognized, David B. Kyner, 416 Palm Avenue and Chair of the Historic Preservation Board. Mr. Kyner commented on his ownership of historic homes in numerous cities. He suggested the Commission accept the findings and recommendations of the Survey, and moving forward. Mr. Kyner confirmed the need for extensive community outreach to educate the community and discussed

recommendations for individual designations and contributing factors.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street and Historic Preservation Board Member. Ms. Mammano recommended going forward with the modifications, including better defined terms and identification of economic incentives and procedures to the existing Ordinance.

Mayor Trantalis recognized Arthur Marcus, 1800 N. Andrews Avenue and member of the Historic Preservation Board. Mr. Marcus confirmed his qualifications as an architect and preservationist, noting the Survey is the beginning of a much larger process. He expounded on aspects of buildings and the need for protection within designated Historic Districts. Mr. Marcus expounded on this topic, citing the Town Square shopping area at the corner of Oakland Park Boulevard and A1A as an example.

Mayor Trantalis recognized Russell Dion, 701 Bayshore Drive. Mr. Dion commented on aspects of the Study and his opposition to designation of his property without his agreement. He also commented on incentives for historic designation, the effect of historic designation on property values and voluntary designation. Mr. Dion submitted backup from the National Bureau of Economic Research about property values to Mayor Trantalis.

A copy of Mr. Dion's submission is attached to these minutes.

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on his viewpoint that historic designation can be viewed as adverse condemnation and its impact on neighboring properties.

Mayor Trantalis recognized Dan Lindblade, President and CEO of the Greater Fort Lauderdale Chamber of Commerce (Chamber). Mr. Lindblade commented on the discussion of Historic Designation at the Chamber's recent Board Meeting, confirming that a motion to oppose historic preservation was rescinded. He commented on the business community's economic concerns over blanket labeling of Historic Districts. The Chamber would like to participate in the process and urges careful consideration.

Mayor Trantalis recognized Tim Schiavone, 911 Sunrise Lane, owner of the Parrot Lounge and designated representative of the North Beach Village Merchants Association. Mr. Schiavone commented on how this procedure impacts individuals. He requested the Commission be

reasonable and fair, noting his willingness to participate in the process to work together. He noted the need for property owners' consent in order for these efforts to be successful.

Mayor Trantalis recognized Steve Gonely, 700 Antioch. Mr. Gonely discussed costs related to his home's window replacement located in a Historic District. He also commented on other issues related to his home's renovations and infrastructure concerns.

Mayor Trantalis recognized Dayaldas Lalwani, 3132 NE 9th Street. Mr. Lalwani commented on his family's business in the Central Beach Area. He discussed the community's opposition to this issue, a lack of clear definitions, and the need for transparency and community involvement.

Mayor Trantalis recognized Greger Nilzen, 3003 Terramar St. Mr. Nilzen commented on his North Beach Village residence, business and beautification efforts in this area. He commented on his opposition to blanket Historic Designation and desire for improved streetscapes and landscaping in North Beach Village. Mayor Trantalis commented on developers previous efforts in the North Beach Area. Mr. Nilzen commented on the need for area upgrades.

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms. Laughlin commented on historic preservation, stating that it cannot be forced on people. She discussed practical realities for opposing the historic designation of the Central Beach Area, commenting on reasons regarding property rights and the need for consent of property owners. Ms. Laughlin submitted her comments for the record.

A copy of Ms. Laughlin's comments is attached to these minutes.

Mayor Trantalis recognized Stephen Tillbrook, Esq., 200 East Las Olas Boulevard and Chair of the Government Affairs Committee for the Greater Fort Lauderdale Chamber of Commerce. Mr. Tillbrook discussed his redevelopment work in the City, commenting on the vision and goals. He noted neighbors were not consulted in the Survey, commenting on the flawed criteria as it relates to what constitutes a contributing property, expounding on this point.

Mayor Trantalis recognized Courtney Crush, Esq., Crush Law, P.A., 333 New River Drive and on behalf of several property owners in the Central Beach Area. Ms. Crush confirmed the need for additional time for her client's consultants to review and digest the Survey. She commented on the history of efforts regarding the Central Beach Master Plan since

2008. Ms. Crush expounded on issues regarding this Survey, confirming her clients' opposition to blanket Historic Designation.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on the number of structures that are fifty years old and would be considered as contributing factor to Historic Designation. He recommended this be voluntary, expounding on the reasoning.

Mayor Trantalis recognized Dev Motwani, 2415 Del Mar Place. Mr. Motwani discussed his family being long time property owners in the Central Beach Area and his ownership of two historic properties in the City. He confirmed his support of historic preservation in the right context and done the right way. Mr. Motwani noted the Study was correct. However, the Study was based on flawed Unified Land Development Regulations (ULDR), expounding on this point. As a first step, Mr. Motwani recommended making appropriate changes. He confirmed his opposition, commenting on the many challenges associated with living in a Historic District.

Mayor Trantalis recognized Tom McMannus, 632 Intracoastal Drive. Mr. McMannus recommended reconsidering the process, confirming his opposition to the blanket historic designation and commenting on the unintended consequences. He urged working with the community.

Commissioner Glassman thanked Staff for their work and the members of the community for their input. He commented on his position and the need for the City to holistically determine how to handle historic preservation while respecting history. Commissioner Glassman noted the City of Fort Lauderdale applied and received its federal and state recognized Certification as a Local Government, commenting on the corresponding level of responsibility regarding historic preservation and the importance of education. He commented on the four historic areas in the City and the need to look at them holistically.

Commissioner Glassman recommended increased incentives, commenting on the options available, discussing the history of this topic and the City's Master Plan's recommendations to address historic preservation. Further comment and discussion ensued on establishing a Historic Preservation Trust Fund (HPTF), addressing the Florida Master Site File and changes in the ULDR. Commissioner Glassman recommended more groundwork be done in the recommendation portion of the backup to this Agenda item.

Commissioner Moraitis commented on the need to assist with improving

areas rather than taking over areas, noting initiatives in the Birch Road area. She confirmed her opposition to overlay zoning, commenting on the need to preserve property rights and support for property owners who consent to having their property designated as historic. Commissioner Moraitis commented on the need for incentives, additional studies and her position to preserve property rights.

Vice Mayor Sorensen commented on his position, confirming the importance of historic preservation and concurring with concerns of blanket designation. He noted the importance of neighbor and property owner engagement to move this issue forward and addressing incentives. Vice Mayor Sorensen commented on the opportunity and importance of improving the ULDR to facilitate a clear understanding and expectation.

Mayor Trantalis acknowledged the work of Mr. Kyner and the Historic Preservation Board. He commented on the identity of the City and the economic benefits as it relates to Historic Preservation, discussing examples of other municipalities' identifiable attributes. Mayor Trantalis commented on his long-held position to address and improve the economic impact on historic property owners and the transfer of development rights. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 3:44 p.m.

Mayor Trantalis reconvened the meeting at 4:07 p.m.

BUS-4 [18-0576](#)

Uptown Urban Village Project - Land Use Plan Amendment Status

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief update on efforts for the Uptown Urban Village Project (Project). He introduced Jim Hetzel, Planner III - DSD. Mr. Hetzel gave the Commission a presentation on the Project. Mr. Hetzel gave a brief update on the history and background of the Project. Details regarding Mr. Hetzel's comments are noted in the attached presentation.

A copy of the PowerPoint Presentation is attached to these minutes.

Mr. Hetzel said Staff is seeking Commission direction to move forward with the Land Use Plan Amendment to be presented at an upcoming Commission Meeting for transmittal to Broward County. Staff continues to work on the Master Plan that will also be presented to the Commission. In response to Mayor Trantalis, Mr. Hetzel confirmed that

Vice Mayor Sorensen commented on rescheduling the first Budget Hearing on September 6, 2018. Further comment and discussion ensued on rescheduling this meeting.

Vice Mayor Sorensen discussed the Las Olas Corridor Mobility Public Workshop (Workshop), expounding on the successful results. He requested a follow-up meeting with the City's traffic consultants on retainer for guidance. Further discussions ensued on revisiting the results of the original design implemented by Staff and subsequent refinement based on Workshop feedback. Further comment and discussion ensued on the numerous contexts for different sections of Las Olas Boulevard from the beach to Andrews Avenue. Mayor Trantalis recommended this be brought before the Commission as a Conference Meeting item following upcoming Workshops.

Commissioner McKinzie arrived at 5:13 p.m.

Mayor Trantalis confirmed the ongoing process for reviewing resumes for the City Attorney position and the vetting process. Discussions ensued on this topic. It was confirmed that Mayor Trantalis and City Manager Feldman would vet the remaining 25 resumes and bring the resulting resumes before the Commission at the August 21, 2018 Conference Meeting.

Commissioner McKinzie commented on his arriving late to today's Conference Meeting. He attended the Swearing In Ceremony for Boynton Beach Police Chief Michael Gregory, formerly Assistant Police Chief with the Fort Lauderdale Police Department.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 5:16 p.m.



Memorandum

Memorandum No: 18-131

Date: August 28, 2018

To: Honorable Mayor and Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

Re: Historic Preservation Update Schedule

The City Commission has given direction to City staff regarding potential amendments to the existing preservation ordinance as well as researching incentives that can be utilized to encourage property owners to apply for historic designations.

In order to accomplish these tasks with existing resources we have broken down these efforts into phases that we believe will suitably address the direction received, accomplish high impact amendments that we feel would be widely supported, and determine long term solutions that will resolve more complicated issues the City has been dealing with over the past several years since the original ordinance was drafted and adopted.

Phase 1:

While there are numerous items to be addressed in updating the City's Unified Land Development Regulations (ULDR) related to historic preservation, it is important to address several elements within the existing framework to provide a solid foundation for the overall program. One of the primary benefits of these proposed edits, revisions, and additions, is that it will allow staff to process additional applications administratively and expeditiously, which alleviates the amount of time staff spends on processing applications for the Historic Preservation Board (HPB), and saves both time and money for the property owner in applying to the HPB as well as adding a certain level confidence in the process. Below is an outline of the proposed changes:

Outline of Proposed Changes to ULDR Section 47-24.11

- Additional definitions for "contributing property," "non-contributing property," "Fort Lauderdale register of historic places," and "Historic preservation design guidelines" as well as other definitions that further clarify the text contained within the ordinance.
- Modifications to designation process to clarify the process with inclusion of interim protection measures for properties within the historic designation process and inclusion of criteria exceptions (as referenced within the National Register Bulletin.)

- Proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale's Historic Preservation Design Guidelines.
- Proposed language to address amendments to work previously approved by the historic preservation board that will allow for a streamlined process with criteria similar in concept to how amendments to Planning and Zoning Board or City Commission approved plans.
- Proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties.
- Develop expiration criteria for Certificates of Appropriateness that would be similar to expirations of site plan approvals.
- Miscellaneous edits to address inconsistencies throughout the text to ensure clarity on the process and requirements.
- Revision to ULDR Section 47-27, Notice Procedures for Public Hearings, to reflect the addition of interim protection measures and other revisions to the designation process.

Staff believes this low hanging fruit concept will have a substantial positive impact to the overall certificate of appropriateness permit that will streamline the process and give our neighbors a greater level of comfort and clear expectations when going through the process for any properties that are individually designated or within a designated historic district.

Current Proposed Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board
- **September - October 2018** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks, and other community stakeholders: FLHS (Patricia Zeiler), Broward Trust for Historic Preservation (Micheline Michel), and various interested parties within the development community
- **December 19, 2018** Planning and Zoning Board

- **January 2019** First reading at City Commission
- **February 2019** Second reading at City Commission

Phase 2:

In an effort to address the City Commission directive to research and develop recommendations regarding Historic Preservation Incentives staff proposes the following timeline:

Timeline of Research and Implementation of Historic Preservation Incentives

- **September – December 2018** Staff research and meetings with local municipalities, stakeholders, and other interested parties.
- **January – February 2019** Prepare draft ULDR amendments of proposed incentives.
- **March – June 2019** Meetings to review proposed changes with stakeholders and interested parties including the Historic Preservation Board.
- **July 2019** Planning and Zoning Board
- **August 2019** First Reading at City Commission
- **September 2019** Second Reading at City Commission

Phase 3:

In 2012, a working group consisting of members of the Historic Preservation Board and members of the community (along with input from City staff and the City Attorney's Office) proposed amendments to the Historic Preservation Ordinance. This effort was very large in scope and there were several aspects of the proposed amendments, which remain outstanding from the perspective of addressing issues and concerns from a legal and practical standpoint.

Recently, members of the current Historic Preservation Board have commented that they would like to this effort move forward again. However, the time and dedication to accomplish an overall amendment to the ordinance would require devoting staff to a large scale project, where accomplishing phase 1 above would provide high impact changes to the existing ordinance that would be more beneficial in a shorter amount of time.

A certificate to dig (a recommendation from the working group that would require a certificate to be issued prior to any ground disturbing activity) is an example of an outstanding item from this effort. This recommendation did not provide clear criteria at

the time and there were several questions that remained unanswered that will require additional research and time.

Staff does anticipate that Phase 1 will address some of the issues that are part of the larger overall amendment effort and intend on working on some issues throughout and during the time period of Phases 1 & 2. To illustrate this point please see the following:

Outline of New Items Proposed in 2012 Amendments

- Declaration of Public Policy and Legislative Intent
- Definitions (addressed in current update)
- Updates Designation Process (addressed in current update)
- Updates to Certificate of Appropriateness Review Process (partially addressed in current update)
- Certificate to Dig (Archaeology)
- Maintenance of Designated Historic Resources and Demolition by Neglect
- Incentives: Financial Assistance; Permit Fee Incentive Program; Additional Fees for Demolitions; Conservation Easements; Property Tax Exemption for Commercial Properties
- Transfer of Development Rights (TDR)

It is our intent to ensure that all requests are addressed and given the resources available we believe that the above timeline will allow staff to move forward.

- c: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, Interim City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors



Memorandum

Memorandum No: 18-182

Date: December 20, 2018

To: Honorable Mayor and Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

Re: Adjusted Timeline for Phase I Implementation of Historic Preservation Updates

As part of ongoing efforts to incorporate proposed changes to the historic preservation ordinance under "Phase I" as outlined in the Commission Memorandum No: 18-131, City staff is providing the following update regarding progress made and an adjustment to the schedule that was originally outlined.

To date, staff has presented to the Historic Preservation Board, the Sailboat Bend Civic Association, and to a group of preservation stakeholders that included owners of locally designated Historic Landmarks. After the initial public outreach meetings, neighbors expressed an interest in holding additional public outreach meetings to associations that may also be affected by the updated ordinance. Following this request, a document that addressed Frequently Asked Questions was sent to all Civic and Business Associations which offered the option for City staff to present to their group on the topic. Thus far one Civic Association has requested a presentation with meetings now scheduled with the Central Beach Alliance Board and General Membership in January 2019. Staff will wait to hear from Civic and Business Associations regarding the invitation to present until February 2019 before moving forward with the timeline as outlined below.

Additional feedback received during the course of public outreach included concerns on the broadness of who may apply for historic landmark designation in the City of Fort Lauderdale. Under Phase 1, redefining who can apply for historic landmark designation is not addressed, however staff is looking to include an additional amendment in order to address this concern following the receipt of feedback from the City Commission.

Adjusted Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board

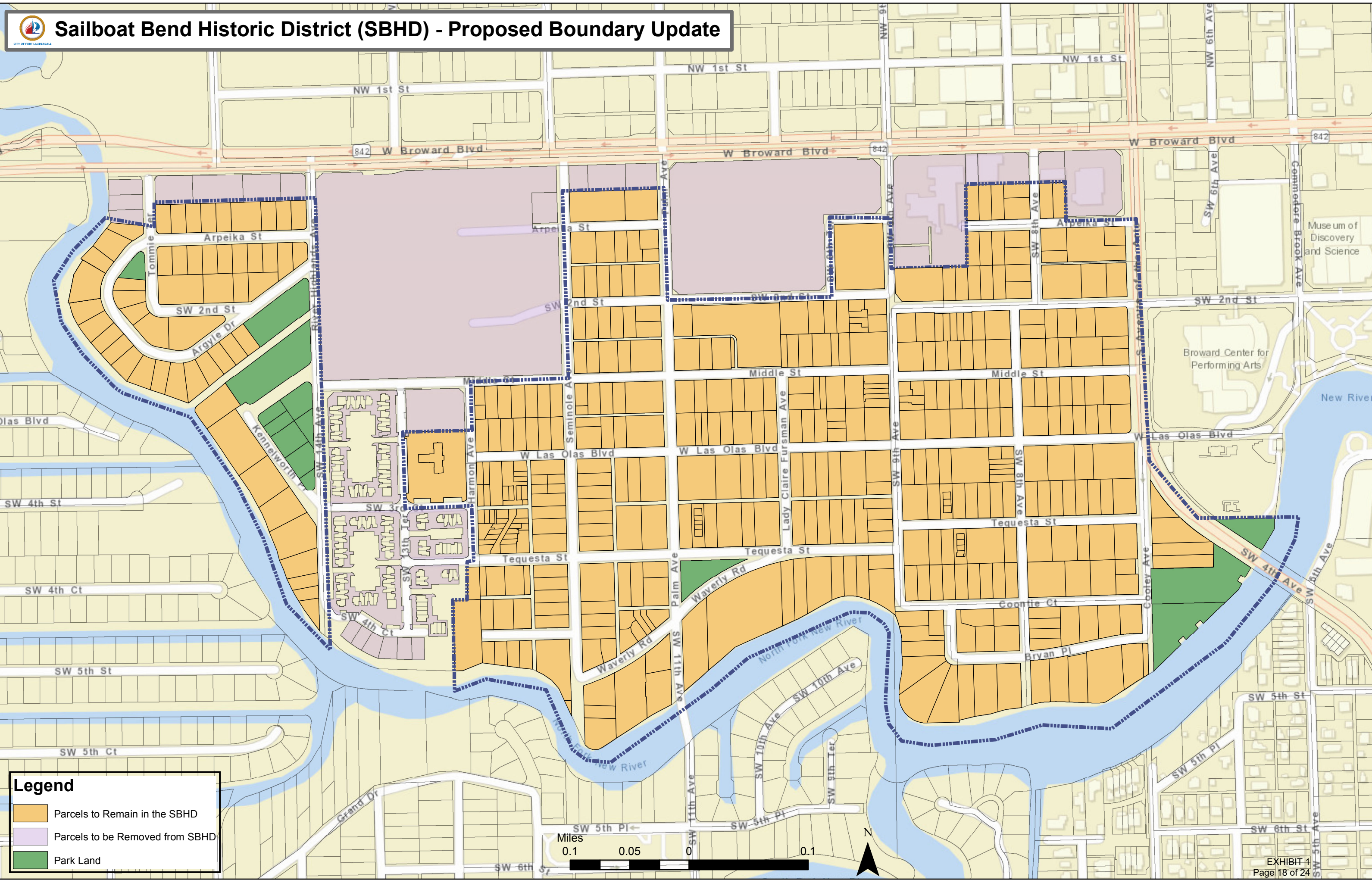
- **October 2018 – February 2019** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks; other community stakeholders, and various interested parties within the development community; Central Beach Alliance Board and General Membership
- **March 4, 2019** Update Presentation to the Historic Preservation Board
- **April 17, 2019** Planning and Zoning Board
- **May 2019** First reading at City Commission
- **June 2019** Second reading at City Commission

Due to this adjustment in the timeline for Phase I, the timelines for accomplishing initiatives outlined within Phase II and Phase III will also be adjusted. As those initiatives move forward, further updates will be provided.

C: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors



Sailboat Bend Historic District (SBHD) - Proposed Boundary Update



Legend

- Parcels to Remain in the SBHD
- Parcels to be Removed from SBHD
- Park Land



ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

City of Fort Lauderdale Police Station

1300 W. Broward Boulevard

Architect: William F. Bigoney Jr. and John Evans

Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.



2018 Police Station

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

Over the years, the structure has experienced several large additions and alterations which include the following:

List of Major Permits Issued:

2/17/1958: Original Permit Issued for Two-Story Police Station (Bigoney + Evans)

4/19/1965: Third Floor Addition to Police Station (Bigoney + Evans)

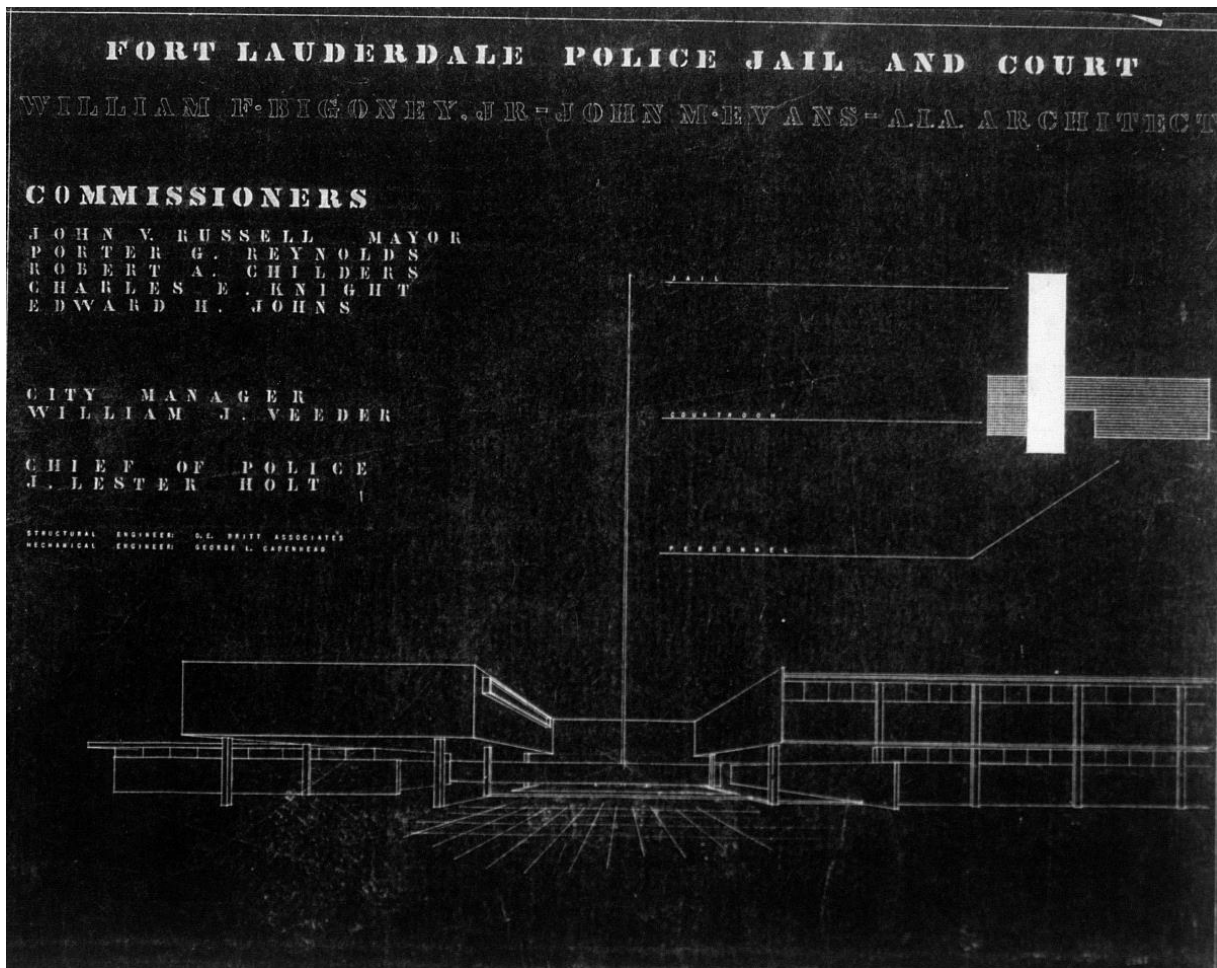
4/11/1968: Addition of One-Story Court Room (East of Main Building) (William Crawford)

9/14/1981: Addition and Alterations to the Front Façade; Addition of 2nd Story to Existing One-Story Courtroom (Bigoney + Evans)

Additional Permits:

1/1/10: Retrofit doors and windows

12/21/15: Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT

Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more unique features

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

about the District is that the dates of construction range from the early 1900s through current day.

As a result, the architectural significance of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

IF buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to contribute to this period in the historic district's evolution.

ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"

If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property

Location: This property is in its original location.

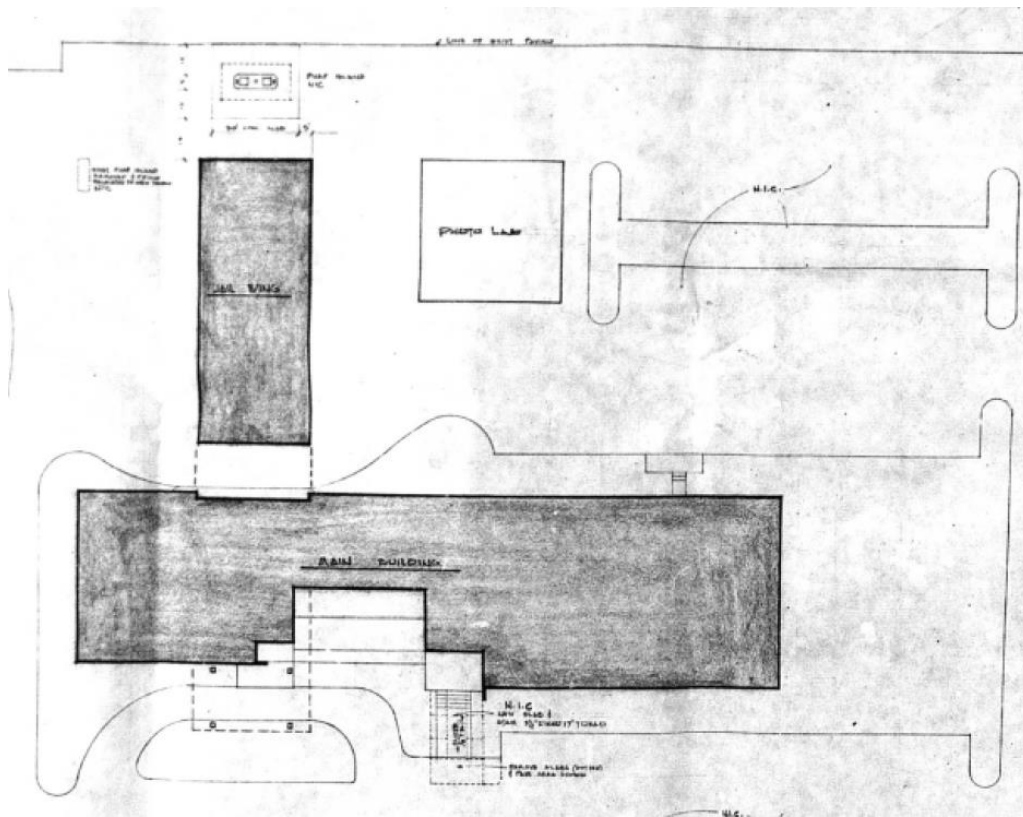
Design: The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

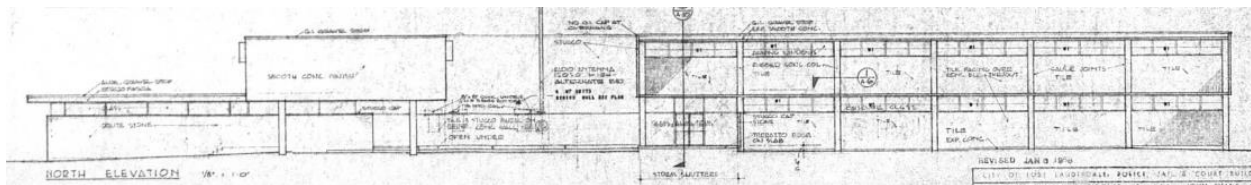
In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochère as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

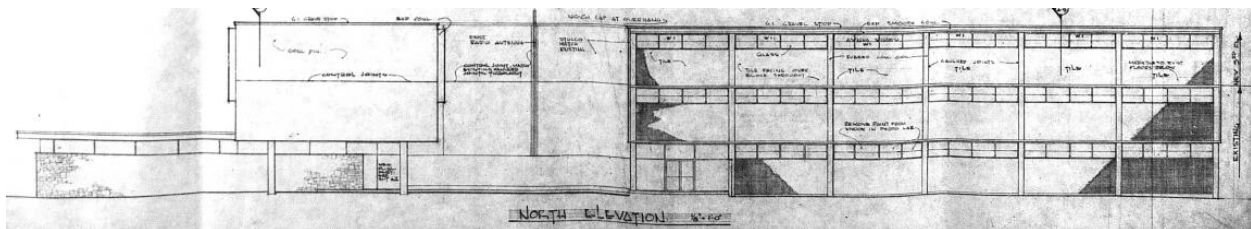


Original Site Plan Layout of Police Station



North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



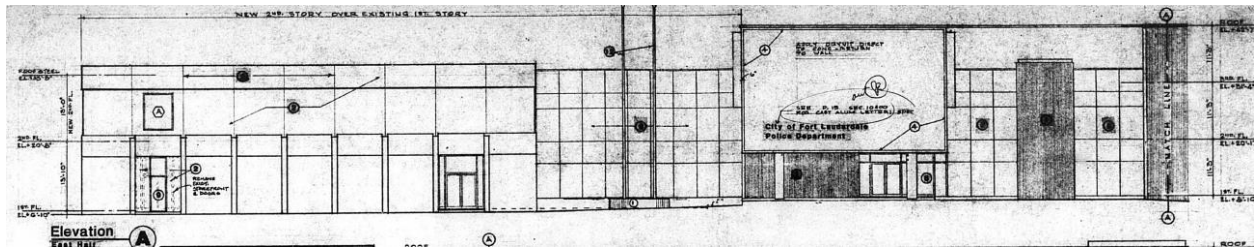
North Elevation of Police Station (1965)

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

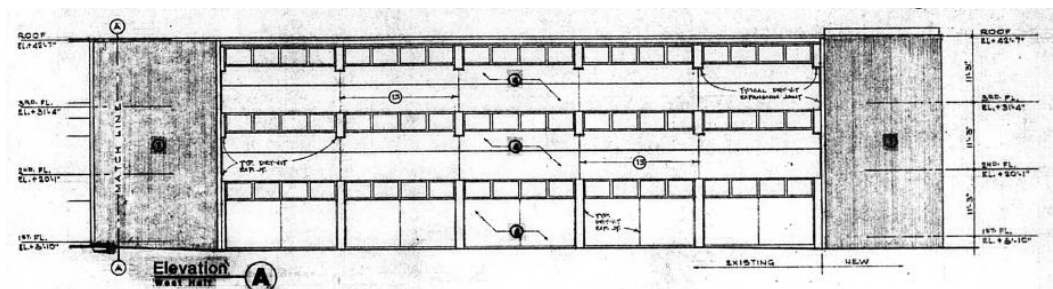
In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing; and
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

Setting: The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

Materials: Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

Workmanship: With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

Feeling: Feeling the ability to recognize the structure or site and the original design intent.

Association: This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design. To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design, Materials, and Association.

CONCLUSION:

In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

Written by Trisha Logan, Urban Planner III, and Ellen Uguccioni, Historic Preservation Consultant for the Fort Lauderdale Historical Society.



Memorandum

Memorandum No: 19-078

Date: August 21, 2019

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Historic Preservation Ordinance Updates – Phase Three – Updated Survey of the Sailboat Bend Historic District

Background

At the July 10, 2018 City Commission Conference meeting, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. Meeting minutes are provided as Exhibit 1. Following this conference meeting, on August 28, 2018, staff sent you Commission Memorandum No. 18-131 outlining a three-phased approach to amending the historic preservation ordinance and identifying potential incentives to enhance historic preservation efforts, provided as Exhibit 2. We sent a follow-up Commission Memorandum No. 18-182 providing a status update and an adjusted project timeline to you on December 20, 2018 (Exhibit 3).

Proposed amendments included in Phase One of this effort, which are currently under way, are aimed to have a positive impact on the overall historic preservation program by focusing on key administrative changes that will streamline the review and approval process allowing staff to process certain applications administratively and more expeditiously, providing applicants with a greater level of clarity regarding individually designated properties or ones within a designated historic district. As part of Phase Two, staff is developing various recommendations for historic preservation incentives.

As part of Phase Three, and to address the above directive, we have conducted an updated survey of the Sailboat Bend Historic District (SBHD) to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City as a Certified Local Government (CLG). To implement the findings of this resurvey, we propose the following:

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) zoning district; and
- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD, contingent on adoption of these terms included in the proposed amendments to the Unified Land Development Regulations (ULDR). If the

Commission approves the proposed ULDR amendments (currently scheduled for first reading at the August 20, 2019 City Commission regular meeting) the Commission may consider adopting an official list of contributing structures within the SBHD through a resolution; and

- Amend Section 47-17., SBHD, of the ULDR to align text with the proposed Administrative Certificate of Appropriateness review process in Section 47-24.11., of the ULDR; and update the material and design guidelines.

We anticipate that a proposal for adjustments to the boundaries of the SBHD will be the initial step in implementing findings of the most recent Architectural Resource Survey. Following the completion of an initial draft of the Architectural Resource Survey Report, we will present proposed assignment of contributing and non-contributing statuses, as well as a proposed amendment to the SBHD ordinance within the next year.

Proposed Boundary Modification

The first objective outlined above proposes to adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the PUD, which do not contribute to the overall significance of the SBHD. By adjusting the boundaries of the SBHD, the district will better reflect the context within this area and its ability to relay its significance as an early residential development in the city.

When the present day SBHD was designated, overall boundaries were selected that aligned with the natural New River border as well as the main arterial roadways of Broward Boulevard and SW 7th Avenue. In modification of the original boundary, the SBHD becomes a discontinuous district which is defined by two separate areas but is associated through their developmental history. Exhibit 4 is a map of the proposed modified boundaries of the SBHD.

We have also conducted a separate assessment (see Exhibit 5) of the integrity of the Police Station, identified in a previous Architectural Resource Survey as “Key Contributing” to provide further information on alterations to the structure. As part of the analysis, it concludes that due to the number of alterations that have occurred over time, the structure has lost its integrity.

Proposed Next Steps

Moving forward, we will meet with various stakeholders including the Sailboat Bend Civic Association board members and general membership, provide an initial presentation to the Historic Preservation Board, and will provide outreach to the Council on Fort Lauderdale Civic Associations.

Once we receive and evaluate feedback, we will prepare a proposal for the modification to the existing boundary lines for action by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

Please do not hesitate to contact Anthony Fajardo at 954-828-5984 or Trisha Logan, Historic Preservation Board Liaison at 954-828-7101 if you have any questions.

Attachments

Exhibit 1 – July 10, 2018, City Commission Conference Meeting Minutes

Exhibit 2 – City Commission Memorandum No. 18-131

Exhibit 3 – City Commission Memorandum No. 18-182

Exhibit 4 – SBHD Proposed Boundary Modification

Exhibit 5 – Integrity Assessment of Fort Lauderdale Police Station

c: Rob Hernandez, Deputy City Manager
Rhoda Mae Kerr, Interim Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers

City of Fort Lauderdale

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100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, July 10, 2018

1:30 PM

City Commission Conference Room

City Commission Conference Meeting

FORT LAUDERDALE CITY COMMISSION

*DEAN J. TRANTALIS Mayor - Commissioner
BEN SORENSEN Vice Mayor - Commissioner - District IV
HEATHER MORAITIS Commissioner - District I
STEVEN GLASSMAN Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III*

*LEE R. FELDMAN, City Manager
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, City Clerk
ALAIN E. BOILEAU, Interim City Attorney*

CALL TO ORDER

Mayor Trantalis called the Conference Meeting to order at 1:45 p.m.

ROLL CALL

Present: Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Mayor Ben Sorensen, Commissioner Robert L. McKinzie (arrived at 5:13 p.m.) and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Interim City Attorney Alain Boileau, City Auditor John Herbst and Sergeant at Arms Tanisha Stevens

No e-comments were submitted for this meeting.

Mayor Trantalis announced Agenda items would be taken out of order to accommodate Florida Department of Transportation (FDOT) personnel and their presentation for Agenda Item BUS-1.

OLD/NEW BUSINESS

BUS-1 [18-0732](#)

Florida Department of Transportation Pedestrian Bridge over the New River Project Update

City Manager Feldman gave a brief review of the history of this item. Representatives of the Florida Department of Transportation (FDOT) and Broward County School Board (School Board) are in attendance to present their position for a safe alternative to walking and bicycling through the Henry E. Kinney Tunnel (Tunnel).

Mayor Trantalis recognized Scott Peterson, Planning and Design, FDOT. Mr. Peterson gave a presentation on the FDOT Feasibility Study.

A copy of the FDOT PowerPoint presentation is attached to these minutes.

schools are a community effort. Ms. Fertig recommended all stakeholders work collaboratively for the success of all children.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King confirmed his membership on the Broward County Diversity Advisory Board, commenting on his work with the School Board. He discussed his position on funding both public and private schools in the City.

BUS-3 18-0588

Update to the Central Beach Architectural Resource Survey

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief review of DSD's draft of the Architectural Resource Survey (Survey). He acknowledged the reason for this presentation is to receive Commission feedback noting the need for extensive public outreach. Mr. Fajardo introduced Trisha Logan, Historic Preservation Officer, who gave the Survey presentation.

Ms. Logan gave a brief history of the Survey that began in 2008 with assistance from the Fort Lauderdale Historical Society and incorporated into the Master Plan in 2011. In 2013, the State Historic Preservation Office determined several areas surveyed were eligible for registration on the National Register of Historic Places (National Register) and that occurred in 2013 and 2015. In 2017, a resurvey was implemented. The area surveyed was the Central Beach Area from Sunrise Boulevard to Holiday Drive and Harbor Drive as illustrated in the presentation. Ms. Logan expounded on how the Survey was conducted and details for buildings qualifying for historic designation and those structures warranting further research.

Ms. Logan expounded on updates to the Unified Land Development Regulations (ULDR), additional studies, public outreach and preparation of historic designation nomination. She discussed changes to the Central Beach Area over the last five years, including properties which were demolished, nomenclature and tax incentives regarding historic properties.

A copy of this presentation is attached to these minutes.

Mayor Trantalis recognized, David B. Kyner, 416 Palm Avenue and Chair of the Historic Preservation Board. Mr. Kyner commented on his ownership of historic homes in numerous cities. He suggested the Commission accept the findings and recommendations of the Survey, and moving forward. Mr. Kyner confirmed the need for extensive community outreach to educate the community and discussed

recommendations for individual designations and contributing factors.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street and Historic Preservation Board Member. Ms. Mammano recommended going forward with the modifications, including better defined terms and identification of economic incentives and procedures to the existing Ordinance.

Mayor Trantalis recognized Arthur Marcus, 1800 N. Andrews Avenue and member of the Historic Preservation Board. Mr. Marcus confirmed his qualifications as an architect and preservationist, noting the Survey is the beginning of a much larger process. He expounded on aspects of buildings and the need for protection within designated Historic Districts. Mr. Marcus expounded on this topic, citing the Town Square shopping area at the corner of Oakland Park Boulevard and A1A as an example.

Mayor Trantalis recognized Russell Dion, 701 Bayshore Drive. Mr. Dion commented on aspects of the Study and his opposition to designation of his property without his agreement. He also commented on incentives for historic designation, the effect of historic designation on property values and voluntary designation. Mr. Dion submitted backup from the National Bureau of Economic Research about property values to Mayor Trantalis.

A copy of Mr. Dion's submission is attached to these minutes.

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on his viewpoint that historic designation can be viewed as adverse condemnation and its impact on neighboring properties.

Mayor Trantalis recognized Dan Lindblade, President and CEO of the Greater Fort Lauderdale Chamber of Commerce (Chamber). Mr. Lindblade commented on the discussion of Historic Designation at the Chamber's recent Board Meeting, confirming that a motion to oppose historic preservation was rescinded. He commented on the business community's economic concerns over blanket labeling of Historic Districts. The Chamber would like to participate in the process and urges careful consideration.

Mayor Trantalis recognized Tim Schiavone, 911 Sunrise Lane, owner of the Parrot Lounge and designated representative of the North Beach Village Merchants Association. Mr. Schiavone commented on how this procedure impacts individuals. He requested the Commission be

reasonable and fair, noting his willingness to participate in the process to work together. He noted the need for property owners' consent in order for these efforts to be successful.

Mayor Trantalis recognized Steve Gonely, 700 Antioch. Mr. Gonely discussed costs related to his home's window replacement located in a Historic District. He also commented on other issues related to his home's renovations and infrastructure concerns.

Mayor Trantalis recognized Dayaldas Lalwani, 3132 NE 9th Street. Mr. Lalwani commented on his family's business in the Central Beach Area. He discussed the community's opposition to this issue, a lack of clear definitions, and the need for transparency and community involvement.

Mayor Trantalis recognized Greger Nilzen, 3003 Terramar St. Mr. Nilzen commented on his North Beach Village residence, business and beautification efforts in this area. He commented on his opposition to blanket Historic Designation and desire for improved streetscapes and landscaping in North Beach Village. Mayor Trantalis commented on developers previous efforts in the North Beach Area. Mr. Nilzen commented on the need for area upgrades.

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms. Laughlin commented on historic preservation, stating that it cannot be forced on people. She discussed practical realities for opposing the historic designation of the Central Beach Area, commenting on reasons regarding property rights and the need for consent of property owners. Ms. Laughlin submitted her comments for the record.

A copy of Ms. Laughlin's comments is attached to these minutes.

Mayor Trantalis recognized Stephen Tillbrook, Esq., 200 East Las Olas Boulevard and Chair of the Government Affairs Committee for the Greater Fort Lauderdale Chamber of Commerce. Mr. Tillbrook discussed his redevelopment work in the City, commenting on the vision and goals. He noted neighbors were not consulted in the Survey, commenting on the flawed criteria as it relates to what constitutes a contributing property, expounding on this point.

Mayor Trantalis recognized Courtney Crush, Esq., Crush Law, P.A., 333 New River Drive and on behalf of several property owners in the Central Beach Area. Ms. Crush confirmed the need for additional time for her client's consultants to review and digest the Survey. She commented on the history of efforts regarding the Central Beach Master Plan since

2008. Ms. Crush expounded on issues regarding this Survey, confirming her clients' opposition to blanket Historic Designation.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on the number of structures that are fifty years old and would be considered as contributing factor to Historic Designation. He recommended this be voluntary, expounding on the reasoning.

Mayor Trantalis recognized Dev Motwani, 2415 Del Mar Place. Mr. Motwani discussed his family being long time property owners in the Central Beach Area and his ownership of two historic properties in the City. He confirmed his support of historic preservation in the right context and done the right way. Mr. Motwani noted the Study was correct. However, the Study was based on flawed Unified Land Development Regulations (ULDR), expounding on this point. As a first step, Mr. Motwani recommended making appropriate changes. He confirmed his opposition, commenting on the many challenges associated with living in a Historic District.

Mayor Trantalis recognized Tom McMannus, 632 Intracoastal Drive. Mr. McMannus recommended reconsidering the process, confirming his opposition to the blanket historic designation and commenting on the unintended consequences. He urged working with the community.

Commissioner Glassman thanked Staff for their work and the members of the community for their input. He commented on his position and the need for the City to holistically determine how to handle historic preservation while respecting history. Commissioner Glassman noted the City of Fort Lauderdale applied and received its federal and state recognized Certification as a Local Government, commenting on the corresponding level of responsibility regarding historic preservation and the importance of education. He commented on the four historic areas in the City and the need to look at them holistically.

Commissioner Glassman recommended increased incentives, commenting on the options available, discussing the history of this topic and the City's Master Plan's recommendations to address historic preservation. Further comment and discussion ensued on establishing a Historic Preservation Trust Fund (HPTF), addressing the Florida Master Site File and changes in the ULDR. Commissioner Glassman recommended more groundwork be done in the recommendation portion of the backup to this Agenda item.

Commissioner Moraitis commented on the need to assist with improving

areas rather than taking over areas, noting initiatives in the Birch Road area. She confirmed her opposition to overlay zoning, commenting on the need to preserve property rights and support for property owners who consent to having their property designated as historic. Commissioner Moraitis commented on the need for incentives, additional studies and her position to preserve property rights.

Vice Mayor Sorensen commented on his position, confirming the importance of historic preservation and concurring with concerns of blanket designation. He noted the importance of neighbor and property owner engagement to move this issue forward and addressing incentives. Vice Mayor Sorensen commented on the opportunity and importance of improving the ULDR to facilitate a clear understanding and expectation.

Mayor Trantalis acknowledged the work of Mr. Kyner and the Historic Preservation Board. He commented on the identity of the City and the economic benefits as it relates to Historic Preservation, discussing examples of other municipalities' identifiable attributes. Mayor Trantalis commented on his long-held position to address and improve the economic impact on historic property owners and the transfer of development rights. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 3:44 p.m.

Mayor Trantalis reconvened the meeting at 4:07 p.m.

BUS-4 [18-0576](#)

Uptown Urban Village Project - Land Use Plan Amendment Status

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief update on efforts for the Uptown Urban Village Project (Project). He introduced Jim Hetzel, Planner III - DSD. Mr. Hetzel gave the Commission a presentation on the Project. Mr. Hetzel gave a brief update on the history and background of the Project. Details regarding Mr. Hetzel's comments are noted in the attached presentation.

A copy of the PowerPoint Presentation is attached to these minutes.

Mr. Hetzel said Staff is seeking Commission direction to move forward with the Land Use Plan Amendment to be presented at an upcoming Commission Meeting for transmittal to Broward County. Staff continues to work on the Master Plan that will also be presented to the Commission. In response to Mayor Trantalis, Mr. Hetzel confirmed that

Vice Mayor Sorensen commented on rescheduling the first Budget Hearing on September 6, 2018. Further comment and discussion ensued on rescheduling this meeting.

Vice Mayor Sorensen discussed the Las Olas Corridor Mobility Public Workshop (Workshop), expounding on the successful results. He requested a follow-up meeting with the City's traffic consultants on retainer for guidance. Further discussions ensued on revisiting the results of the original design implemented by Staff and subsequent refinement based on Workshop feedback. Further comment and discussion ensued on the numerous contexts for different sections of Las Olas Boulevard from the beach to Andrews Avenue. Mayor Trantalis recommended this be brought before the Commission as a Conference Meeting item following upcoming Workshops.

Commissioner McKinzie arrived at 5:13 p.m.

Mayor Trantalis confirmed the ongoing process for reviewing resumes for the City Attorney position and the vetting process. Discussions ensued on this topic. It was confirmed that Mayor Trantalis and City Manager Feldman would vet the remaining 25 resumes and bring the resulting resumes before the Commission at the August 21, 2018 Conference Meeting.

Commissioner McKinzie commented on his arriving late to today's Conference Meeting. He attended the Swearing In Ceremony for Boynton Beach Police Chief Michael Gregory, formerly Assistant Police Chief with the Fort Lauderdale Police Department.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 5:16 p.m.



Memorandum

Memorandum No: 18-131

Date: August 28, 2018
To: Honorable Mayor and Commissioners
From: Lee R. Feldman, ICMA-CM, City Manager
Re: Historic Preservation Update Schedule

A handwritten signature in blue ink, appearing to read "L. Feldman", positioned to the right of the "From:" line.

The City Commission has given direction to City staff regarding potential amendments to the existing preservation ordinance as well as researching incentives that can be utilized to encourage property owners to apply for historic designations.

In order to accomplish these tasks with existing resources we have broken down these efforts into phases that we believe will suitably address the direction received, accomplish high impact amendments that we feel would be widely supported, and determine long term solutions that will resolve more complicated issues the City has been dealing with over the past several years since the original ordinance was drafted and adopted.

Phase 1:

While there are numerous items to be addressed in updating the City's Unified Land Development Regulations (ULDR) related to historic preservation, it is important to address several elements within the existing framework to provide a solid foundation for the overall program. One of the primary benefits of these proposed edits, revisions, and additions, is that it will allow staff to process additional applications administratively and expeditiously, which alleviates the amount of time staff spends on processing applications for the Historic Preservation Board (HPB), and saves both time and money for the property owner in applying to the HPB as well as adding a certain level confidence in the process. Below is an outline of the proposed changes:

Outline of Proposed Changes to ULDR Section 47-24.11

- Additional definitions for "contributing property," "non-contributing property," "Fort Lauderdale register of historic places," and "Historic preservation design guidelines" as well as other definitions that further clarify the text contained within the ordinance.
- Modifications to designation process to clarify the process with inclusion of interim protection measures for properties within the historic designation process and inclusion of criteria exceptions (as referenced within the National Register Bulletin.)

- Proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale's Historic Preservation Design Guidelines.
- Proposed language to address amendments to work previously approved by the historic preservation board that will allow for a streamlined process with criteria similar in concept to how amendments to Planning and Zoning Board or City Commission approved plans.
- Proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties.
- Develop expiration criteria for Certificates of Appropriateness that would be similar to expirations of site plan approvals.
- Miscellaneous edits to address inconsistencies throughout the text to ensure clarity on the process and requirements.
- Revision to ULDR Section 47-27, Notice Procedures for Public Hearings, to reflect the addition of interim protection measures and other revisions to the designation process.

Staff believes this low hanging fruit concept will have a substantial positive impact to the overall certificate of appropriateness permit that will streamline the process and give our neighbors a greater level of comfort and clear expectations when going through the process for any properties that are individually designated or within a designated historic district.

Current Proposed Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board
- **September - October 2018** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks, and other community stakeholders: FLHS (Patricia Zeiler), Broward Trust for Historic Preservation (Micheline Michel), and various interested parties within the development community
- **December 19, 2018** Planning and Zoning Board

- **January 2019** First reading at City Commission
- **February 2019** Second reading at City Commission

Phase 2:

In an effort to address the City Commission directive to research and develop recommendations regarding Historic Preservation Incentives staff proposes the following timeline:

Timeline of Research and Implementation of Historic Preservation Incentives

- **September – December 2018** Staff research and meetings with local municipalities, stakeholders, and other interested parties.
- **January – February 2019** Prepare draft ULDR amendments of proposed incentives.
- **March – June 2019** Meetings to review proposed changes with stakeholders and interested parties including the Historic Preservation Board.
- **July 2019** Planning and Zoning Board
- **August 2019** First Reading at City Commission
- **September 2019** Second Reading at City Commission

Phase 3:

In 2012, a working group consisting of members of the Historic Preservation Board and members of the community (along with input from City staff and the City Attorney's Office) proposed amendments to the Historic Preservation Ordinance. This effort was very large in scope and there were several aspects of the proposed amendments, which remain outstanding from the perspective of addressing issues and concerns from a legal and practical standpoint.

Recently, members of the current Historic Preservation Board have commented that they would like to this effort move forward again. However, the time and dedication to accomplish an overall amendment to the ordinance would require devoting staff to a large scale project, where accomplishing phase 1 above would provide high impact changes to the existing ordinance that would be more beneficial in a shorter amount of time.

A certificate to dig (a recommendation from the working group that would require a certificate to be issued prior to any ground disturbing activity) is an example of an outstanding item from this effort. This recommendation did not provide clear criteria at

Memorandum No. 18-131

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the time and there were several questions that remained unanswered that will require additional research and time.

Staff does anticipate that Phase 1 will address some of the issues that are part of the larger overall amendment effort and intend on working on some issues throughout and during the time period of Phases 1 & 2. To illustrate this point please see the following:

Outline of New Items Proposed in 2012 Amendments

- Declaration of Public Policy and Legislative Intent
- Definitions (addressed in current update)
- Updates Designation Process (addressed in current update)
- Updates to Certificate of Appropriateness Review Process (partially addressed in current update)
- Certificate to Dig (Archaeology)
- Maintenance of Designated Historic Resources and Demolition by Neglect
- Incentives: Financial Assistance; Permit Fee Incentive Program; Additional Fees for Demolitions; Conservation Easements; Property Tax Exemption for Commercial Properties
- Transfer of Development Rights (TDR)

It is our intent to ensure that all requests are addressed and given the resources available we believe that the above timeline will allow staff to move forward.

- c: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, Interim City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors




Memorandum

Memorandum No: 18-182

Date: December 20, 2018

To: Honorable Mayor and Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager 

Re: Adjusted Timeline for Phase I Implementation of Historic Preservation Updates

As part of ongoing efforts to incorporate proposed changes to the historic preservation ordinance under "Phase I" as outlined in the Commission Memorandum No: 18-131, City staff is providing the following update regarding progress made and an adjustment to the schedule that was originally outlined.

To date, staff has presented to the Historic Preservation Board, the Sailboat Bend Civic Association, and to a group of preservation stakeholders that included owners of locally designated Historic Landmarks. After the initial public outreach meetings, neighbors expressed an interest in holding additional public outreach meetings to associations that may also be affected by the updated ordinance. Following this request, a document that addressed Frequently Asked Questions was sent to all Civic and Business Associations which offered the option for City staff to present to their group on the topic. Thus far one Civic Association has requested a presentation with meetings now scheduled with the Central Beach Alliance Board and General Membership in January 2019. Staff will wait to hear from Civic and Business Associations regarding the invitation to present until February 2019 before moving forward with the timeline as outlined below.

Additional feedback received during the course of public outreach included concerns on the broadness of who may apply for historic landmark designation in the City of Fort Lauderdale. Under Phase 1, redefining who can apply for historic landmark designation is not addressed, however staff is looking to include an additional amendment in order to address this concern following the receipt of feedback from the City Commission.

Adjusted Timeline for Phase 1 Implementation:

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board

Commission Memo #18-182

- **October 2018 – February 2019** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks; other community stakeholders, and various interested parties within the development community; Central Beach Alliance Board and General Membership

- **March 4, 2019** Update Presentation to the Historic Preservation Board

- **April 17, 2019** Planning and Zoning Board

- **May 2019** First reading at City Commission

- **June 2019** Second reading at City Commission

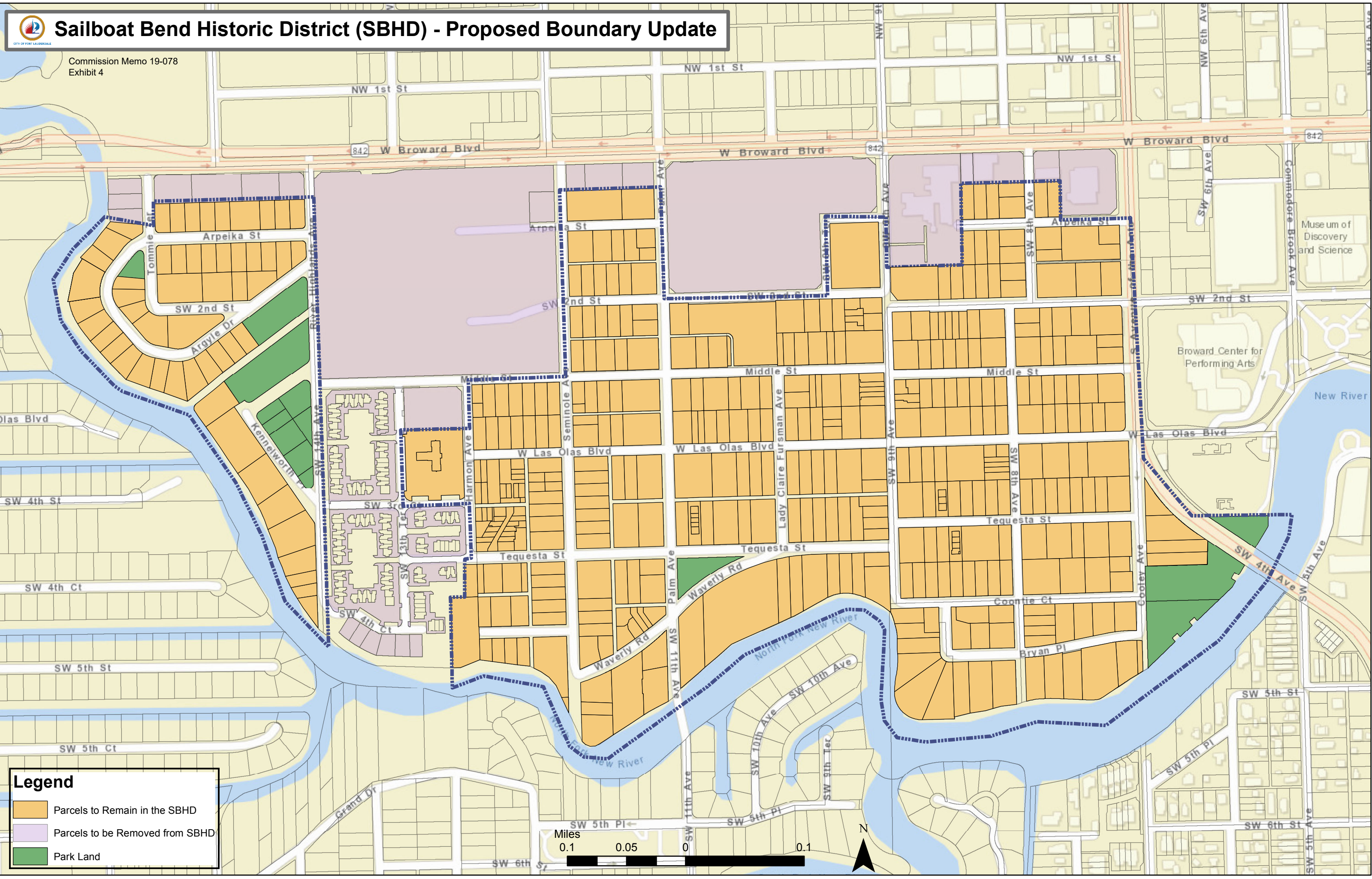
Due to this adjustment in the timeline for Phase I, the timelines for accomplishing initiatives outlined within Phase II and Phase III will also be adjusted. As those initiatives move forward, further updates will be provided.

C: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
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Department Directors



Sailboat Bend Historic District (SBHD) - Proposed Boundary Update

Commission Memo 19-078
Exhibit 4



Legend

- Parcels to Remain in the SBHD
- Parcels to be Removed from SBHD
- Park Land



ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

City of Fort Lauderdale Police Station
1300 W. Broward Boulevard
Architect: William F. Bigoney Jr. and John Evans
Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.



2018 Police Station

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

Over the years, the structure has experienced several large additions and alterations which include the following:

List of Major Permits Issued:

2/17/1958: Original Permit Issued for Two-Story Police Station (Bigoney + Evans)

4/19/1965: Third Floor Addition to Police Station (Bigoney + Evans)

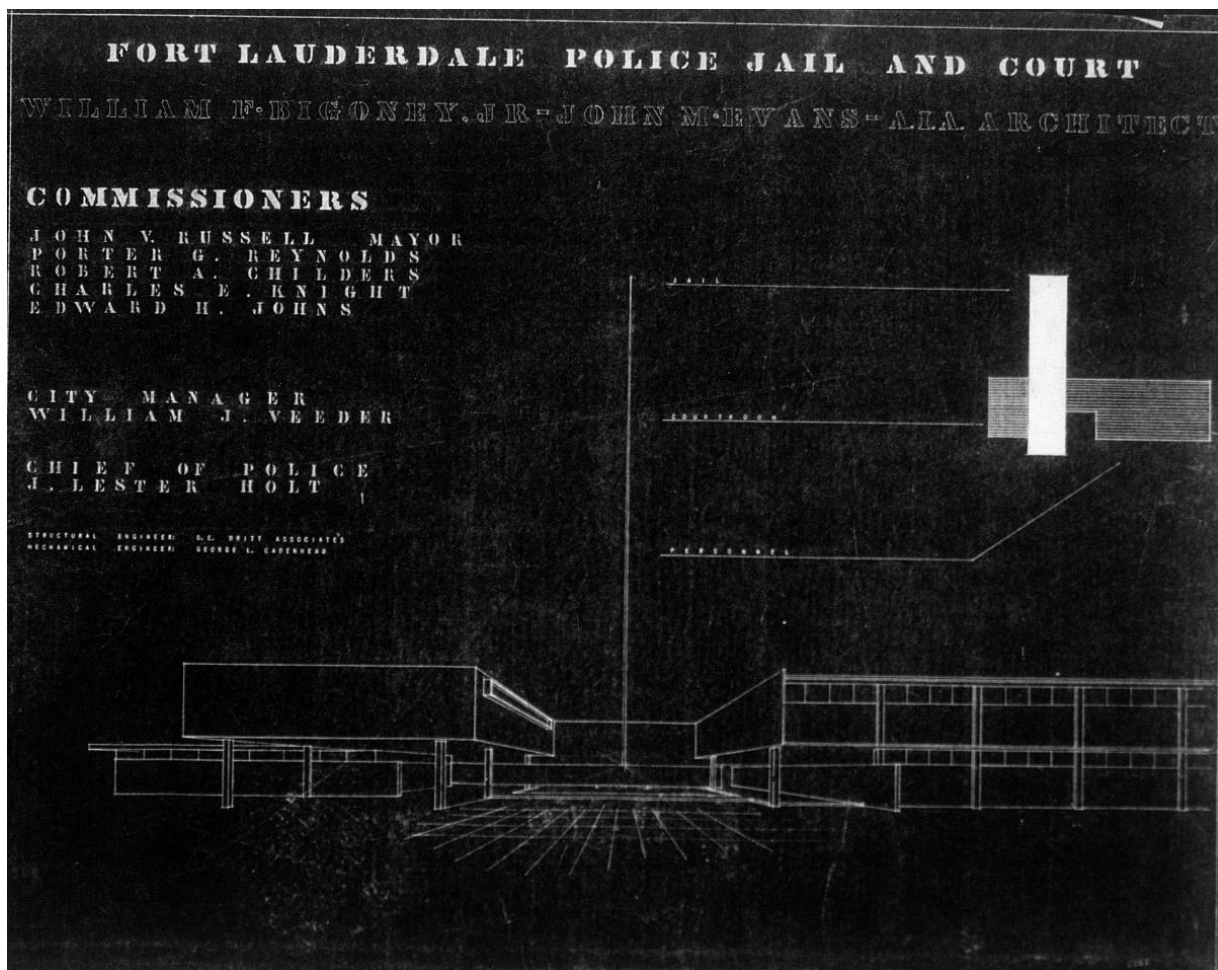
4/11/1968: Addition of One-Story Court Room (East of Main Building) (William Crawford)

9/14/1981: Addition and Alterations to the Front Façade; Addition of 2nd Story to Existing One-Story Courtroom (Bigoney + Evans)

Additional Permits:

1/1/10: Retrofit doors and windows

12/21/15: Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT

Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more unique features

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

about the District is that the dates of construction range from the early 1900s through current day.

As a result, the architectural significance of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

IF buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to contribute to this period in the historic district's evolution.

ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"

If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property

Location: This property is in its original location.

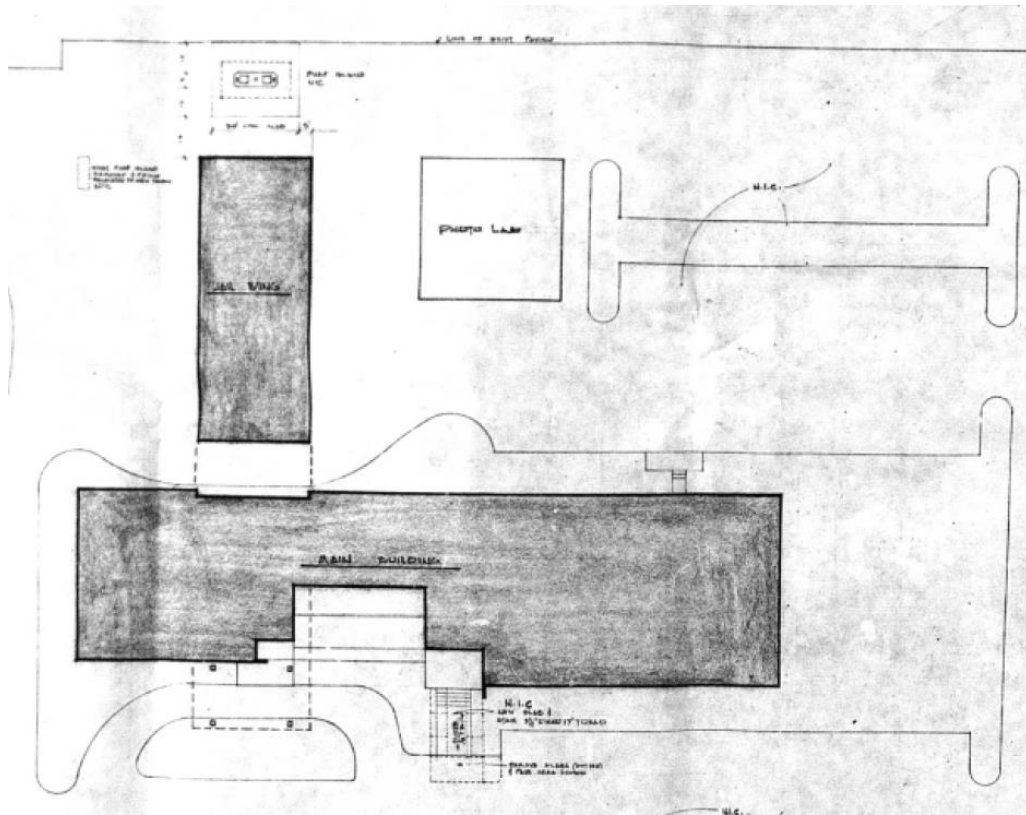
Design: The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

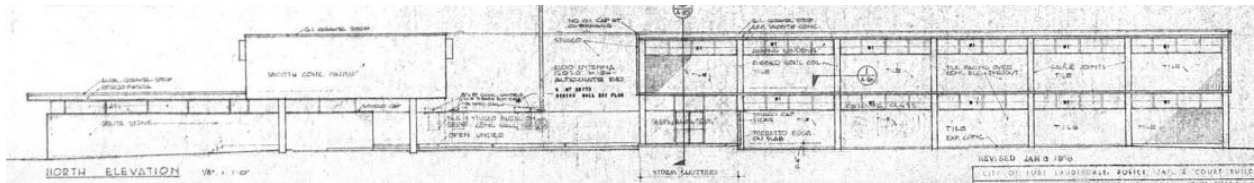
In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochère as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

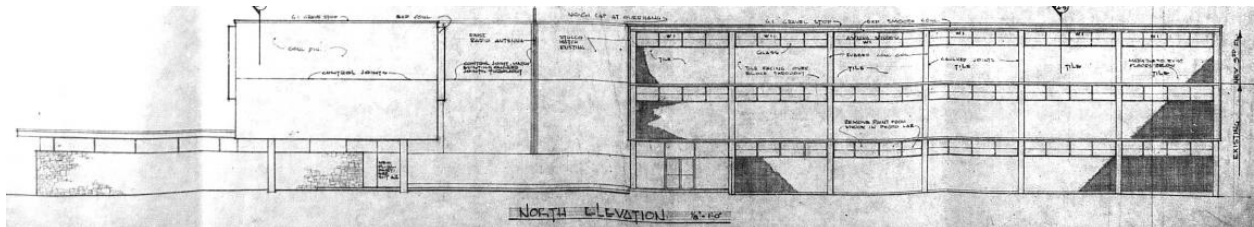


Original Site Plan Layout of Police Station



North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



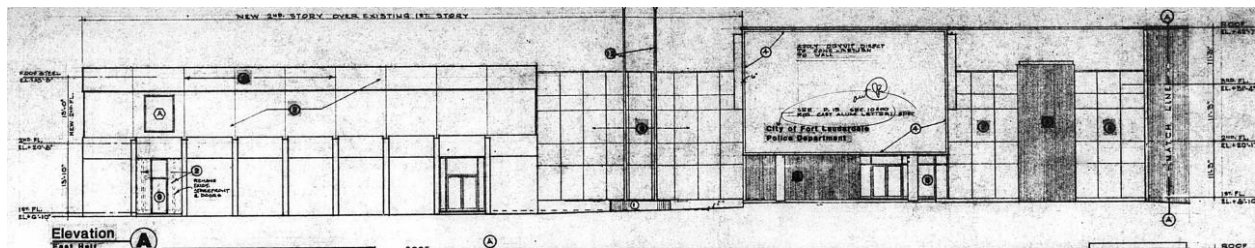
North Elevation of Police Station (1965)

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

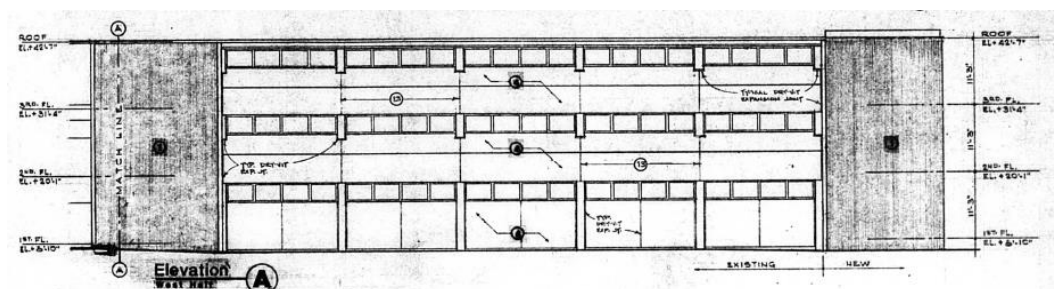
In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing; and
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

Setting: The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

Materials: Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

Workmanship: With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

Feeling: Feeling the ability to recognize the structure or site and the original design intent.

Association: This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design. To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design, Materials, and Association.

CONCLUSION:

In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

Written by Trisha Logan, Urban Planner III, and Ellen Uguccioni, Historic Preservation Consultant for the Fort Lauderdale Historical Society.



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

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2019 through 5/2020</u>	
		<u>Present</u>	<u>Absent</u>
George Figler, Chair	p	3	0
Jason Blank, Vice Chair	p	2	1
Marilyn Mammano	A	2	1
Donna Mergenhausen	A	1	2
Arthur Marcus	p	3	0
David Parker	p	3	0
Richard Rosa	A	1	2
Tim Schiavone	p	3	0

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.

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
1. H19016	Kim Nothard	<u>3</u>
	Communication to the City Commission	<u>3</u>
	Good of the City	<u>4</u>

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.

[Index](#)

Case Number	H19016	FMSF#	BD04551
Owner	Kim Nothard		
AQQlicant	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	R ¹ V- ¹		
Applicable ULDR Sections	47-24.11.C.3.c.i; 47-24.11. C.3.c.ii; 47-17. 7.8		
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 facade 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

[Index](#)

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.

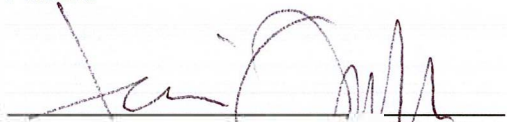
Ms. Logan announced Mr. Wetherington had resigned from the Board.

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:



City Clerk/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.

1



1500 W. Broward Boulevard

Date: 1947

Architect: Lester Avery (Addition by Paul Bradley in 1955)

Style: None

Folio: 504209180010

Parcel ID: 0209180010

2



7 SW 15th Terrace

Date: N/A

Architect: N/A

Style: Parking Lot

Folio: 504209180012

Parcel ID: 0209180012

3



17 SW 15th Terrace

Date: N/A
Architect: N/A
Style: Parking Lot

Folio: 504209180020
Parcel ID: 0209180020

4



1490 W. Broward Boulevard

Date: 1973
Architect: Lester Avery
Style: None

Folio: 504209180250
Parcel ID: 0209180250

5



1450 W. Broward Boulevard

Date: 2003
Architect: Unknown
Style: None

Folio: 504209180260
Parcel ID: 0209180260

6



1430 W. Broward Boulevard

Date: 1974
Architect: G. Palmer Rice
Style: None

Folio: 504209180261
Parcel ID: 0209180261

7



1424 W. Broward Boulevard

Date: 1954
Architect: Unknown
Style: None

Folio: 504209170180
Parcel ID: 0209170180

8



1300 W. Broward Boulevard

Date: 1959 (Multiple Additions)
Architect: William F. Bigoney
Style: International (original construction)

Folio: 504209010070
Parcel ID: 0209010070

9



1201 SW 1st Street

Date: 1973
Architect: Unknown
Style: None

Folio: 504209092510
Parcel ID: 0209092510

10



1122 W. Broward Boulevard

Date: 1954
Architect: Unknown
Style: None

Folio: 504209092460
Parcel ID: 0209092460

11



1116 W. Broward Boulevard

Date: 1959
Architect: W. Redden
Style: None

Folio: 504209092470
Parcel ID: 0209092470

12



1100 W. Broward Boulevard

Date: 1954
Architect: Clarence T. Reinhardt
Style: Mid-Century Modern

Folio: 504209092500
Parcel ID: 0209092500

13



100 SW 11th Avenue

Date: 2012

Architect: Unknown

Style: None

Folio: 504209520010

Parcel ID: 0209520010

Kennedy Homes

14



100 SW 9th Avenue

Date: 2004

Architect: Unknown

Style: None

Folio: 504210012450

Parcel ID: 0210012450

Salvation Army

15



818 W. Broward Boulevard (Partial)

Date: N/A
Architect: N/A
Style: Vacant Lot used by
808 W. Broward Blvd

Folio: 504210270151
Parcel ID: 0210270151

16



808 W. Broward Boulevard

Date: 1953
Architect: John Peterman
Style: None

Folio: 504210270150
Parcel ID: 0210270150

17



730 W. Broward Boulevard

Date: 1964
Architect: Unknown
Style: None

Folio: 504210270120
Parcel ID: 0210270120

18



700 W. Broward Boulevard

Date: 1998
Architect: Unknown
Style: None

Folio: 504210270010
Parcel ID: 0210270010

19



Multiple Addresses (see list)

Date: 2006
Architect: Unknown
Style: None

Folio: Multiple
Parcel ID: Multiple

20



Multiple Addresses (see list)

Date: 2006
Architect: Unknown
Style: None

Folio: Multiple
Parcel ID: Multiple

21



1350 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390030
Parcel ID: 0209390030

22



1344 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390040
Parcel ID: 0209390040

23



1338 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390050
Parcel ID: 0209390050

24



1332 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390060
Parcel ID: 0209390060

25



1326 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390070
Parcel ID: 0209390070

26



1320 SW 4th Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390080
Parcel ID: 0209390080

27



Multiple Addresses (see list)

Date: 2006
Architect: Unknown
Style: None

Folio: Multiple
Parcel ID: Multiple

28



Multiple Addresses (see list)

Date: 2006
Architect: Unknown
Style: None

Folio: Multiple
Parcel ID: Multiple

29



1310 SW 2nd Court

Date: 2006
Architect: Unknown
Style: None

Folio: 504209390090
Parcel ID: 0209390090

	Property Address	Folio	Parcel ID
1	1500 W BROWARD BLVD	504209180010	209180010
2	7 SW 15th TERRACE	504209180012	209180012
3	17 SW 15th TERRACE	504209180020	209180020
4	1490 W BROWARD BLVD	504209180250	209180250
5	1450 W BROWARD BLVD	504209180260	209180260
6	1430 W BROWARD BLVD	504209180261	209180261
7	1424 W BROWARD BLVD	504209170180	209170180
8	1300 W BROWARD BLVD	504209010070	209010070
9	1201 SW 1 ST #1-8	504209092510	209092510
10	1122 W BROWARD BLVD	504209092460	209092460
11	1116 W BROWARD BLVD	504209092470	209092470
12	1100 W BROWARD BLVD	504209092500	209092500
13	100 SW 11 AVE #132	504209091700	209091700
14	100 SW 9 AVE	504209091620	209091620
15	W BROWARD BLVD	504209092350	209092350
16	808 W BROWARD BLVD	504210012450	210012450
17	730 W BROWARD BLVD	504210270151	210270151
18	700 W BROWARD BLVD	504210270150	210270150
19	254 SW 14 AVE	504209AL0120	0209AL0120
19	252 SW 14 AVE	504209AL0410	0209AL0410
19	259 SW 13 TER	504209AL0400	0209AL0400
19	257 SW 13 TER	504209AL0100	0209AL0100
19	248 SW 14 AVE	504209AL0370	0209AL0370
19	251 SW 13 TER	504209AL0070	0209AL0070
19	242 SW 14 AVE	504209AL0360	0209AL0360
19	249 SW 13 TER	504209AL0030	0209AL0030
19	234 SW 14 AVE	504209AL0340	0209AL0340
19	245 SW 13 TER	504209AL0020	0209AL0020
19	232 SW 14 AVE	504209AL0310	0209AL0310
19	239 SW 13 TER	504209AL0300	0209AL0300
19	237 SW 13 TER	504209AL0230	0209AL0230
19	1346 SW 2 CT	504209AL0260	0209AL0260
19	1352 SW 2 CT	504209AL0220	0209AL0220
19	1344 SW 2 CT	504209AL0190	0209AL0190
19	1338 SW 2 CT	504209AL0150	0209AL0150
19	1330 SW 2 CT	504209AL0180	0209AL0180
19	1336 SW 2 CT	504209AL0270	0209AL0270
19	231 SW 13 TER	504209AM0100	0209AM0100
19	320 SW 14 AVE	504209AM0370	0209AM0370
19	325 SW 13 TER	504209AM0050	0209AM0050
19	308 SW 14 AVE	504209AM0330	0209AM0330
19	313 SW 13 TER	504209AM0040	0209AM0040
19	306 SW 14 AVE	504209AM0310	0209AM0310
19	309 SW 13 TER	504209AM0290	0209AM0290
19	305 SW 13 TER	504209AM0010	0209AM0010
19	300 SW 14 AVE	504209AM0280	0209AM0280

19	303 SW 13 TER	504209AM0090	0209AM0090
19	316 SW 14 AVE	504209AM0360	0209AM0360
19	323 SW 13 TER	504209AM0080	0209AM0080
19	314 SW 14 AVE	504209AM0340	0209AM0340
19	317 SW 13 TER	504209AM0150	0209AM0150
19	332 SW 14 AVE	504209AM0170	0209AM0170
19	1331 SW 3 CT	504209AM0430	0209AM0430
19	337 SW 13 TER	504209AM0140	0209AM0140
19	330 SW 14 AVE	504209AM0250	0209AM0250
19	1347 SW 3 CT	504209AM0240	0209AM0240
19	1345 SW 3 CT	504209AM0210	0209AM0210
19	1339 SW 3 CT	504209AM0200	0209AM0200
19	1337 SW 3 CT	504209AM0410	0209AM0410
19	333 SW 13 TER	504209AM0110	0209AM0110
19	324 SW 14 AVE	504209AM0400	0209AM0400
19	331 SW 13 TER	504209AL0160	0209AL0160
19	1332 SW 2 CT	504209AL0170	0209AL0170
19	1334 SW 2 CT	504209AL0200	0209AL0200
19	1340 SW 2 CT	504209AL0210	0209AL0210
19	1342 SW 2 CT	504209AL0240	0209AL0240
19	1348 SW 2 CT	504209AL0250	0209AL0250
19	1350 SW 2 CT	504209AL0280	0209AL0280
19	233 SW 13 TER	504209AL0290	0209AL0290
19	235 SW 13 TER	504209AL0320	0209AL0320
19	241 SW 13 TER	504209AL0330	0209AL0330
19	243 SW 13 TER	504209AL0350	0209AL0350
19	247 SW 13 TER	504209AL0380	0209AL0380
19	253 SW 13 TER	504209AL0390	0209AL0390
19	255 SW 13 TER	504209AL0420	0209AL0420
19	261 SW 13 TER	504209AM0120	0209AM0120
19	326 SW 14 AVE	504209AM0130	0209AM0130
19	328 SW 14 AVE	504209AM0160	0209AM0160
19	334 SW 14 AVE	504209AM0020	0209AM0020
19	302 SW 14 AVE	504209AM0070	0209AM0070
19	312 SW 14 AVE	504209AM0060	0209AM0060
19	310 SW 14 AVE	504209AM0180	0209AM0180
19	1333 SW 3 CT	504209AM0260	0209AM0260
19	1349 SW 3 CT	504209AM0270	0209AM0270
19	301 SW 13 TER	504209AM0350	0209AM0350
19	321 SW 13 TER	504209AM0190	0209AM0190
19	1335 SW 3 CT	504209AM0220	0209AM0220
19	1341 SW 3 CT	504209AM0230	0209AM0230
19	1343 SW 3 CT	504209AM0300	0209AM0300
19	307 SW 13 TER	504209AM0380	0209AM0380
19	327 SW 13 TER	504209AM0390	0209AM0390
19	329 SW 13 TER	504209AM0320	0209AM0320
19	311 SW 13 TER	504209AM0420	0209AM0420

19	335 SW 13 TER	504209AM0440	0209AM0440
19	339 SW 13 TER	504209AM0030	0209AM0030
19	304 SW 14 AVE	504209AL0060	0209AL0060
19	240 SW 14 AVE	504209AL0010	0209AL0010
19	230 SW 14 AVE	504209AL0040	0209AL0040
19	236 SW 14 AVE	504209AL0050	0209AL0050
19	238 SW 14 AVE	504209AL0090	0209AL0090
19	246 SW 14 AVE	504209AL0080	0209AL0080
19	244 SW 14 AVE	504209AL0110	0209AL0110
19	250 SW 14 AVE	504209AL0140	0209AL0140
19	256 SW 14 AVE	504209170161	209170161
20	363 SW 13 TER	504209AN0280	0209AN0280
20	356 SW 14 AVE	504209AN0070	0209AN0070
20	357 SW 13 TER	504209AN0250	0209AN0250
20	354 SW 14 AVE	504209AN0060	0209AN0060
20	355 SW 13 TER	504209AN0240	0209AN0240
20	348 SW 14 AVE	504209AN0030	0209AN0030
20	349 SW 13 TER	504209AN0210	0209AN0210
20	344 SW 14 AVE	504209AN0020	0209AN0020
20	345 SW 13 TER	504209AN0190	0209AN0190
20	1348 SW 3 CT	504209AN0420	0209AN0420
20	1342 SW 3 CT	504209AN0390	0209AN0390
20	1340 SW 3 CT	504209AN0380	0209AN0380
20	422 SW 14 AVE	504209AP0120	0209AP0120
20	414 SW 14 AVE	504209AP0080	0209AP0080
20	410 SW 14 AVE	504209AP0060	0209AP0060
20	404 SW 14 AVE	504209AP0030	0209AP0030
20	402 SW 14 AVE	504209AP0020	0209AP0020
20	416 SW 14 AVE	504209AP0090	0209AP0090
20	1349 SW 4 CT	504209AP0220	0209AP0220
20	1333 SW 4 CT	504209AP0140	0209AP0140
20	1343 SW 4 CT	504209AP0190	0209AP0190
20	1341 SW 4 CT	504209AP0180	0209AP0180
20	1335 SW 4 CT	504209AP0150	0209AP0150
20	425 SW 13 TER	504209AP0350	0209AP0350
20	423 SW 13 TER	504209AP0340	0209AP0340
20	417 SW 13 TER	504209AP0310	0209AP0310
20	415 SW 13 TER	504209AP0300	0209AP0300
20	409 SW 13 TER	504209AP0270	0209AP0270
20	407 SW 13 TER	504209AP0260	0209AP0260
20	401 SW 13 TER	504209AP0230	0209AP0230
20	374 SW 14 AVE	504209AN0160	0209AN0160
20	368 SW 14 AVE	504209AN0130	0209AN0130
20	371 SW 13 TER	504209AN0320	0209AN0320
20	366 SW 14 AVE	504209AN0120	0209AN0120
20	365 SW 13 TER	504209AN0290	0209AN0290
20	362 SW 14 AVE	504209AN0100	0209AN0100

20	1334 SW 3 CT	504209AN0350	0209AN0350
20	1332 SW 3 CT	504209AN0340	0209AN0340
20	340 SW 14 AVE	504209AN0010	0209AN0010
20	343 SW 13 TER	504209AN0180	0209AN0180
20	369 SW 13 TER	504209AN0310	0209AN0310
20	358 SW 14 AVE	504209AN0080	0209AN0080
20	364 SW 14 AVE	504209AN0110	0209AN0110
20	370 SW 14 AVE	504209AN0140	0209AN0140
20	360 SW 14 AVE	504209AN0090	0209AN0090
20	372 SW 14 AVE	504209AN0150	0209AN0150
20	351 SW 13 TER	504209AN0220	0209AN0220
20	353 SW 13 TER	504209AN0230	0209AN0230
20	1336 SW 3 CT	504209AN0360	0209AN0360
20	1338 SW 3 CT	504209AN0370	0209AN0370
20	1344 SW 3 CT	504209AN0400	0209AN0400
20	341 SW 13 TER	504209AN0170	0209AN0170
20	347 SW 13 TER	504209AN0200	0209AN0200
20	359 SW 13 TER	504209AN0260	0209AN0260
20	361 SW 13 TER	504209AN0270	0209AN0270
20	367 SW 13 TER	504209AN0300	0209AN0300
20	1346 SW 3 CT	504209AN0410	0209AN0410
20	1330 SW 3 CT	504209AN0330	0209AN0330
20	350 SW 14 AVE	504209AN0040	0209AN0040
20	352 SW 14 AVE	504209AN0050	0209AN0050
20	413 SW 13 TER	504209AP0290	0209AP0290
20	411 SW 13 TER	504209AP0280	0209AP0280
20	419 SW 13 TER	504209AP0320	0209AP0320
20	421 SW 13 TER	504209AP0330	0209AP0330
20	427 SW 13 TER	504209AP0360	0209AP0360
20	406 SW 14 AVE	504209AP0040	0209AP0040
20	418 SW 14 AVE	504209AP0100	0209AP0100
20	420 SW 14 AVE	504209AP0110	0209AP0110
20	1331 SW 4 CT	504209AP0130	0209AP0130
20	1337 SW 4 CT	504209AP0160	0209AP0160
20	1339 SW 4 CT	504209AP0170	0209AP0170
20	1345 SW 4 CT	504209AP0200	0209AP0200
20	1347 SW 4 CT	504209AP0210	0209AP0210
20	403 SW 13 TER	504209AP0240	0209AP0240
20	405 SW 13 TER	504209AP0250	0209AP0250
20	400 SW 14 AVE	504209AP0010	0209AP0010
20	408 SW 14 AVE	504209AP0050	0209AP0050
20	412 SW 14 AVE	504209AP0070	0209AP0070
21	1350 SW 4 CT	504209390030	209390030
22	1344 SW 4 CT	504209390040	209390040
23	1338 SW 4 CT	504209390050	209390050
24	1332 SW 4 CT	504209390060	209390060
25	1326 SW 4 CT	504209390070	209390070

26	1320 SW 4 CT	504209390080	209390080
27	1311 SW 4 CT	504209AR0150	0209AR0150
27	1314 SW 4 ST	504209AR0220	0209AR0220
27	1308 SW 4 ST	504209AR0190	0209AR0190
27	1306 SW 4 ST	504209AR0180	0209AR0180
27	408 SW 13 TER	504209AR0050	0209AR0050
27	406 SW 13 TER	504209AR0040	0209AR0040
27	400 SW 13 TER	504209AR0010	0209AR0010
27	428 SW 13 TER	504209AR0120	0209AR0120
27	1307 SW 4 CT	504209AR0140	0209AR0140
27	1315 SW 4 ST	504209AR0160	0209AR0160
27	432 SW 13 TER	504209AR0130	0209AR0130
27	424 SW 13 TER	504209AR0110	0209AR0110
27	420 SW 13 TER	504209AR0100	0209AR0100
27	416 SW 13 TER	504209AR0090	0209AR0090
27	402 SW 13 TER	504209AR0020	0209AR0020
27	404 SW 13 TER	504209AR0030	0209AR0030
27	410 SW 13 TER	504209AR0060	0209AR0060
27	1304 SW 4 ST	504209AR0170	0209AR0170
27	412 SW 13 TER	504209AR0070	0209AR0070
27	414 SW 13 TER	504209AR0080	0209AR0080
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28	366 SW 13 TER	504209AQ0140	0209AQ0140

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28	1314 SW 3 CT	504209AQ0270	0209AQ0270
28	1316 SW 3 CT	504209AQ0280	0209AQ0280
29	1310 SW 2 CT	504209390090	209390090

SKETCH AND DESCRIPTION

(SAILBOAT BEND HISTORIC DISTRICT MAP)

DESCRIPTION: SAILBOAT BEND HISTORIC DISTRICT

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 10, AND THE NORTH ONE-HALF OF SECTION 9, OF TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, AS SHOWN ON LOT 2, "SUBDIVISION OF LOTS 1, 2, 3 AND 4, 9 AND 10 BLOCK 20 FT. LAUDERDALE, FLA" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF LOTS 10, 8, 6, 4 AND 2, AS SHOWN ON LOT 2 AND 1, OF SAID PLAT AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 7 AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 7 AVENUE AS SHOWN BY THE CITY OF FORT LAUDERDALE RIGHT-OF-WAY MAP, PART II, R-0-W NO. 701 SHEETS 2 AND 3, ENGINEERING FILE NO. 4-39-27 AND THE CITY OF FORT LAUDERDALE RIGHT-OF-WAY MAP, R-0-W NO. 63, PROJECT NO. 1315, SHEETS 4, 5, AND 6, ENGINEERING FILE NO. 4-38-5 TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF COOLEY'S LANDING (A PUBLIC BOATING FACILITY); THENCE EASTERLY ALONG SAID NORTH BOUNDARY TO THE NORTH BANK OF THE NEW RIVER; THENCE ALONG SAID NORTH BANK OF THE NEW RIVER SOUTHWESTERLY, WESTERLY, NORTHERLY, SOUTHWESTERLY AND NORTHWESTERLY TO THE INTERSECTION WITH THE SOUTHEAST CORNER OF PARCEL "A", "ADMINISTRATIVE FACILITY" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL "A" TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTHWEST 13 AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 39722, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION OF THE NORTH LINE OF A 40.00 FOOT ROAD AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 39722, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS SOUTHWEST 3 COURT (MCSWEENEY STREET); THENCE WESTERLY ON SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF A NORTH-SOUTH DIRECTION 40.00 FOOT ROAD AND UTILITY EASEMENT, RECORDED IN SAME RECORD AS PREVIOUS EASEMENT, ALSO KNOWN AS SOUTHWEST 13 TERRACE (OLSSON AVENUE); THENCE NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 274.77 FEET; THENCE EASTERLY ALONG A LINE, THAT IS PARALLEL WITH AND 274.77 FEET NORTH OF THE NORTH LINE OF A 40.00 FOOT ROAD AND UTILITY EASEMENT (SOUTHWEST 3 COURT) TO THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A", SAID POINT IS 148.33 FEET SOUTH OF THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BLOCK 117, "WAVERLY PLACE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 2 COURT; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF BLOCK 116 OF SAID PLAT BOOK 2, PAGE 19; THENCE NORTHERLY ALONG THE WEST LINE OF BLOCKS 116, 119 AND 124 TO THE INTERSECTION OF THE CENTERLINE LINE OF A 10.00 FOOT ALLEY IN SAID BLOCK 124, VACATED IN CITY ORDINANCE C-83-91; THENCE EASTERLY ALONG SAID ALLEY CENTERLINE AND EXTENSION THEREOF TO THE WEST LINE OF PARCEL "A", "DR. KENNEDY HOMES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID PARCEL "A" AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BLOCK 121, "TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY AND EASTERLY ALONG SAID BLOCK 121 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BLOCK 20, "TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 2 AND 1, "HAZEL ESTATES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID LOT 2 OF SAID PLAT BOOK 42, PAGE 4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND NORTHERLY EXTENSION THEREOF TO NORTH RIGHT OF WAY LINE OF SOUTHWEST 1 STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12, AS SHOWN ON LOT 4, "SUBDIVISION OF LOTS 1, 2, 3 AND 4, 9 AND 10 BLOCK 20 FT. LAUDERDALE, FLA" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 12, AS SHOWN ON LOT 4 OF SAID PLAT TO THE INTERSECTION WITH THE CENTERLINE OF A 10.00 FOOT ALLEY, VACATED AND RECORDED IN OFFICIAL RECORDS BOOK 27529, PAGE 568 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID CENTERLINE AND THE EASTERLY EXTENSION THEREOF TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 12, AS SHOWN ON LOT 2 OF SAID PLAT BOOK 3, PAGE 15; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION CONTINUING ALONG THE EAST LINE OF SAID LOT 12, AS SHOWN ON LOT 2 TO THE POINT OF BEGINNING.

TOGETHER WITH:

BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF SOUTHWEST 14 AVENUE; BOUNDED ON THE SOUTH AND WEST BY THE NORTH BANK OF THE NEW RIVER; BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 5, BLOCK 1 AND THE NORTH LINE OF LOTS 22 THROUGH 13, BLOCK 6, "AMENDED PLAT OF RIVER HIGHLANDS" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

DATE: NOVEMBER 1, 2019

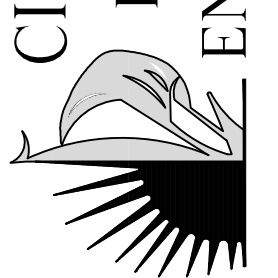
CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

 MICHAEL W. DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
 STATE OF FLORIDA

DATE:	11/01/2019
DRAWN BY:	MD
DESIGNED BY:	MD
CHECKED BY:	MD
FIELD BOOK:	

CITY OF FORT LAUDERDALE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING & ARCHITECTURE



100 North Andrews Avenue, Fort Lauderdale, Florida 33301

REVISIONS		DESCRIPTION
NO.	DATE	BY (CHK'D)

PROJECT # 33333
PROPOSED UPDATED SAILBOAT BEND
HISTORIC DISTRICT

CITY OF FORT LAUDERDALE

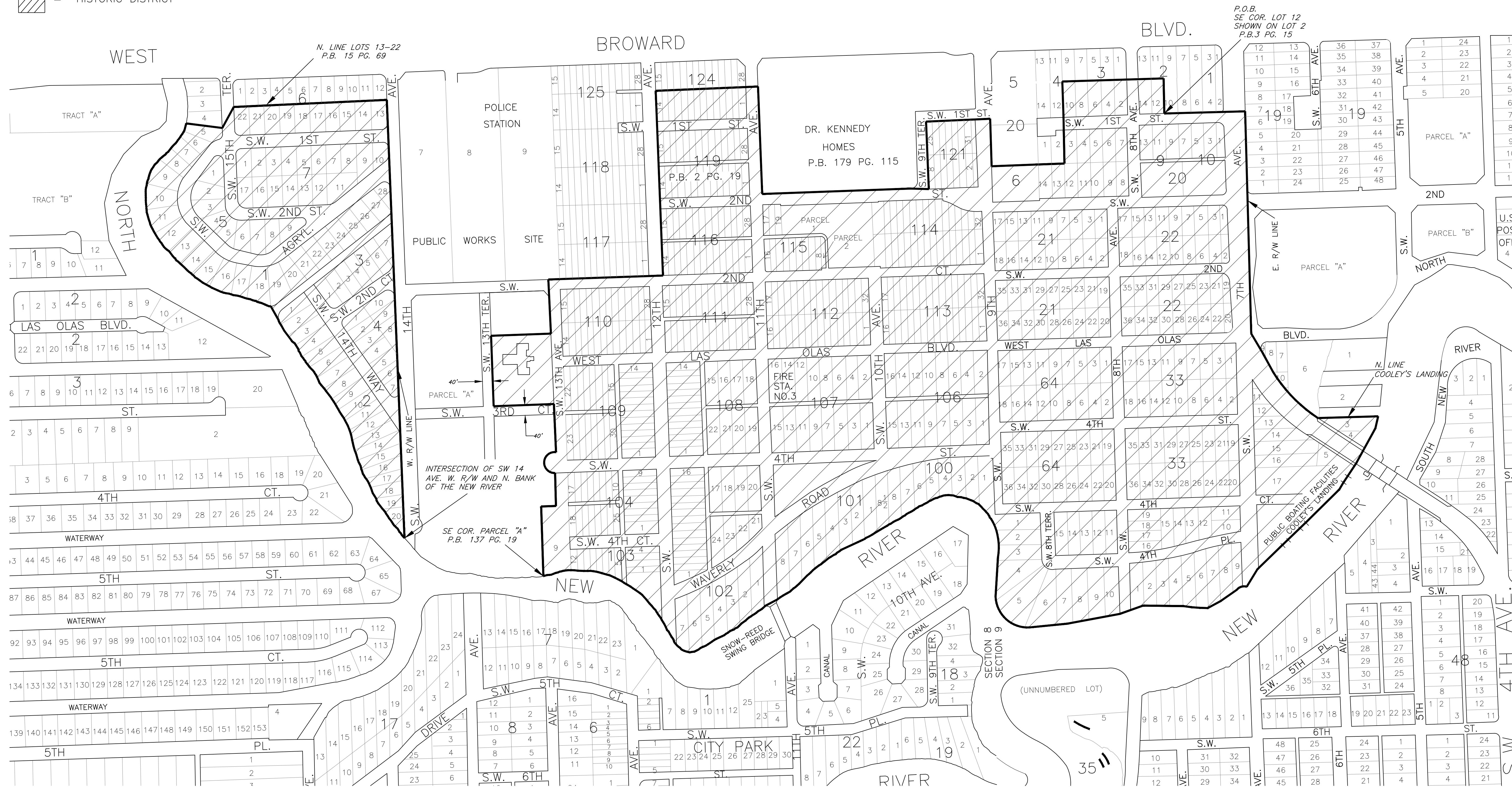
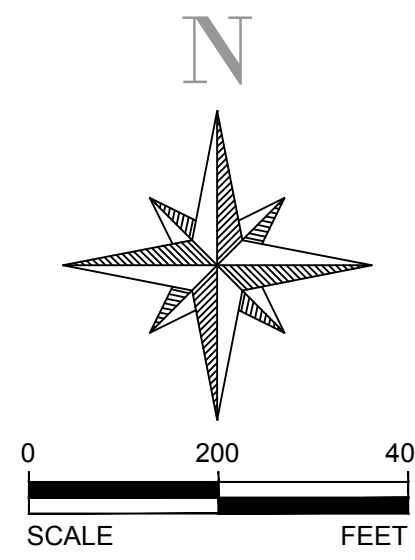
SHEET NO.	OF
1	2
TOTAL:	2
CAD FILE:	
DRAWING FILE NO.	

SKETCH AND DESCRIPTION

(SAILBOAT BEND HISTORIC DISTRICT MAP)

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- COR. = CORNER
- = HISTORIC DISTRICT



DATE:	11/01/2019
DRAWN BY:	MD
DESIGNED BY:	SCALE: 1"=200'
CHECKED BY:	MD
FIELD BOOK:	MD

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
 100 North Andrews Avenue, Fort Lauderdale, Florida 33301

NO.	DATE	BY (CHK'D)	DESCRIPTION

PROJECT # 33333
PROPOSED UPDATED SAILBOAT BEND HISTORIC DISTRICT
CITY OF FORT LAUDERDALE

SHEET NO.	1	OF	2
TOTAL:	2		
CAD FILE:			
DRAWING FILE NO.			

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

City of Fort Lauderdale Police Station

1300 W. Broward Boulevard

Architect: William F. Bigoney Jr. and John Evans

Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.



2018 Police Station

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

Over the years, the structure has experienced several large additions and alterations which include the following:

List of Major Permits Issued:

2/17/1958: Original Permit Issued for Two-Story Police Station (Bigoney + Evans)

4/19/1965: Third Floor Addition to Police Station (Bigoney + Evans)

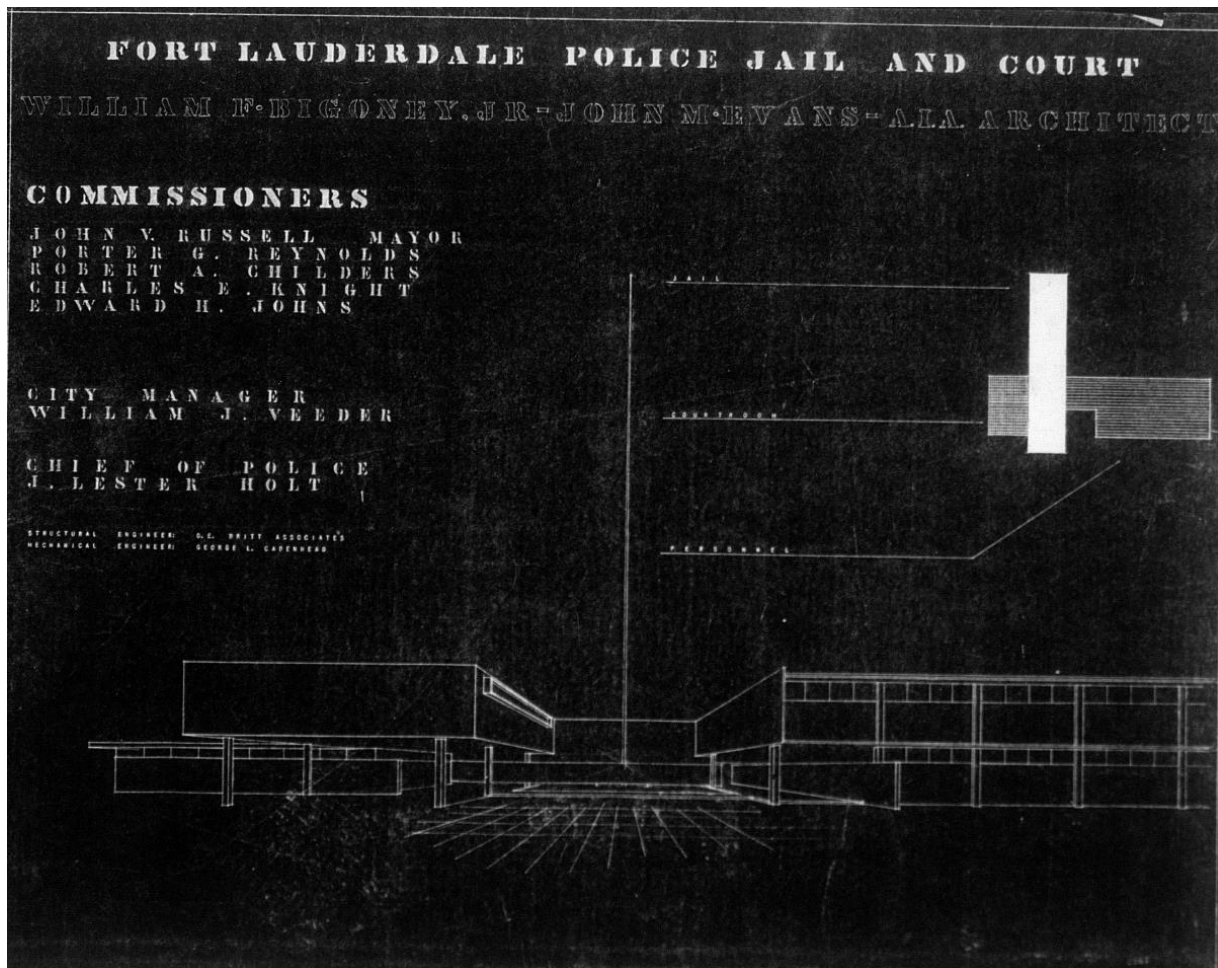
4/11/1968: Addition of One-Story Court Room (East of Main Building) (William Crawford)

9/14/1981: Addition and Alterations to the Front Façade; Addition of 2nd Story to Existing One-Story Courtroom (Bigoney + Evans)

Additional Permits:

1/1/10: Retrofit doors and windows

12/21/15: Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT

Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more unique features

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

about the District is that the dates of construction range from the early 1900s through current day.

As a result, the architectural significance of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

IF buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to contribute to this period in the historic district's evolution.

ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"

If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property

Location: This property is in its original location.

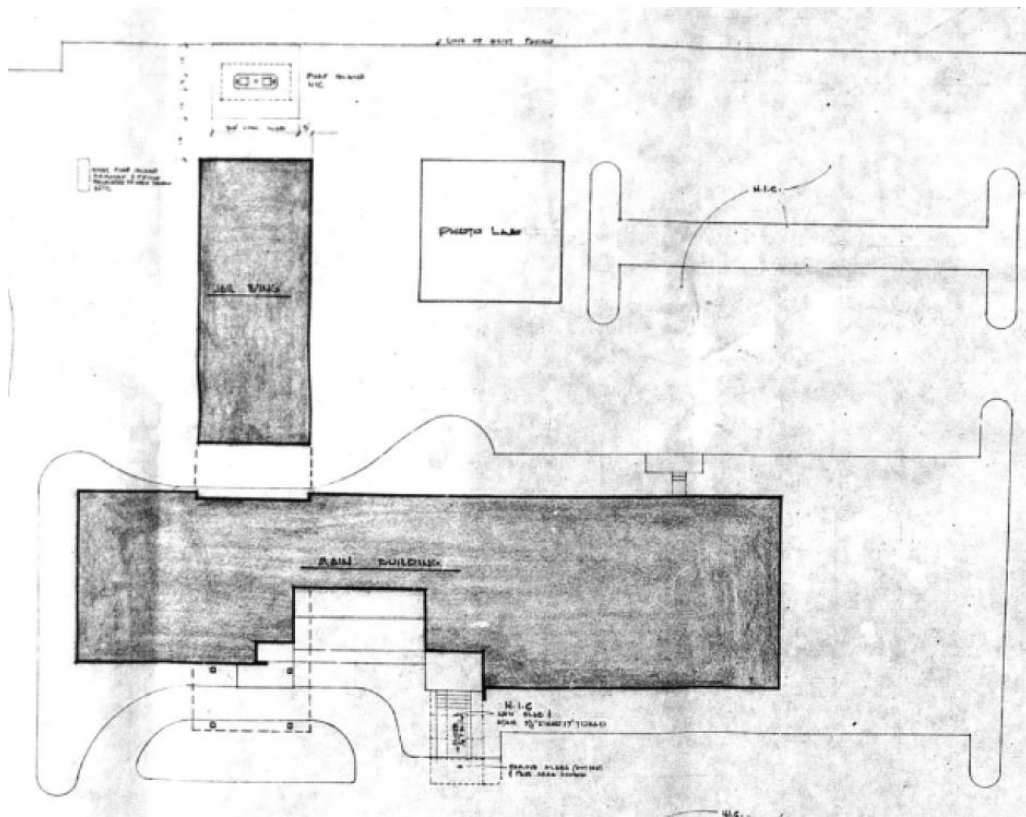
Design: The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

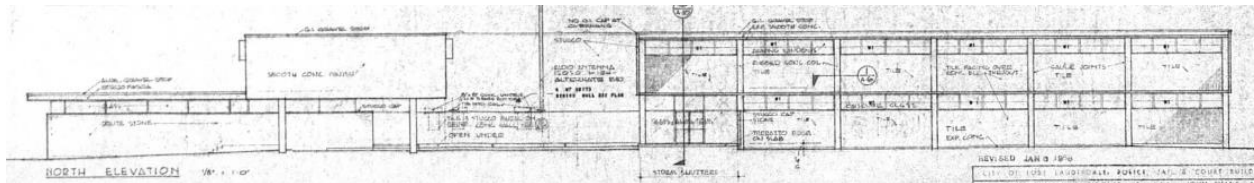
In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochère as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

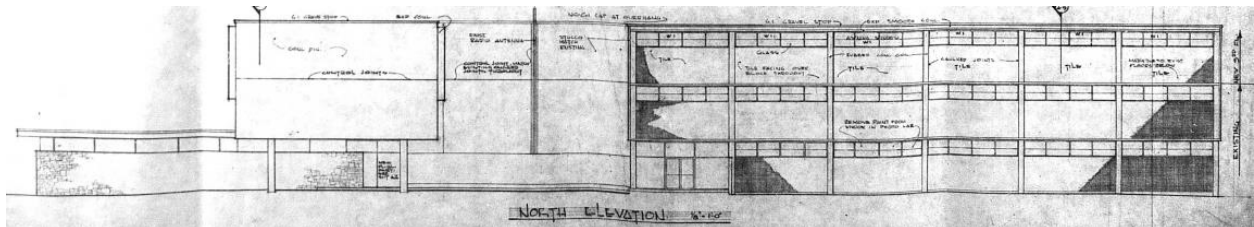


Original Site Plan Layout of Police Station



North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



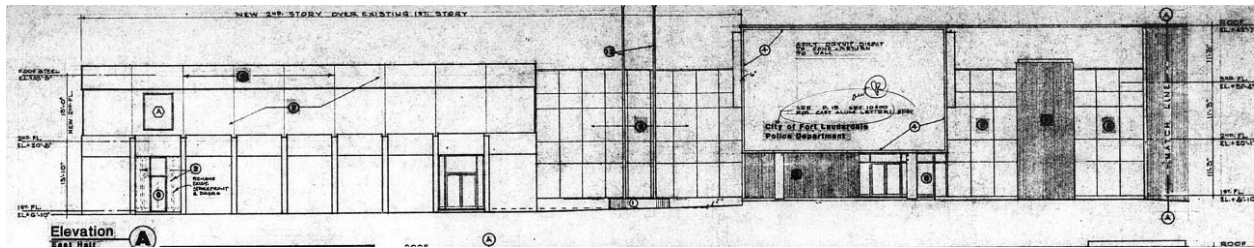
North Elevation of Police Station (1965)

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

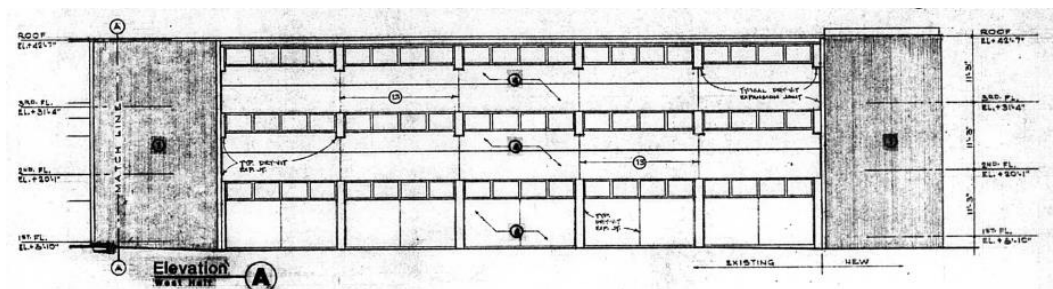
In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing; and
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original

ASSESSMENT OF INTEGRITY: CITY OF FORT LAUDERDALE POLICE STATION

intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

Setting: The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

Materials: Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

Workmanship: With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

Feeling: Feeling the ability to recognize the structure or site and the original design intent.

Association: This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design. To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design, Materials, and Association.

CONCLUSION:

In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

Written by Trisha Logan, Urban Planner III, and Ellen Uguccioni, Historic Preservation Consultant for the Fort Lauderdale Historical Society.

SECTION 47-17. - SAILBOAT BEND HISTORIC DISTRICT

Sec. 47-17.1. - ~~List of districts.~~ Boundary.

~~SBHD – Sailboat Bend Historic District.~~

A. *Boundary description of the Sailboat Bend Historic District.* A PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 10, AND THE NORTH ONE-HALF OF SECTION 9, OF TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, AS SHOWN ON LOT 2, "SUBDIVISION OF LOTS 1, 2, 3 AND 4, 9 AND 10 BLOCK 20 FT. LAUDERDALE, FLA" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF LOTS 10, 8, 6, 4 AND 2, AS SHOWN ON LOT 2 AND 1, OF SAID PLAT AND THE EASTERLY EXTENSION THEREOF TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 7 AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 7 AVENUE AS SHOWN BY THE CITY OF FORT LAUDERDALE RIGHT-OF-WAY MAP, PART II, R-0-W NO. 701 SHEETS 2 AND 3, ENGINEERING FILE NO. 4-39-27 AND THE CITY OF FORT LAUDERDALE RIGHT-OF-WAY MAP, R-0-W NO. 63, PROJECT NO. 1315, SHEETS 4, 5, AND 6, ENGINEERING FILE NO. 4-38-5 TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF COOLEY'S LANDING (A PUBLIC BOATING FACILITY); THENCE EASTERLY ALONG SAID NORTH BOUNDARY TO THE NORTH BANK OF THE NEW RIVER; THENCE ALONG SAID NORTH BANK OF THE NEW RIVER SOUTHWESTERLY, WESTERLY, NORTHERLY, SOUTHWESTERLY AND NORTHWESTERLY TO THE INTERSECTION WITH THE SOUTHEAST CORNER OF PARCEL "A", "ADMINISTRATIVE FACILITY" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL "A" TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTHWEST 13 AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 39722, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION OF THE NORTH LINE OF A 40.00 FOOT ROAD AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 39722, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO KNOWN AS SOUTHWEST 3 COURT (MCSWEENEY STREET); THENCE WESTERLY ON SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF A NORTH-SOUTH DIRECTION 40.00 FOOT ROAD AND UTILITY EASEMENT, RECORDED IN SAME RECORD AS PREVIOUS EASEMENT, ALSO KNOWN AS SOUTHWEST 13 TERRACE (OLSSON

AVENUE); THENCE NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 274.77 FEET; THENCE EASTERLY ALONG A LINE, THAT IS PARALLEL WITH AND 274.77 FEET NORTH OF THE NORTH LINE OF A 40.00 FOOT ROAD AND UTILITY EASEMENT (SOUTHWEST 3 COURT) TO THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A", SAID POINT IS 148.33 FEET SOUTH OF THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF BLOCK 117, "WAVERLY PLACE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 2 COURT; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF BLOCK 116 OF SAID PLAT BOOK 2, PAGE 19; THENCE NORTHERLY ALONG THE WEST LINE OF BLOCKS 116, 119 AND 124 TO THE INTERSECTION OF THE CENTERLINE LINE OF A 10.00 FOOT ALLEY IN SAID BLOCK 124, VACATED IN CITY ORDINANCE C-83-91; THENCE EASTERLY ALONG SAID ALLEY CENTERLINE AND EXTENSION THEREOF TO THE WEST LINE OF PARCEL "A", "DR. KENNEDY HOMES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY AND EASTERLY ALONG THE BOUNDARY OF SAID PARCEL "A" AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BLOCK 121, "TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY AND EASTERLY ALONG SAID BLOCK 121 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF BLOCK 20, "TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 2 AND 1, "HAZEL ESTATES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID LOT 2 OF SAID PLAT BOOK 42, PAGE 4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND NORTHERLY EXTENSION THEREOF TO NORTH RIGHT OF WAY LINE OF SOUTHWEST 1 STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12, AS SHOWN ON LOT 4, "SUBDIVISION OF LOTS 1, 2, 3 AND 4, 9 AND 10 BLOCK 20 FT. LAUDERDALE, FLA" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 12, AS SHOWN ON

LOT 4 OF SAID PLAT TO THE INTERSECTION WITH THE CENTERLINE OF A 10.00 FOOT ALLEY, VACATED AND RECORDED IN OFFICIAL RECORDS BOOK 27529, PAGE 568 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID CENTERLINE AND THE EASTERLY EXTENSION THEREOF TO THE INTERSECTION OF THE NOERTHERLY EXTENSION OF THE EAST LINE OF LOT 12, AS SHOWN ON LOT 2 OF SAID PLAT BOOK 3, PAGE 15; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION CONTINUING ALONG THE EAST LINE OF SAID LOT 12, AS SHOWN ON LOT 2 TO THE POINT OF BEGINNING.

TOGETHER WITH:

BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF SOUTHWEST 14 AVENUE; BOUNDED ON THE SOUTH AND WEST BY THE NORTH BANK OF THE NEW RIVER; BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 5, BLOCK 1 AND THE NORTH LINE OF LOTS 22 THROUGH 13, BLOCK 6, "AMENDED PLAT OF RIVER HIGHLANDS" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(Ord. No. C-97-19, § 1(47-17.1), 6-18-97)

Sec. 47-17.2. - Intent and purpose.

A. *SBHD - Sailboat Bend Historic District* is intended to provide additional guidelines for the review of an application for a certificate of appropriateness for buildings and structures within the SBHD. A study was conducted of the building materials, surfaces, textures and design of buildings and structures which exemplify the historic character of the SBHD neighborhood. From this study guidelines were developed to serve as a baseline description against which plans requiring a certificate of appropriateness pursuant to Section 47-24, Development Permits and Procedures, can be reviewed for harmony, compatibility and appropriateness. The study which is the basis for these guidelines is entitled the Sailboat Bend Historic District Study ("Study"). The material and design guidelines developed as a result of this study are provided in Section 47-17.7.

1. The purpose of the guidelines is to identify a range of material and design options which will encourage development compatible with the historic character of the SBHD and discourage introduction of incompatible features. The intent of the material and design guidelines is not to require particular architectural features or dictate architectural style. Contemporary designs and materials may be permitted if used in a manner compatible with the sense of the past that is being preserved. Economic feasibility and durability of proposed improvements, along with visual harmony, are primary concerns.

2. In addition to the review of materials and design of buildings and structures within the SBHD, the study includes a review of existing yard requirements. It was found that in the RS-8 and RML-25 zones, existing yards of historically significant buildings differed from the yard requirements presently required in RS-8 and RML-25 zoned districts as provided by the ULDR. The purpose of the provisions allowing a reduction in yard requirements for buildings and structures in the SBHD, in RS-8 and RML-25 zoned districts and other residential districts when used for a use permitted in an RS-8 or RML-25 zoning district, is to promote construction which is compatible with the historic character of the district.

(Ord. No. C-97-19, § 1(47-17.2), 6-18-97; Ord. No. C-99-14, § 8, 3-16-99)

Sec. 47-17.3. - Applicability.

All provisions of Section 47-24, Development Permits and Procedures, shall be applicable to the SBHD except to the extent that such provisions are modified by this section.

(Ord. No. C-97-19, § 1(47-17.3), 6-18-97)

Sec. 47-17.4. - Application for alterations or new construction.

A. The provisions of Section 47-24.11.C as they apply to an application for alteration or new construction of structures or buildings located in the SBHD shall be revised as follows:

1. An application for a certificate of appropriateness for alteration or new construction shall be reviewed by the department. If such application meets the criteria provided in Section 47-24.11.D and the material and design guidelines as provided in Section 47-17.7, the department may approve the application. If the department determines that the application does not meet existing guidelines provided in Section 47-24.11.D, Certificate of Appropriateness; and the material and design guidelines, the application shall be submitted and reviewed by the historic preservation board as a new application for a certificate of appropriateness in accordance with the provisions of Section 47-24.11.C, but no additional fee will be required.
2. No certificate of appropriateness for alteration or new construction granted by the department shall be effective for a period of 15 days subsequent to the department's decision. The department shall, within five days after its grant of a certificate of appropriateness, advise the members of the historic preservation board and city commission of its decision. If during that 15 day period the historic preservation board or city commission wishes the application to be reviewed, the decision of the department shall automatically be stayed and the application shall be reviewed by the historic preservation board as a new application for a certificate of appropriateness in accordance with the

procedures provided in Section 47-24.11.D, Certificate of Appropriateness, but no additional fee will be required.

(Ord. No. C-97-19, § 1(47-17.4), 6-18-97; Ord. No. C-99-14, § 9, 3-16-99)

Sec. 47-17.5. - Application for yard and minimum distance separation reduction.

A. *Yards.* The historic preservation board may authorize a reduction in yards and minimum distance separation requirements for residences located in RS-8, RML-25 and other residential zoning districts located within the SBHD when the historic preservation board finds a reduction in yards does not interfere with the light, air and view of adjacent properties and:

1. Reducing the required yard is compatible with the yards or abutting properties, and yards across from the yard proposed for reduction;
2. The yards proposed to be reduced are consistent with the yards existing in connection with contributing structures in SBHD; or
3. A reduction in the required yard is necessary to preserve a structural or landscaping feature found by the historic preservation board to contribute to the historical character of the SBHD; or
4. In other residential zoning districts within the SBHD, the board may authorize yard reductions subject to criteria in subsections A.1 through 3 if the proposed use and dimensions of a development are the same as those permitted in RS-8 and RML-25 zoning districts. Once a yard reduction or minimum distance separation requirement is approved, uses and structures in these zoning districts may not be altered without the issuance of a certificate of appropriateness.

B. Reduction of yards may be permitted as follows:

1. *RS-8 zoning district.* Principal residential structures: Front yard:15 feet.
2. *RML-25 zoning district.* Principal residential structures: Front yard:15 feet, side yard: five feet, rear yard:15 feet.
3. *RS-8 and RML-25 zoning district.* Accessory structures: Rear yard: five feet.
4. Minimum distance between principal residential and accessory structures: five feet, unless otherwise required by the Florida Building Code.
5. In other residential districts, when the use and dimensions meet the requirements of subsection A.4, the yards may be reduced to the dimensions provided in subsections B.1 through 4.

C. An application for a reduction in yard requirements shall be made to the historic preservation board in the same manner, subject to the same procedures as an application for a certificate of appropriateness as provided in Section 47-24.11.C.

(Ord. No. C-97-19, § 1(47-17.5), 6-18-97; Ord. No. C-99-14, § 10, 3-16-99; [Ord. No. C-03-23, § 2, 7-1-03](#).)

Sec. 47-17.6. - Alterations to nonconforming structures.

- A. Notwithstanding the provisions of Section 47-3, Nonconforming Uses, Structures and Lots, alterations to non-conforming structures which exceed fifty percent (50%) of the replacement value of the structure may be permitted by the historic preservation board if it is found that:
1. Present exterior elevations and material types are maintained; or
 2. Present exterior elevations and material types are proposed to be changed in accordance with the SBHD material and design guidelines as provided in Section 47-17.7.
- B. An application for alterations which exceed fifty percent (50%) of the replacement value of the property shall be made to the historic preservation board in the same manner, and subject to the same procedures as an application for a certificate of appropriateness as provided in Section 47-24.11.C.

(Ord. No. C-97-19, § 1(47-17.6), 6-18-97)

Sec. 47-17.7. - Material and design guidelines.

- A. *Applicability.* The SBHD material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for the following:
1. *New construction.* The material and design guidelines shall be used to determine if the new construction is compatible with buildings which were built prior to 1940 and which exhibit the historic character and features of the district as identified in the SBHD study.
 2. *Alteration.* The material and design guidelines shall be used in identifying existing features of the original structure and encourage restoration in line with these features and to encourage inclusion of historical features when compatible with the character of the original structure.
 3. *Relocation.* The material and design guidelines shall be used to insure that buildings moved to sites within the district are compatible with the surrounding buildings and are suitably situated on the lot.
 4. *Demolition.* The material and design guidelines shall be used to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure.
- B. *Materials and designs.*
1. *Exterior building walls.*
 - a. *Materials and finish.*
 - i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.

- ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
- 2. *Windows and doors.*
 - a. *Materials.*
 - i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
 - ii. Translucent glass (rear and side elevations only).
 - iii. Painted and stained wood.
 - iv. Aluminum and vinyl clad wood.
 - v. Steel and aluminum.
 - vi. Glass block.
 - vii. Flat skylights in sloped roofs.
 - viii. Domed skylights on flat roofs behind parapets.
 - b. *Configurations.*
 - i. Doors: garage nine feet maximum width.
 - ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.
 - c. *Operations.*
 - i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
 - d. *General.*
 - i. Wood shutters sized to match openings (preferably operable).
 - ii. Wood and metal jalousies.
 - iii. Interior security grills.
 - iv. Awnings.
 - v. Bahama shutters.
 - vi. Screened windows and doors.
- 3. *Roofs and gutters.*
 - a. *Roof—materials.*
 - i. Terra cotta.
 - ii. Cement tiles.

- iii. Cedar shingles.
 - iv. Steel standing seam.
 - v. 5-V crimp.
 - vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
 - vii. Fiberglass/asphalt shingles.
 - viii. Built up roof behind parapets.
- b. *Gutters.*
- i. Exposed half-round.
 - ii. Copper.
 - iii. ESP aluminum.
 - iv. Galvanized steel.
 - v. Wood lined with metal.
- c. *Configurations.*
- i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.
4. *Outbuildings.*
- a. *Materials and finish.*
- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
 - ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
5. *Garden walls and fences.*
- a. *Materials and style.*
- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
 - ii. Wood: picket, lattice, vertical wood board.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

- iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.
- b. *Configurations.*
 - i. Front: spacing between pickets maximum six inches clear.
- 6. *Arcades and porches.*
 - a. *Materials and finish.*
 - i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or trowled.
 - ii. Wood: posts and columns.
 - iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.
 - iv. Metal (at railings only): wrought iron, ESP aluminum.

(Ord. No. C-97-19, § 1(47-17.7), 6-18-97; Ord. No. C-99-14, § 11, 3-16-99)

Trisha Logan

From: Sailboat Bend Civic Assoc. <sailboatbend.sbca@gmail.com>
Sent: Monday, October 28, 2019 1:11 PM
To: Dean Trantalis; Robert McKinzie; Steven Glassman; Ben Sorensen; Heather Moraitis
Cc: Trisha Logan; Anthony Fajardo; BrdHistoricPreservationBoard
Subject: Sailboat Bend Civic Association

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
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Report any suspicious emails to spamadmin@fortlauderdale.gov

Dear Mayor and City Commissioners,

At the October 16, 2019 Meeting of the Sailboat Bend Civic Association, we had 22 Members in attendance, quorum established. The main topic of discussion related to the Presentation made by Trisha Logan, City Staff Planner for Historic Preservation. Her presentation outlined the following:

An updated survey of the Sailboat Bend Historic District (SBHD) was conducted to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City of Fort Lauderdale as a Certified Local Government (CLG).

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) zoning district; and
- Assign a “Contributing” or “Non-Contributing” status to all structures within the SBHD; and
- Amend Section 47-17., SBHD Ordinance, of the Unified Land Development Regulations (ULDR).

Extensive public comment occurred during and after her Presentation, most in disagreement with moving forward with any proposed changes and asking for a reevaluation of the entire Sailboat Bend Historic District. Much of the discussion was centered around how the existing Historic District Overlay has hindered our neighborhood rather than the intended community enhancement. A motion was made from the floor and asked for a membership vote on the following Proposal: **Request the City to Abolish the Sailboat Bend Historic District.** Motion passed with 16 Aye, 5 Nay and 1 Abstained.

In direct response to this Adopted Motion, we the Board of Directors, in representation of the majority views of the Sailboat Bend Civic Association ask the City of Fort Lauderdale to assist our neighborhood by doing the following:

Restore to the Sailboat Bend neighborhood the same rights and privileges afforded property owners in all other neighborhoods of the City by eliminating the designated Sailboat Bend Historic District. Why? Because Sailboat Bend Historic District is misaligned.

- The existing Sailboat Bend Historic District does not meet the definition of a historic district as defined by State and Federal agencies, as it lacks quantitative composition. Historic Districts should be largely comprised of historic structures harkening from the Period of Significance and exhibiting historic significance of the period. The State and Federal criteria cite a standard of 80%-90% of the neighborhoods structures.
- It forces all homes to comply with unnecessarily difficult processes and inappropriate design standards.
- Its subjective and inconsistent application by the Historic Preservation Board.
- It's frustrated owners as they attempt to repair and maintain older and newer homes in the neighborhood.
- The best intentions of the authors of the Historic Preservation Ordinance were to protect the neighborhood from decline. This poorly-executed effort is now having the opposite effect.

Sailboat Bend Residents are not asserting that history isn't important, but a more 'Discerning' Preservation Plan is key to a 21st Century preservation approach. We do object to the manner in which history is being forcefully preserved on the (financial) backs of a relatively few property owners for the benefit of a City that has examples of early-20th Century architecture scattered across many neighborhoods.

Thank you in advance for your thoughtful consideration.

Respectfully,

Board of Directors
Sailboat Bend Civic Association



Memorandum

Memorandum No: 19-117

Date: November 7, 2019

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

Re: Sailboat Bend Civic Association Request to Remove the Historic Designation from Sailboat Bend

On October 10, 2019 staff attended the Sailboat Bend Civic Association meeting to provide an overview of the updated architectural resource survey of the Sailboat Bend Historic District (SBHD) along with elements proposed for implementation that were outlined in Commission Memorandum No. 19-078, provided as Exhibit 1.

At that meeting, a motion was made and approved to communicate, to the City Commission, the request to remove the historic designation from Sailboat Bend, provided as Exhibit 2.

For a civic association to initiate this request, procedures for a referendum to repeal the historic district as outlined under Article III of the Charter of the City of Fort Lauderdale (Charter) would need to be followed. Section 3.20 of the Charter states:

Section 3.20. - Referendum elections.

Any existing ordinance of the City of Fort Lauderdale, or any section or related sections of the "Code of Ordinances of the City of Fort Lauderdale," including ordinances approved by the electorate, may be repealed or amended, and any intended sale or lease of public property may be approved or rejected by a majority of the electors voting at a referendum election, when such matter is submitted to a referendum by the city commission, upon its own motion or as a result of initiative proceedings. In case of initiative proceedings, when the necessary requirements have been met, and proper petitions bearing the signatures of fifteen (15) percent of the registered electors have been filed, the city commission shall pass a resolution calling for a referendum election to be held under the same procedure as provided in section 3.18 and section 3.19 of this charter.

The Sailboat Bend Historic District was designated by the City Commission in 1992 under Ordinance C-92-49 as meeting one or more criteria for designation. Updates proposed for Sailboat Bend are to reevaluate the existing historic district. As part of this effort, the updated architectural resource survey collected data in the field through observation of existing conditions, from data in the City's GIS, original permits (when available), and

review of past permits. Data that was collected is now being thoroughly organized and each property is being evaluated for significance within the context of the district and a defined period of significance.

National Register Bulletins, published by the National Park Service, are used as guidance to conduct architectural resource surveys and in evaluating significance. As part of these bulletins, guidelines are provided through definitions and criteria; however, it does not state that a minimum number of contributing buildings is required for a historic district. Below is the definition of a district provided by the United States Secretary of the Interior (36 C.F.R., Section 60.3),

“a district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.”

The primary intent of the proposed updates is to provide the property owners in Sailboat Bend a more concise boundary that encompasses structures that are residential in nature, allowing for greater consistency in the application of design guidelines; clarification of properties that are intended for future preservation through the identification of “contributing” and “non-contributing” properties; and greater confidence in the evaluation of applications by providing updates to the criteria in the Sailboat Bend Historic District ordinance. In a recently approved amendment to the Historic Preservation Ordinance, additional criteria were included to review certain requests administratively, rather than going through the Historic Preservation Board, which allows for savings of both time and cost to a property owner.

Attachments

Exhibit 1 – City Commission Memorandum No. 19-078

Exhibit 2 – Email from the Sailboat Bend Civic Association

c: Rob Hernandez, Deputy City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers



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c: Rob Hernandez, Deputy City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers



Resurvey of the Sailboat Bend Historic District

Frequently Asked Questions

An updated survey of the Sailboat Bend Historic District (SBHD) was conducted to identify any changes that have occurred in the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

The following objectives are proposed to implement the findings of the resurvey:

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) zoning district;
- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
- Amend Section 47-17., SBHD Ordinance, of the Unified Land Development Regulations (ULDR).

The following "Frequently Asked Questions" were composed to help neighbors understand the proposed changes.

What is an Architectural Resource Survey?

An Architectural Resource Survey is the identification, research, and documentation of buildings, sites, and structures in the City of Fort Lauderdale that includes an evaluation of the architectural style, structural integrity, and character for each building within a specified boundary.

Why are Architectural Resource Surveys needed?

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions. They also help document the City's history, which contributes to the repository of historical information in the event a structure is demolished in the future. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

How is an Architectural Resource Survey conducted?

While the methodology within each survey may vary and the degree of information provided may depend on the type of survey conducted, the efforts typically include background research, a field survey where each building is photographed, and evaluation of each building.

What does "Contributing Property" or "Non-Contributing Property" mean?

Both definitions are standard within historic preservation ordinances throughout the country. They enable a historic district to have a status assigned to each property that signifies its significance. A "contributing property" is one that adds to the qualities of a historic district and is typically defined in a period of significance statement included in the historic designation that identifies time periods, architectural styles, and related historical associations. A "non-contributing property" does not add to the qualities for which the area is designated.

Who decides whether my building is assigned a "Contributing" or "Non-Contributing" status?

Qualified planners and consultants make determinations regarding a building's status. Both planners and consultants working on the survey meet the Secretary of the Interior's Professional Qualification Standards (https://www.nps.gov/history/local-law/arch_stnds_9.htm) for Architectural History or Historic Architecture, which are requirements maintained by the National Park Service in the United States Department of the Interior. If a status for each building is to be adopted for the SBHD, an amendment to the historic district would need to be reviewed and approved by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

How will assigning a "Contributing" or "Non-Contributing" status affect my property?

Assigning contributing or non-contributing status to each building would provide clarification as to which properties are intended for future preservation and rehabilitation. The review process for properties identified as contributing would not change from standards applied to all structures within the SBHD today. Properties identified as non-contributing would still be subject to the historic preservation ordinance but may have more lenience for exterior alterations to existing buildings in the review process.

How will the adjustment the existing boundaries affect my property?

If your property is located along Broward Boulevard or within the PUD, except for the West Side School, the adjustment to the existing boundary would remove the parcel from the Sailboat Bend Historic District. A map of the proposed boundaries is available on the Historic Preservation website.

How will an amendment to the Sailboat Bend Historic District Ordinance affect my property?

Through the assignment of contributing and non-contributing status to all structures within the district, it is anticipated that there will also be recommendations for updates to the ordinance to differentiate between each status and modifications to the material and design guidelines. Additionally, while there are typically some consistencies between contributing and non-contributing properties regarding materials, site improvements, scale, and massing – the same level of review applied to contributing properties to assess potential adverse effects to historic architectural features – may not be applied to non-contributing properties.

What is the timeline for this project?

A proposal for adjustments to the boundaries of the SBHD will likely be an initial step in implementing findings of the most recent Architectural Resource Survey. Following the completion of an initial draft of the Architectural Resource Survey Report, proposed assignment of contributing and non-contributing statuses, as well as a proposed amendment to the SBHD ordinance will be presented within the coming year.

When will the updated Architectural Resource Survey be available for review?

Staff is working on the architectural resource survey and plans to have a draft completed by July 2020. The timeline may change as the project moves forward.

What is the period of significance for the historic district?

Each property is being evaluated for its historic significance as part of the updated architectural resource survey. Properties are being evaluated through field observations of existing conditions, data in the City's GIS system, original permits (when available), and past permits. An updated Period or Periods of Significance will be finalized when the draft of the architectural resource survey is complete.

Will a non-contributing building have to follow the same regulations as a contributing building?

Yes, however non-contributing properties would not undergo the same level of review as contributing properties when assessing potential adverse effects to historic architectural features. For any projects such as demolition, new construction, or major alterations and additions to non-contributing properties, the applicant would need to submit those requests to the Historic Preservation Board.

What criteria are used to make a determination of a “contributing” or “non-contributing” status?

The survey was conducted, and data was collected in the field through observation of existing conditions, existing data in the City's GIS system, original permits (when available), and past permits. A Contributing or Non-Contributing status is assigned based on collected data and a property's evaluation of significance, which includes a determination of architectural integrity. For more information on the process to conduct a local architectural resource survey, review the National Register of Historic Places Guidelines for Local Surveys: A Basis for Preservation Planning [Part 1](#) and [Part 2](#), or visit <https://www.nps.gov/subjects/nationalregister/publications.htm>

Do I have any input on the status of “contributing” or “non-contributing” assigned to my property?

If a property owner or member of the community has factual information to be taken into consideration such as photographs, architectural plans, or permits, those materials may be submitted for review and incorporation into a final draft prior to public hearings. If a property owner disagrees with the status assigned to their property in the initial draft of the Architectural Resource Survey, they can request a status adjustment during the public hearing.

Where can I get more information on this project?

You may visit the Historic Preservation section on the City website at fortlauderdale.gov or contact Trisha Logan, Urban Planner III and Historic Preservation Board Liaison, by email at tlogan@fortlauderdale.gov or by phone at 954-828-7101.

For additional information about these efforts and to view the proposed text, visit

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation>.

Trisha Logan

From: Trisha Logan
Sent: Wednesday, November 06, 2019 8:41 AM
To: colleenlockwood1@icloud.com
Cc: Anthony Fajardo; Christopher Cooper; Ella Parker
Subject: Proposed Text Amendment for the Sailboat Bend Historic District
Attachments: Exhibit 1 - Commission Memo 19-078.pdf; Exhibit 2 - Sailboat Bend Historic District Updates FAQs.pdf

Good Morning, Ms. Lockwood.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding current code amendments undertaken by the Department of Sustainable Development. The City welcomes any comments or suggestions you may have.

Proposed Text Amendment

Amend Unified Land Development Regulations (ULDR) to include a description of an adjusted boundary to the Sailboat Bend Historic District (SBHD) by amending Section 47-17. of the ULDR.

Background

An updated survey of the SBHD has been conducted to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City as a Certified Local Government (CLG). To implement the findings of this resurvey, we propose the following:

- Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Planned Unit Development (PUD) zoning district; and
- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
- Amend Section 47-17., SBHD, of the ULDR to align text with the proposed Administrative Certificate of Appropriateness review process in Section 47-24.11., of the ULDR; and update the material and design guidelines.

The first objective outlined above proposes to adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the PUD, which do not contribute to the overall significance of the SBHD. By adjusting the boundaries of the SBHD, the district will better reflect the context within this area and its ability to relay its significance as an early residential development in the city.

When the present day SBHD was designated, overall boundaries were selected that aligned with the natural New River border as well as the main arterial roadways of Broward Boulevard and SW 7th Avenue. In modification of the original boundary, the SBHD becomes a discontinuous district which is defined by two separate areas but is associated through their developmental history.

Amendment Summary

Section 47-17. – Sailboat Bend Historic District

The proposed amendment will add a legal description of the SBHD adjusted boundary.

Next Steps

A proposal for the modification to the existing boundary lines will be prepared for action by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

A second phase to be presented within the next year includes assignment of "Contributing" or "Non-Contributing" status to all structures within the SBHD and further amendments to Section 47-17. of the ULDR to align text with recent changes to Section 47-24.11. of the ULDR as well as to update the material and design guidelines.

Attachments

Exhibit 1 - Commission Memo 19-078 Historic Preservation Ordinance Updates – Phase Three – Updated Survey of SBHD.

Exhibit 2 - Sailboat Bend Historic District Updates FAQs

Regards,

Trisha Logan | Urban Planner III | Historic Preservation Board Liaison

City of Fort Lauderdale | Urban Design and Planning Division

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P: (954) 828-7101 E: tlogan@fortlauderdale.gov



Trisha Logan

From: Bernard Petreccia <bernie2p@gmail.com>
Sent: Thursday, December 12, 2019 9:47 AM
To: Trisha Logan
Subject: [-EXTERNAL-] Amendment to modify the Sailboat Bend Historic District Boundary

We are the property owners of: 504209092420 We agree in part with the modification of the Sailboat Bend Historic District Boundary, however, we do not believe that it goes far enough.

We recommend that the City Planners relook at the Broward Boulevard corridor.

Broward Blvd. is the major access and backbone to the vehicular access from I-95 to downtown Fort Lauderdale. As such, it's not inconceivable to believe that the width of the Broward Blvd. Corridor include from NW 1st Street North to SW 1st Street South. Therefore the Sailboat Bend Historic District should be moved to the centerline of SW 1st Street. Please review this recommendation and let us know your views.

Bernie

Sent from my iPad

Comments relating to Case # PLN-HP-DES-19120001

Amendment to Modify the Sailboat Bend Historic District Boundary.

Submitted by: Ken Powell, Sailboat Bend Homeowner

December 28, 2019

Dear Historic Preservation Board Members,

As you probably recall when Phase 1 and 2 of the amendments to the ULDR relating to Historic Preservation were presented to the Public, many felt the timeline for these revisions should have been in reverse order. We are now being presented with a proposed SBHD Boundary adjustments, this request seems to be premature without any solid analysis being furnished to the Public as to how this change will benefit the Sailboat Bend neighborhood. It appears the City's intent is to make these changes swiftly and with minimal public outreach or discussion.

From what I can see, the only one benefiting from this proposed change would be to the City of Fort Lauderdale. If the Police Station is removed from the Sailboat Bend Historic District it would allow the City to demolish the current structure without first obtaining a Certificate of Appropriateness from the HPB. It then, would further allow the City to construct a new building based solely upon the permitted use of this CF Zone.

Before we proceed any further with Phase 3 of the proposed ULDR amendments to Section 47-17 relating to Sailboat Bend Historic District , it seems reasonable to ask of the City to give consideration for action on the following responsibilities.

1. The Police Station is listed on the Florida's Inventory of Historical, Cultural Resources as number 8BD4550 on the Florida Master Site File. However, it has never been evaluated by the State Historic Preservation Office for its eligibility for the National Register of Historic Places. Before its removal from the Historic District or its demolition it seems appropriate that it be evaluated by the SHPO for its eligibility. The 2009 SBHD Resources Study, though never adopted by the City Commission states *"The Police Station main building from 1957 was too young to be considered historic. Today when factors such as age and the fact that it was designed by William Bigoney are taken into consideration, the structure is possibly eligible for the National Register of Historic Places, hence it is ranked as a Key building."*

2. The Sailboat Bend Historic District is listed on the Florida's Inventory of Historical, Cultural Resources as number 8BD4428 on the Florida Master Site File. However, it has never been evaluated by the State Historic Preservation Office for its eligibility for the National Register of Historic Places. Before its dissection as a Historic District it seems appropriate that it be evaluated for its eligibility. Such review by the SHPO would give confidence of its value as a Historic District if it was eligible for the National Register. If it is not eligible, maybe the entire SBHD needs to be reevaluated as to if it even meets the Criteria for a Historic District. A recent vote taken at the Sailboat Bend Civic Association prompted a request to the City Commission that they rescind the Sailboat Bend Historic District.

3. The current boundaries of the SBHD are contained in the 1992 adopted Sailboat Bend Study, not in the ULDR. The proposed removal of the Villages at Sailboat Bend and The Kennedy Homes Project seems inappropriate as both these projects had extensive Public review as to their compatibility with the neighborhood. The construction elements of the Villages at Sailboat Bend display strong historic flavor, while being a product of its own time. The 2009 SBHD Resources Study, though never adopted by the City Commission states "*It was decided to keep the extensive Lennar project Planned Urban Development (PUD) including the Art Space project as part of the Sailboat Bend historic district and rank it as non-contributing, rather than make two separate historic districts.*" It seems reasonable to ask that the Public have access to the entire 2019-2020 SBHD Study for review prior to discussing what sections should be removed and how that removal would benefit the District as a whole. Once the Study is released we would be better positioned for a City wide discussion.

Being a property owner in Sailboat Bend for ten years and currently renovating an older home in the neighborhood, I object to the proposed boundary changes and support further evaluation by the City as requested above. To amend the boundaries without first reviewing every option for preservation of the Police Station would be heavy handed government. If this occurs against the desires of many homeowners it would leave a resentment by property owners that have invested heavily into the future of Sailboat Bend. I ask that you vote to Deny the Application, PLN-HP-DES-19120001.

Respectfully,

Ken Powell