



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JANUARY 6, 2020 - 5:00 P.M.
CITY HALL COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

Table with columns: Board Members, Attendance, Present, Absent. Rows list members like George Figler, Jason Blank, etc., with their attendance status and cumulative counts.

City Staff

- Shari Wallen, Assistant City Attorney
Trisha Logan, Urban Planner III
Chris Cooper, Deputy Director of the Department of Sustainable Development
Nadia Martin, Administrative Assistant
Jamie Opperee, Recording Secretary, Prototype Inc.
Henry Joseph, Recording Secretary, Prototype Inc.

Communication to the City Commission

Motion made by Mr. Blank, seconded by Mr. Rosa
This Board's decision to not recommend the proposed modifications to the Sailboat Bend Historic District is based upon a lack of understanding of the City's reasoning for the modification and that we ask the Commission to better advise the community and this Board as to the reasoning behind the proposal and further believe it is in everyone's best interest for the determinations of contributing and non-contributing properties within the historic district of Sailboat Bend to be done prior to any proposed modifications to the boundary to achieve a better understanding of the reasoning for the modifications as proposed.
In a voice vote, motion passed 8-0.

Motion made by Mr. Blank, seconded by Mr. Marcus:
To recommend to the City Commission that upon completion of the changes to the [historic preservation] code that an informational brochure be updated and modified for distribution to the community.
In voice vote, motion passed 7-0.

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
1. PLN-HP-COA-19110003	Rachel Steele	2
2. PLN-HP-DES-19120001	City of Fort Lauderdale	4
	Communication to the City Commission	7
	Good of the City	8

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:00 p.m.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Ms. Mergenhagen, seconded by Mr. Marcus to approve the minutes of the Board's December 2019 meeting. In a voice vote, motion passed 7-0.

III. Public Sign-in/Swearing-In

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

Ms. Mammano arrived at 5:03.

Board members disclosed communications and site visits for each agenda item.

IV. Agenda Items:

1.

[Index](#)

REQUEST: Certificate of Appropriateness for Major Alteration
 • **New 1-Story Addition to Existing 2-Story Residence.**

Case Number	PLN-HP-19110003	FMSF#	
Owner	Rachel Steele		
Applicant	Rachel Steele		
Address	1009 SW 4 th Street		
General Location	Approximately 125' west from the intersection of SW 4th Street and SW 10th Avenue on the north side of the street.		
Legal Description	WAVERLY PLACE 2-19 D LOT 5 BLK 107		
Existing Use	Single-Family Residential		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i, 47-17.7.B		
Authored By	Trisha Logan, Urban Planner III		

Historic Preservation Board

January 6, 2020

Page 3

Ms. Logan reviewed the staff report, and noted that the new addition includes a secondary entrance. New additions should not confuse the dominant historic orientation or have the effect of creating a new primary façade, and they should be screened from the public right-of-way as much as possible. She said this secondary entrance was visible from the right-of-way and this might distract from the original entrance, however it is significantly setback from the right-of-way which will minimize the entrance.

Ms. Logan's review of the staff report concluded with:

Staff finds that the application for a COA for Major Alterations under case number PLN-HP-19110003 located at 1009 SW 4th Street partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, and meets the criteria for consideration of materials as listed under 47-17.7.B. of the ULDR.

Suggested Conditions:

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

Mr. Blank arrived at 5:07.

Rachel Steele, applicant, said her family needed additional space. Ms. Steele informed Mr. Marcus that the secondary door needed to face the street because there was very little space on the side setback and because moving it would interfere with the kitchen layout. Mr. Marcus suggested using landscaping to obstruct the view of the door.

Chair Figler stated the siding on that façade turned the corner on the new addition and created confusion regarding the old and new constructions. Jay Archer, architect, stated they could make a break in the siding at the corner to separate the two parts.

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

Ms. Wallen read the resolution by title: A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida approving a Certificate of Appropriateness for Major Alterations for the property located at 1009 SW 4th Street, Fort Lauderdale Florida, within the Sailboat Bend Historic District, for a one-story addition to an existing two-story residence. Case number PLN-HP-19110003.

Motion made by Mr. Marcus, seconded by Ms. Mammano, to:

approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-19110003 located at 1009 SW 4th Street based on the following findings of fact as outlined in the staff memorandum, subject to the following conditions:

1. All glass shall be clear with the option of Low-e coating.
2. All muntins shall have a raised profile.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
4. The south elevation siding would be eliminated in favor of a smooth stucco finish to match the east elevation.

In a voice vote, motion passed 9-0.

2.

[Index](#)

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	Section 47-17
Landmark/Historic District	Sailboat Bend Historic District
Authored By	Trisha Logan, Urban Planner III

Ms. Logan reviewed the staff report, which concluded with:

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.

Ms. Logan stated the changes included removal of the Village of Sailboat Bend, with the exception of the Westside School and the surrounding park space, and properties along Broward Boulevard because they did not contribute to the Sailboat Bend Historic District and the historic context for which the district was originally designated. Limiting the properties within the boundary would bring the district closer to its historic context and better establish its significance. Ms. Logan said even if a property were removed, any major new development would come before the Board for review and comment because the property was adjacent to historic property.

Mr. Marcus asked why areas such as the Village of Sailboat Bend and Kennedy Home were proposed to be removed, because they were designed to be contextual with the surrounding neighborhood. Ms. Logan stated the properties were required to be designed to be compatible because they were part of the district when they were redeveloped. This would still be the case with a new application.

Mr. Blank said Board members were concerned that once removed, some properties would not be subjected to review and comment because the review was not a statutory requirement. Ms. Logan stated properties should not only be kept within the district in order to maintain oversight of redevelopment.

Ms. Logan said it was the responsibility of a Certified Local Government to regularly review historic districts and update records.

Ms. Logan reviewed the properties the City proposed removing.

Ms. Mammano suggested adding language to the ordinance indicating that a property adjacent to a historic district being redeveloped must be brought before the Board for review and comment. Ms. Wallen said they could consider this and agreed to look into it.

Ms. Mergenhagen was not sure it was the Board's job to protect the residential neighborhood from development on an adjacent commercial street such as Broward Boulevard.

Ms. Mammano said if they were serious about protecting Sailboat Bend, adjacent development should be reviewed. If they removed the properties, she wanted to make this a requirement in the ordinance.

Mr. Parker noted that he had expressed concern about removing property #12 earlier because it was mid-century and the Board had accepted mid-century in other areas.

Chair Figler opened the public input portion of the meeting.

Don Wilkin said he was involved with the formation of the district and opposed removing a portion. He felt the City removed properties "for whatever purpose the City feels is necessary, whether it's for City development or private development." He felt the Village of Sailboat Bend project, the first project redeveloped under the ordinance, should be a testament to what the ordinance was able to do and should be considered a contributing community in the district. Regarding the Police station, Mr. Wilkin noted that the same architect had made all changes to the building.

Wanda Beachum stated her house would be considered contributing but she would have a direct view of any redevelopment in the newly removed properties along Broward Boulevard. She said the recommendations in the original Sailboat Bend Study specifically stated that the properties along Broward Boulevard should be preserved as a buffer to the district. She stated the neighbors had been told that their recommendations would be included in the changes but this had not happened. She added that renters did not receive notice of the meetings.

Sharon Wilkin did not approve of the proposal and said the City should consider how these changes would affect their neighborhood forever. She asked the Board to take the residents' comments into consideration and convey their feelings to the City Commission.

Jim Paras felt these changes would add to the already confusing process for rebuilding/redeveloping a property. Even after several visits from City staff, he said they did not feel their concerns were being addressed. Mr. Paras thought the police station was considered a key contributing structure in the district. He asked the Board to recommend there be no changes to the boundary at this time.

Ken Powell had sent an email to Board members expressing his concern that the Sailboat Bend Historic District and the Police Station were both listed on the Florida Master Site File but had not been evaluated by the State Historic Preservation Office regarding their eligibility for the National Register of Historic Places. He requested that before any changes were made, the City should have the State conduct evaluations on these sites.

Dan Castor was concerned about removing parcels from the neighborhood "to conform to the wishes of the City or commercial developers." He feared additional traffic cutting through the

neighborhood. He stated he had not met any Villages of Sailboat Bend property owner who wished to be removed from the district and he had not met any resident who supported these changes.

Ed Strobel objected to the proposal to remove some properties. He wondered why they were only considering one of the three parts of this plan. He felt this piece had "developer and City written all over it." He did not feel they should do anything until the list of contributing structures was produced.

Susan Schmitz opposed the changes and agreed with Mr. Strobel that they should do nothing until the list of contributing structures was produced.

Maggie Hunt said she opposed the boundary change. She noted that even if staff promised to protect parcels removed from the district, they did not know what would happen in the future. She suggested that the properties along Broward could be redeveloped to reflect the City's history. She opposed any property being removed from the district.

Thomas Baron said the Villages of Sailboat Bend had been built by Lennar Homes and they were already short 130 parking spaces for the number of units.

Brett Petigrow was opposed to the change. He wondered why the Village of Sailboat Bend was being excluded from the district and what the "end game" was.

Len Renne said he approved the change. He owned property on West Broward Boulevard and in Sailboat Bend. He wanted the opportunity to make commercial buildings look more modern. Chair Figler pointed out to Mr. Renne that there were accommodations he should discuss with staff.

Toni Williams stated the entrances to the neighborhood were not historical anymore. She felt the neighborhood needed more opportunity for input.

Larry Foyer referred to the letter residents had received in December regarding the proposed changes. He said the letter had not explained the reasoning for the proposed changes. He had spoken with Ms. Logan but he still did not understand the rationale or how this would benefit property owners.

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

Mr. Blank remarked that Ms. Logan did a great job. He said many Board members shared the public's sentiment regarding the changes. He felt that the need to protect the district should come first and he therefor opposed the changes.

Chair Figler noted the number of residents who had commented on the Police Station and Kennedy Homes who wanted them to remain in the district to maintain a buffer. He felt the City must take a strong position to celebrate its history.

Ms. Mergenhagen told residents that they should contact their commissioners and Mayor Trantalis. She said in her time on the Board, she had heard Board members express frustration that "the rules for the City are not always the same as the rules for individual homeowners." She

felt it was inappropriate that a change in the rules now would alter properties' value and property owners' rights.

Chair Figler asked about notice and Ms. Wallen explained that this was being done under the old ordinance, which required only newspaper notice; they had sent the additional mail notice as well, but this was not required.

Chair Figler thought many who spoke had indicated they did not understand the changes.

Ms. Logan informed the Board that there had been two meetings with the civic association in October and December. In October, the civic association had informed the City Commission that they wanted to be removed from the historic district.

Ms. Mammano understood why the City would want to take properties fronting Broward Boulevard out of the district, but she would not support a change unless there were assurances that development adjacent to the district must be well designed.

Mr. Rosa said he received much more information than residents received, in the form of Ms. Logan's staff report, because he was on the HPB. He suggested the communication to residents include a link to the additional information. Mr. Rosa did not understand why they were carving out properties along Broward Boulevard and in the Village of Sailboat Bend.

Mr. Schiavone felt they all needed to take a step back and involve the community more.

Mr. Marcus opposed the ordinance change because he did not understand splitting up an existing historic district.

Mr. Cooper asked the effect on tax revenue of removing the Broward Boulevard properties from the district. Ms. Logan explained the tax abatement incentive available to contributing structures or designated landmarks. Mr. Cooper said he was appalled that the City had done the minimum possible to notify the community about this meeting.

Mr. Parker felt the City had not been open about what their intentions were regarding the Police Station.

Motion made by Mr. Blank, seconded by Ms. Mammano:

After consideration of the proposal by staff and further by the multitude of comments by the community interested in this issue, the Board makes a recommendation to deny or not to adopt the proposal made by staff as to the modification of the Sailboat Bend Historic District and further, that the current boundary lines remain.

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

V. Communication to the City Commission

[Index](#)

Mr. Schiavone wanted to recommend further review of the changes to the historic district.

Ms. Mergenhagen stated they should define contributing and non-contributing before taking any other action.

Mr. Cooper thought the Police Station should be rebuilt to suit the City's needs but keeping the portion that faced the historic district compatible with the district.

Board members agreed that the Board should review redevelopment of the Police Station property.

Mr. Schiavone wanted more clarity about why this process had been undertaken.

Motion made by Mr. Blank, seconded by Mr. Rosa:

This Board's decision to not recommend the proposed modifications to the Sailboat Bend Historic District is based upon a lack of understanding of the City's reasoning for the modification and that we ask the Commission to better advise the community and this Board as to the reasoning behind the proposal and further believe it is in everyone's best interest for the determinations of contributing and non-contributing properties within the historic district of Sailboat Bend to be done prior to any proposed modifications to the boundary to achieve a better understanding of the reasoning for the modifications as proposed.

In a voice vote, motion passed 8-0.

Motion made by Ms. Mammano, seconded by Mr. Cooper, to authorize Chair Figler or Vice Chair Blank to represent the Board in presenting the Communication to the City Commission conference meeting, tentatively at 1:30 p.m. on January 21.

In a voice vote, motion passed 8-0.

VI. Good of the City

[Index](#)

3. Continued Discussion of Bonnet House Museum and Gardens

Mr. Parker said there was no new information.

Mr. Blank suggested keeping this on the Board's agenda to retain oversight.

4. Discussion of the Creation of a Historic Designation Brochure

Mr. Marcus suggested an FYI section providing answers to common questions. He also wished the language to sound less like "legalese." Ms. Logan stated there were FAQs on the website. Several updates to historic preservation are in progress and suggested that a brochure could be explored once the process was complete.

Ms. Mammano left the meeting at 7:04.

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

To recommend to the City Commission that upon completion of the changes to the [historic preservation] code that an informational brochure be updated and modified for distribution to the community.

In voice vote, motion passed 7-0.

Chair Figler asked if there was any progress regarding flagging historical properties under the building permitting process. Ms. Logan recalled the Board had sent a communication to the City Commission and the City Manager had sent a letter to the property appraiser. She was unsure if they had received a response and agreed to find out.

Historic Preservation Board

January 6, 2020

Page 9

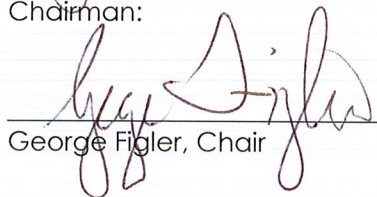
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:09 p.m.

Attest:


ProtoType Inc. Recording Secretary

Chairman:


George Figler, Chair

The City of Fort Lauderdale maintains a [website](http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board) 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.