



CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Virtual Meeting**

Visit: <https://www.fortlauderdale.gov/government/HPB>

MONDAY, JULY 6, 2020 - 5:00

**P.M. 100 NORTH ANDREWS
AVENUE FORT LAUDERDALE,
FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2020 through 5/2021</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	1	0
Arthur Marcus, Vice Chair	P	1	0
Caldwell Cooper	A	0	1
George Figler	A	0	1
Barbara Lynes	P	1	0
David Parker [arrived at 6:00]*	P	1	0
Richard Rosa	P	1	0
Tim Schiavone	P	1	0

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Historic Preservation Planner
Irina Tokar, Senior Project Manager
Yvonne Redding, Urban Planner III
Jamie Opporlee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

***Note: Mr. Parker was able to connect to the meeting but could never connect audio, so was unable to vote. He left the meeting at approximately 6:40pm.**

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
1. PLN-HP-COA-20020002	Irina Tokar, Senior Project Manager, City of Fort Lauderdale/Alex Scheffer, P.E., Craven Thompson & Associates [review and comment]	<u>2</u>
2. PLN-HP-COA-20040001	Free Bethlehem Baptist Church /Lucmon Joseph, Corner Stone Property Management LLC	<u>3</u>
3. PLN-HP-COA-20040002	Las Olas Oceanfront No. 1 LLC and Las Olas Oceanfront No. 2 LLC /Jason S. Crush - Crush Law, P.A.	<u>7</u>
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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:01 p.m.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Mr. Schiavone, seconded by Mr. Marcus to approve the minutes of the Board's March 2020 meeting. In a voice vote, motion passed 5-0.

III. Elect Chair and Vice Chair

Motion made by Mr. Marcus, seconded by Mr. Schiavone, to elect Mr. Blank as Chair. In a voice vote, motion passed unanimously.

Motion made by Mr. Schiavone, seconded by Mr. Blank, to elect Mr. Marcus as Vice Chair. In a voice vote, motion passed unanimously.

IV. Public Sign-in/Swearing-In

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

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

V. Agenda Items:

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REQUEST: Historic Preservation Board Review and Comment
 • Installation of a Temporary Fire Station and Construction of a Surface Parking Lot Adjacent to the Bonnet House, a Historic Landmark.

Case Number	PLN-HP-COA-20020002	FMSF#	
Applicant/Owner	Irina Tokar, Senior Project Manager, City of Fort Lauderdale		
Agent	Alex Scheffer, P.E., Craven Thompson & Associates		
Address	735 N. Fort Lauderdale Beach Boulevard		
General Location	Northwest corner of the intersection of North Fort Lauderdale Beach Boulevard and Vistamar Street		
Legal Description	BLOCK 10, BIRCH OCEAN FRONT SUBDIVISION NO. 2, FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 66,040 SQUARE FEET (1.516 ACRES) MORE OR LESS.		
Existing Use	Vacant Lot		
Proposed Use	Temporary Fire Station and Surface Parking Lot		
Zoning	ABA		

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Applicable ULDR Sections	<i>City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element</i>
Authored By	Trisha Logan, Urban Planner III

Ms. Logan reviewed the staff report and concluded with:

The proposed construction of the temporary fire station and surface parking lot will have a low level to no impact on the visual nature of the adjacent designated historic landmark, the Bonnet House, however the property is located in an Archaeologically Significant Zone and a Phase I Archaeological Survey is required.

Ms. Tokar introduced Alex Scheffer, the City's consultant on the project. Mr. Scheffer provided a Power Point presentation.

Ms. Lynes asked why the City would make the site into a parking lot and Mr. Schiavone said the City had been researching satellite parking locations for years and this site had been identified years ago. It would provide parking for nearby businesses and the beach and provide revenue to the City. Mr. Marcus wondered if a parking lot was the highest and best use for this property and Mr. Schiavone noted that the City could change the use of the site at will.

Mr. Marcus asked about landscaping. Mr. Scheffer stated they proposed heavy landscaping to meet the City's code and pointed it out on the site plan.

Mr. Marcus felt that the fire sirens would disrupt the peace and quiet at Bonnet House but Mr. Scheffer explained that the gate was automatic and the fire truck used its siren when needed in traffic; there was no siren on the building.

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REQUEST:

Certificate of Appropriateness for Major Alteration

- **Removal of existing 5'-0" after-the-fact chain link fence and installation of a 6'-0" high green vinyl coated chain link fence and rolling gate with a green privacy screen.**

Case Number	PLN-HP-COA-20040001	FMSF#	
Applicant/Owner	Free Bethlehem Baptist Church		
Agent	Luke Joseph, Corner Stone Property Management LLC		
Address	721 SW 2nd Street		
General Location	Northeast corner of the SW 2nd Street and SW 8th Avenue intersection		
Legal Description	TOWN OF FT LAUDERDALE B-40 D W 176 FT M/L OF S 135 OF LOT 9 LESS W 20 FOR R/W BLK 20		
Existing Use	Industrial		
Proposed Use	Industrial		
Zoning	RMM-25		
Applicable ULDR Sections	47-24.11.D.3.c.i, 47-17.7.B		

Authored By	Trisha Logan, Historic Preservation Planner
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Ms. Logan reviewed the staff report and concluded with:

Staff finds that the application for a COA for Major Alterations under case number PLN-HP-20040001 located at 721 SW 2nd Street partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, and partially meets the criteria for consideration of materials as listed under 47-17.7.B. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. Existing fence posts shall be painted to match the surrounding chain link fencing.
2. Existing galvanized rolling gate shall be replaced with a new chain link rolling gate to match the surrounding fencing.
3. The site plan needs to be updated to specify approved materials for fencing and additional landscaping as required by Zoning.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Michael Garcia, the church's attorney, confirmed that the church could comply with the City's conditions for approval.

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

Ms. Redding reported three members of the public had signed up to speak but were not in attendance: Wanda Beachum, representative of the Sailboat Bend Civic Association; Justin Beachum, Sailboat Bend resident and Maggie Hunt, resident. All three had indicated they opposed the project.

Mr. Garcia stated the owner had been in close contact with the City regarding how to get the property into compliance.

Mr. Marcus thanked the applicant for adding landscaping that would camouflage the chain link fence. Ms. Logan stated the landscaping on SW 8 Avenue needed to be closer to the fence and on the north side, the landscaping needs to be within the property line and it must act as a buffer for the property to the north.

Ms. Lynes asked why the proposal was denied in 2019. Ms. Logan recalled that the discussion had primarily centered on the chain link fence, and its placement along the right of way. The Board had also asked the applicant to work with neighbors to come to an agreement.

Mr. Marcus asked if the green vinyl coated chain link fence was allowed in Sailboat Bend. Ms. Logan stated this was permitted in the Sailboat Bend Material and Design Guidelines but in the past, it had never been applied in a prominent location.

Wanda and Justin Beachum joined the meeting and Chair Blank reopened public comments.

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Ms. Beachum said the Civic Association had urged the City to get the property in compliance with City codes. She said the owner had never presented the plan for the fence to the civic association as they had been encouraged to do. She said the 1971 variance for the chain link fence was contingent upon the property not being used for storing junk cars and that the lot only be used for employee and customer parking. Ms. Beachum said the lot was full of junk cars and the property had been cited for them. She stated a new junk car business, Tri County Junk Cars, had recently been opened on the property. The property owner had promised to evict the business but had not.

Ms. Redding displayed photos of junk cars on the property provided by the Beachums.

Justin Beachum said they wanted to eliminate blight in the neighborhood. The property had not adhered to the conditions of the variance regarding the junk cars, and this situation had existed since 2015.

Chair Blank noted that Mr. Parker had joined the meeting.

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

Mr. Schiavone asked if the Board should be considering this if the property was not meeting the conditions of the variance.

Mr. Garcia stated there were no violations on the property regarding an illegal use (the junk cars). They intended to evict the current tenant because he had caused code violations. Mr. Blank asked if the eviction process had begun and Mr. Garcia said the eviction suit had been prepared but they wanted the property to be in compliance before they evicted the tenant.

Ms. Lynes remarked on the fact that the property was an eyesore. Mr. Garcia stated the tenant was working to comply violations.

Mr. Marcus was concerned about this use in this neighborhood and the fact that the applicant had not gone to the civic association prior to submitting an application to the HPB.

Ms. Wallen noted that the code did not include a requirement for the applicant to meet with the civic association. Regarding the variance, she read the binding portion of the order and acknowledged that the order was confusing regarding the chain link fence. She said the HPB did not have jurisdiction to determine code violations.

Ms. Logan confirmed that the green vinyl coated chain link fence was permitted per the Sailboat Bend Material and Design Guidelines but was "discouraged" in the City's Historic Preservation Design Guidelines. The application therefore only partially met the criteria.

Mr. Garcia reiterated that there was no code violation related to a junk yard use and that they intended to evict the tenant once the property was in compliance and once the stay on evictions was lifted.

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Ms. Lynes did not believe the landscaping proposed was sufficient to disguise the fence. Mr. Garcia said the project could be approved contingent upon moving the landscaping per the City's specifications.

Mr. Rosa asked about the mesh that currently covered the fence and Ms. Logan stated the mesh covering was included in the application.

Chair Blank asked Ms. Logan what type of fencing she thought was more appropriate that the owner might choose if they submitted a new application. Ms. Logan said the code listed other fencing options, such as wood privacy, which was not encouraged along right of way, metal pickets and wood pickets, which provided visibility unless lined with mesh. Chair Blank asked Mr. Garcia why the applicant had not chosen a more appropriate type of fencing after working with City staff and Mr. Garcia stated the owner had discussed this with the City and the City had indicated this fencing was "not prevented but...it's something that the City doesn't want to also encourage."

Maggie Hunt, resident, joined the meeting and Chair Blank reopened public comments.

Ms. Hunt asked the Board to reject the request because it was only partially compliant.

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

Motion made by Ms. Lynes, seconded by Mr. Marcus to reject the application on the basis that it is only partially conforming under Section 47-24.11.D.3.c.i. of the ULDR, where this type of fencing is discouraged within the Historic Preservation Guidelines for the City of Fort Lauderdale, as has been described, that it was approved in '71, the proposed chain link fence would be allowed but must comply with new regulations that have been put in place since the date of approval, including the regulations for the Sailboat Bend Historic District in Section 47-17.7.A. of the ULDR and the Historic Preservation Guidelines for the City of Fort Lauderdale that are referenced in Section 47-24.11.D.3.c.i of the ULDR.

Ms. Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida denying a Certificate of Appropriateness for Major Alterations for the property located at 721 SW 2nd Street, Fort Lauderdale Florida, to remove a five-foot chain link fence and install a six-foot high green vinyl coated chain link fence and rolling gate with a green privacy screen, case number PLN-HP-20040001.

In a roll call vote, **motion** failed 2-3 with Mr. Rosa, Mr. Schiavone and Chair Blank opposed.

Motion made by Mr. Rosa, seconded by Mr. Schiavone, to approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20040001 located at 721 SW 2nd Street based upon the following findings of facts as outlined in the staff memorandum and the conditions set forth in the staff report on page three.

1. Existing fence posts shall be painted to match the surrounding chain link fencing.
2. Existing galvanized rolling gate shall be replaced with a new chain link rolling gate to match the surrounding fencing.

3. The site plan needs to be updated to specify approved materials for fencing and additional landscaping as required by Zoning.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Ms. Wallen read the resolution:

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 721 SW 2nd Street, Fort Lauderdale Florida, to remove a five-foot chain link fence and install a six-foot high green vinyl coated chain link fence and rolling gate with a green privacy screen, case number PLN-HP-20040001.

In a roll call vote, **motion** passed 3-2 with Ms. Lynes and Mr. Marcus opposed.

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REQUEST:

Certificate of Appropriateness for Major Alteration

- Installation of a free-standing trellis over outdoor dining area on South Fort Lauderdale Beach Boulevard.

Case Number	PLN-HP-COA-20040002	FMSF#	
Applicant/Owner	Las Olas Oceanfront No. 1 LLC and Las Olas Oceanfront No. 2 LLC		
Agent	Jason S. Crush, Crush Law P.A.		
Address	101 S. Fort Lauderdale Beach Boulevard		
General Location	On the west side of South Atlantic Boulevard/South Fort Lauderdale Beach Boulevard between Cortez Street and Poinsettia Street.		
Legal Description	LAS OLAS BEACH CLUB COMMERCIAL CONDO UNIT 202 & 203		
Existing Use	Residential – Condominium/Retail/Restaurant		
Proposed Use	Residential – Condominium/Retail/Restaurant		
Zoning	PRD – Planned Resort Development District		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii		
Landmark/Historic District	Lauderdale Beach Hotel		
Authored By	Trisha Logan, Historic Preservation Planner		

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.11.D.3.c.i., and 47-24.11.C.3.c.ii of the ULDR, staff finds that the application for a COA for Major Alterations under case number PLN-HP-COA-20040002 located at 101 S. Fort Lauderdale Beach Boulevard partially meets the criteria as outlined in Section 47-24.11.D.3.c.i, of the ULDR and meets the criteria as outlined in Sections 47-24.11.C.3.c.ii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. Application is subject to the approval of Zoning, Building, and all ULDR requirements.

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Courtney Crush, agent, provided a Power Point presentation.

Chair Blank opened the public input portion of the meeting.

April Kirk, president of the Broward Trust for Historic Preservation, said their executive board had considered and approved of this request, because the trellis did not connect to the facade. It was much more appropriate than the umbrellas currently on site.

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

Ms. Crush stated the awning company had an in-house architect who had designed the structure. She said the trellis would be lower than the umbrellas so the public would see more of the façade than they could now.

Ms. Logan noted that the Design Guidelines discouraged any addition or construction that would obscure the façade, but this structure was not attached to the facade.

Mr. Blank noted that the City had received several communications from members of the Broward Trust for Historic Preservation and from residents indicating their support for this project. He requested these be made part of the record.

Mr. Marcus said this was probably the most important Art Deco building in the City. He had a number of concerns about the project:

He felt the trellis obscured the historic façade too much and that it could be construed as part of the original architecture. He was also concerned that the trellis only partially met the criteria, per Ms. Logan's report.

Mr. Blank asked why, if the trellis was not attached to the building, this project was before the Board. Ms. Logan explained that Board approval was required because the right of way was within the property line and was part of the designation and because the trellis was considered a structure that required a building permit.

Motion made by Mr. Marcus, seconded by Ms. Lynes:

To not approve because the trellis obstructs too much of the historic building and looks too much like the historic building and could be mistaken for part of the building.

Ms. Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida denying an application for a Certificate of Appropriateness for a Major Alteration for the property located at 101 S. Fort Lauderdale Beach Boulevard, Fort Lauderdale Florida, to install a freestanding trellis over an outdoor dining area on South Fort Lauderdale Beach Boulevard. Case number PLN-HP-COA-20040002.

Ms. Crush said they had put a lot of thought into the design and they believed it enhanced the building. They would agree to further refinements if the Board wished.

In a roll call vote, **motion** failed 2-3 with Mr. Rosa, Mr. Schiavone and Chair Blank opposed.

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

To approve with conditions the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20040002 located at 101 S. Fort Lauderdale Beach Boulevard based upon the conditions set forth herein, based on the belief that the trellis does not obscure in the fashion that is found in the staff response.

Condition:

1. Application is subject to the approval of Zoning, Building, and all ULDR requirements.

Ms. Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida approving a Certificate of Appropriateness for a Major Alteration for the property located at 101 S. Fort Lauderdale Beach Boulevard, Fort Lauderdale Florida, to install a freestanding trellis over an outdoor dining area on South Fort Lauderdale Beach Boulevard. Case number PLN-HP-COA-20040002.

In a roll call vote, **motion** passed 3-2 with Ms. Lynes and Mr. Marcus opposed.

VI. Communication to the City Commission

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None

VII. Good of the City

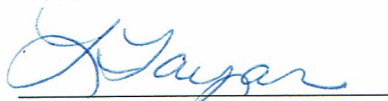
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Chair Blank asked Board members to consider receiving only electronic documents to save the City money and to be more sustainable.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

Attest:



ProtoType Inc. Recording Secretary

Chairman:



Jason B. Blank, 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.