

**Historic Preservation Board
City of Fort Lauderdale
Monday, December 5, 2005- 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

<u>Board Members</u>	<u>Present / Absent</u>	<u>From January 2005</u>
Carolyn Dandy	P	7-3
Mary-Jane Graff	P	9-1
Nolan Haan	P	5-0
Bill Howard	P	9-1
Daryl Jolly, Vice Chair	P	8-2
Margi Nothard	A	7-3
Tom Welch	P	10-0
Clay Wieland	P	7-3
William Saunders, Chair	P	10-0

Staff Present

James Cromar, Planner, Staff Liaison to HPB
Michael Ceisielski, Staff Liaison to HPB
Assistant City Attorney
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Jamie Opperee, Recording Secretary

Call to Order

Chair Saunders called the meeting of the Historic Preservation Board to order at 5:04 p.m. Roll call was taken with the following Board Members being present: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders.

Approval of Minutes of October 17, 2005 Meeting

Motion made by Mr. Haan, seconded by Mr. Welch, to approve the minutes of the October 17, 2005 meeting. In a roll call vote, the motion was approved unanimously.

All individuals wishing to speak regarding the cases on tonight's agenda were sworn in.

I. Cases

- Applicant:** Charles & Donna Jordan **Case No. 14-H-05 (SB)**
Location: 716 Bryan Place (SW 4 Place)
Request: Certificate of Appropriateness for Demolition:
 - Demolition of garage and covered walkway.Certificate of Appropriateness for Relocation:
 - Move existing structure 16 ft. south.

Certificate of Appropriateness for Alteration:

- Restoration of single-family residence on site.
- Addition of second story to existing one-story structure.
- Installation of swimming pool.
- Construction of attached three-car garage, covered walkway, and detached structure for servant's quarters.
- Request for yard modification
 - Front yard reduction from 25 ft. to 20 ft.

Zoned: RS-8

Legal: Rio Alta Resubdivision of Block 34, Town of Fort Lauderdale.
Lot 4 and the west one-half of Lot 5.
P.B. 7, P. 19.

Mr. Cromar introduced the project from the agenda. He advised the Board to consider both the General criteria for demolition, Section 47-24.11.C.3.c.i and the additional criteria for demolition Section 47-24.11.C.4.c.i.-iii. He added that in determining whether to recommend relocation, the Board should consider both the General criteria for relocation Section 47-24.11.C.3.c.i. and the additional criteria for relocation Section 47-24.11.C.3.iv. He continued, stating that in addition to considering the Material and Design Guidelines Section 47-17.7 for alterations in the SBHD, the Board should consider both the General criteria for alterations Section 47-24.11.C.3.c.i and the additional criteria for alterations Section 47-24.11.C.3.c.ii. Mr. Cromar concluded that in determining whether to recommend approval for yard modifications, the Board should refer to the criteria for yard modifications in the SBHD Section 47-17.5.A.

Ms. Rathbun said that the house was designed by local architect John M. Peterman and built for Mr. and Mrs. C.P. Weidling in 1939. She said that this was one of the finest remaining examples of Art Deco architecture in Fort Lauderdale. Ms. Rathbun stated that the applicant had included a thorough discussion of the Nautical Deco style in his packet.

Ms. Rathbun said that the walkway for which the applicant was requesting the demolition did not meet the height requirements of today's code. She added that the applicant also wished to replace the existing garage with a larger structure to accommodate three cars. Ms. Rathbun noted that this new construction and the construction of servant's quarters would obscure the view of the house from the street, but since this was waterfront property, the river elevation was considered the primary façade.

Ms. Rathbun cited the relevant sections for the Board to consider regarding demolition. She continued, stating that the western portion of Lot 4 had at some point been sold to the owners of the property immediately to the west. She said that the side setback no longer met code and an exterior staircase, which provides access to the roof deck, was no longer usable. Ms. Rathbun stated that in order to correct this problem and to meet flood protection requirements, the applicant proposed to relocate the house to the southeast on the site. She said that the house would then be sited next to the eastern setback line and the entire structure would be included within the setback on the lot, meeting code requirements.

Ms. Rathbun cited the relevant code sections for the Board to consider. She added that the applicant also proposed adding a second story, which would add living space and preserve the footprint of the historic house. She said that the new addition had been designed to be stepped back on the roof deck of the older structure. Ms. Rathbun noted that the new addition was compatible with the style of the historic house, but there had been no attempt to copy its details,

which was in compliance with The Secretary of the Interiors Standards for Rehabilitation of Historic Buildings.

Ms. Rathbun then reviewed the applicant's list of proposed materials in relation to the relevant sections of the code. She said that the requested materials met the standards of the SBHD Materials and Design Guidelines, Section 47-17.7.

Ms. Rathbun continued, stating that the applicant was also requesting principal yard setbacks of twenty feet in the front, forty-one feet in the rear and five feet on both the right and left sides. She cited the relevant sections of the code for the Board to consider. She added that the requested setbacks would enable the re-sitting of the building on the lot.

Ms. Rathbun said that she thought that the project was a sensitive restoration of an important historic resource for the city and the SBHD. She said that the additions and new construction were appropriate and would upgrade the house to meet modern living standards. She recommended approval.

Mr. Charles Jordan, owner, said that this building was the first Nautical Art Deco house in the City to come before the Historic Preservation Board. He described the characteristics that distinguished the building as a Nautical Art Deco and noted that this style was also referred to as P&O after a steamship line. He added that they had incorporated this character into the stepped-back design for the second story.

Mr. Haan confirmed with Mr. Jordan that the building would be relocated on approximately January 20, 2006. Mr. Haan complimented Mr. Jordan on the packet he submitted for the project.

Chair Saunders proceeded to open the public hearing.

Mr. Richard Locke, neighbor, told the board that the Sailboat Bend Civic Association had seen a presentation on this project and had approved it. He said that there had been some concern that the proposed garage and servant's quarters would obscure the view of the house from the street. He continued, stating that a waterfront home had two "fronts" -- one on the street and the other on the water -- and the City allowed for one of these to be obscured.

Ms. Molly Hughes, neighbor, expressed concern about the house's intrusion into the setback between Mr. Jordan's house and hers. She said that she hoped that the house would be resituated to respect current Sailboat Bend setbacks. She continued, asking what the distance would be between the western property line and the exterior wall if the house were resituated since the current separation was only about 5 feet. Mr. Cromar said that the wall would then be 8 feet 5 inches from the property line, and that part of the stoop and overhang would protrude into the setback.

Ms. Hughes asked if it would be possible to relocate the house farther to the east without violating the other setbacks. Mr. Jordan said that he proposed shifting the building as far to the east as possible, bringing it to current code. He said that all ground level elements would meet code, and the overhang was permitted by code to intrude 30 inches into a five-foot setback. Mr. Cromar noted that Mr. Jordan was seeking to reduce the property's non-conformity, not to increase it.

Mr. Jordan referred to the site plan to explain where the building would be resituated and noted that they were moving the house as far to the east as possible and this would bring the building to code. Ms. Hughes said she thought there was additional room for movement on the east side and also wondered if the overhang could be shortened so it did not encroach into the setback. Ms. Hughes and Mr. Jordan discussed the details of the project while pointing at a site plan that was not viewable from the podium. Mr. Haan asked a question of clarification about the project. Mr. Cromar asked the Chair if the public hearing was still open since it was not clear what was going on with the discussion.

Chair Saunders closed the public hearing and brought the discussion back to the Board.

Mr. James Archer, project architect, said the building could not be relocated any farther to the east. He said that there was a small section of a bedroom on the east side of the house with a concrete overhang that extended into the setback. He continued, stating that in its proposed position, the overhang intrusion was permitted by code. He added that if the building were relocated more to the east, the overhang intrusion would violate code. Mr. Archer said that shortening the overhang was not an option. Ms. Rathbun added that the overhangs were a very significant part of the Nautical Deco style.

Ms. Hughes said she still was concerned about privacy issues once the house was relocated. Chair Saunders asked if it would be possible to rotate the house to alter the sight lines. Mr. Jordan said that any rotation of the house would cause more encroachment on the other side. He said that if he used the plans as shown, he could build the house from scratch and meet code. He added that there would be landscape features to increase privacy.

Motion made by Mr. Haan, and seconded by Mr. Wieland to approve the certificate of appropriateness for demolition citing Section 47-24.11.C.4.c.iii. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

Motion made by Mr. Howard, and seconded by Mr. Haan to approve the certificate of appropriateness for relocation. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

Motion made by Mr. Haan, and seconded by Mr. Howard to approve the certificate of appropriateness for alteration per Ms. Rathbun's report. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

- 2. Applicant:** William K. Taylor & Samuel Montero Case No. 15-H-03 (SB)
Location: 1401 SW 1 Street
Request: Certificate of Appropriateness for Alteration:
 - Replace windows with impact resistant single-hung windows.
 - Replace exterior door on west facade.
 - Install hurricane shutters on front (south) door and rear (north) glass door.
 - ~~Install aluminum wheelchair ramp on rear (north) and east side.~~
 - ~~Front yard reduction from 25 ft. to 20 ft.~~ (Not part of Applicant's request.)**Zoned:** RML-25

Legal: Amended Plat of River Highlands.
Block 6, Lot 13.
P.B. 15, P. 69.

Mr. Cromar said that this item was a request for a Certificate of Appropriateness for Alterations for a property in the Sailboat Bend Historic District that received local historic designation status in 2003. He said that the current request for a COA would have gone to the HPB as an administrative approval case in the SBHD, but the historic designation as a landmark triggered the need for a presentation to the Board. Mr. Cromar added that in addition to considering the Material and Design Guidelines Section 47-17.7 for alterations in the SBHD, the Board should consider both the General criteria for alterations Section 47-24.11.C.3.c.i and the Additional criteria for alterations Section 47-24.11.C.3.c.ii.

Ms. Rathbun said that the building permit has the date of April 1941. She continued, stating that the house was a one-story frame, side-gabled, irregular plan with a central porch recessed between two extensions. She added that even though the house was classed as vernacular style, its low-slung appearance and low-pitched roof suggested that it was a pre-cursor of the ranch house style that was becoming popular at the time.

Ms. Rathbun noted that the house retained much of its historic character, although the siding has been changed. She said that it was probably one of the last to be constructed before the war and could be characteristic of the prevailing style of home building in the neighborhood and City at that time. She continued, stating that the reference to the ranch style was also significant, as that style became the prevailing architectural style in building after the war.

Ms. Rathbun said that the applicant proposed replacement of eleven (11) single-hung windows with impact resistant single-hung windows. She cited the relevant sections of the Sailboat Bend Material and Design Guidelines (Sec. 47-17.7) for the Board to consider. She stated that the requested alterations met the guidelines and were appropriate in the SBHD.

Mr. Cromar informed the Board that the agenda listed two items that were not part of this applicant's request this evening: installation of an aluminum wheelchair ramp and a front yard reduction from 25 to 20 feet.

Mr. Barry Fein, of the City of Fort Lauderdale Community Development Department, informed the Board that the funding for the window replacement and shutter installation was from his office. He said that they had selected impact-resistant windows instead of window shutters because they would not detract from the architectural style of the building. He added that the Bahama shutters were being used to protect the doors, both of which had glass components.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Mr. Fein said that Mr. Taylor anticipated being wheelchair-bound in the next few years. They intended to install a temporary wheelchair ramp now.

Motion made by Mr. Howard, and seconded by Ms. Graff to approve the application as presented. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

- 3. Applicant:** Richard Dallett **Case No. 22-H-05 (SB)**
Location: 700 SW 4 Place
Request: Certificate of Appropriateness for Demolition:
 - Demolition of carport on east side.
 - Removal of Jacuzzi and wooden deck on west side.Certificate of Appropriateness for Alteration:
 - Construct new garage on east side of structure.
 - Install new stone patio and wooden arbor on west side of structure.**Zoned:** RS-8
Legal: Rio Alta Resubdivision of Block 34, Town of Fort Lauderdale.
Lot 9 and the east 35.25 feet of Lot 8.
P.B. 7, P. 19.

Mr. Cromar said that the applicant was requesting Certificates of Appropriateness for Demolition of accessory structures on the property and alteration to the existing house. He advised the Board to consider both the General criteria for demolition Section 47-24.11.C.3.c.i and the additional criteria for demolition Section 47-24.11.C.4.c.i.-iii. He added that in addition to considering the Material and Design Guidelines Section 47-17.7 for alterations in the SBHD, the Board should consider both the General criteria for alterations Section 47-24.11.C.3.c.i and the additional criteria for alterations Section 47-24.11.C.3.c.ii.

Ms. Rathbun informed the Board that the applicant sought approval of the demolition of a carport and the removal of a Jacuzzi and wooden deck, both in a deteriorated condition, to accommodate the building of a garage, a stone deck, and a roofed arbor. She cited the relevant ULDR sections for the Board to consider.

Ms. Rathbun continued, stating that the applicant also requested approval of construction of a garage on the east side of the main house. She said that the applicant had included a narrative with his packet stating that the new garage would be almost completely hidden by existing landscaping. She added that the applicant also requested approval to build a partially roofed wooden arbor and stone patio near the kitchen door of the main house, and had specified the materials for the project in conformance with the Material and Design Guidelines for Sailboat Bend (Sec. 47-17.7).

Mr. Richard Dallett, owner, said that the house itself was not historically significant but was located in the historic district. He said that Hurricane Wilma had already begun demolition of the carport. He added that he needed an enclosed garage for storage of his vehicles. He said he also wanted to remove the wooden deck and Jacuzzi, under which mosquitoes bred, and replace it with a stone deck and arbor.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Mr. Haan asked about the layout of the garage. Mr. Dallett said that cars would fit into the new garage end-to-end, not side-by-side.

Motion made by Mr. Haan, and seconded by Mr. Howard to approve the certificate of appropriateness for demolition citing Sections 47-24.11.C.5.d.i and iii. Roll call vote showed:

Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

Motion made by Mr. Haan, and seconded by Mr. Howard to approve the certificate of appropriateness for alteration per Ms. Rathbun's report. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved (8-0).

- 4. Applicant:** Tarragon South Development Corp. **Case No. 27-H-05**
Location: **115 NE 3 Avenue**
The Exchange (Bell South building)
Request: Historic Designation
Zoned: RAC-CC
Legal: George M. Phippens Subdivision of Lots 3, 4, 5, 6, Block I, and Lots 3, 4, 5, 6, 7, 8, 9, 10, Block 14, of the Town of Fort Lauderdale.
Block "E", Lots 2, 4, 6, 8, and 10.
P.B. "B", P. 146 (D).

Mr. Cromar said that this application was a request for Historic Designation of The Exchange (formerly the Bell South building), at 115 NE 3 Avenue. He asked the Board to review this application and determine whether this property met one or more of the criteria for Historic Designation in Section 47-24.11.B.6. a.-h. He added that Staff would then forward the record of the meeting and the Board's recommendation to the City Commission for their consideration and possible designation of the building.

Mr. Cromar said that he had discussed with the applicant that the historic designation request is based on the building as it stands. He added that although the applicant had already received Commission approval to renovate the building, the proposed alterations would require a Certificate of Appropriateness from the HPB subsequent to landmark designation.

Ms. Rathbun said that the building was today a six-story CBS structure with an adjacent, smaller, six-story structure at the southwest corner. Ms. Rathbun stated that the applicant's consultant had provided a detailed report on the history of the building and the telephone company in Fort Lauderdale. Ms. Rathbun then described the building's highly simplified classical design elements.

Ms. Rathbun said that she thought that the building could be designated, citing any or all of the following criteria:

Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

B. Historic designation.

6. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:
 - a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation,
 - e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,

Ms. Rathbun recommended approval of the application.

Chair Saunders recused himself, stating he had business with Tarragon South Development Corp. on another project unrelated to this. Mr. Jolly then acted as Chair.

Ms. Ellen Ugucconni, a Historic Preservation Planner with Janus Research and representative of Danny Bivins of the Tarragon South Development Corp., said that Mr. Bivins had been present earlier but was called away. Ms. Ugucconni said that she thought this building was “fun” because “the technology of communication is so well expressed in your building in Fort Lauderdale Florida, The Exchange Building.” She noted that a much smaller building had once occupied the site until 1948, when a three-story structure was built. She said the subsequent alterations and additions at the property. She said that she thought the building deserved designation.

Mr. Jolly proceeded to open the public hearing. There being no one present wishing to speak on the item, Mr. Jolly brought the discussion back to the Board.

Mr. Howard asked for confirmation that the only decision before the Board this evening was the designation for the building in its current condition. Mr. Cromar said that was correct.

Mr. Haan appreciated that a building erected post-1940 had sufficient historic significance to be considered for designation.

Motion made by Mr. Haan, and seconded by Mr. Howard to approve the Application for Historic Designation, citing Sections 47-24.11.B.6.a and e. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland, Chair Saunders. Board approved unanimously.

- 5. Owner: W & W LLC Case No. 25-H-04 (SB)**
Camp Canine
Location: 808 W. Broward Boulevard
Request: Certificate of Appropriateness for Alteration:
• Install new wall sign, 12 feet tall and 16 feet wide, on west side of structure.
Zoned: B-1/ Sailboat Bend Historic District Overlay
Legal: Kelly-Oliver’s Subdivision of Lots 3 and 4, Block 20 of Town of Fort Lauderdale. Block 20, Lot 9, less the North 15’, and Lot 10, together with the vacated 10’ wide alley between Lots 9 and 10. P.B. 3. P. 15 (D).

Mr. Cromar informed the Board that this was a request for a Certificate of Appropriateness for Alteration to place a wall sign on the Camp Canine building, 808 W. Broward Boulevard in the SBHD. He advised the Board that in addition to considering the Material and Design Guidelines Section 47-17.7 for alterations in the SBHD, they should consider both the General criteria for alterations Section 47-24.11.C.3.c.i and the additional criteria for alterations Section 47-24.11.C.3.c.ii.

Ms. Rathbun said that the applicant’s building was not considered historic in the SBHD and was located in the commercial corridor of Broward Boulevard. She noted that the proposed signage met the requirements of Section 47-16.21 sign regulations.

Mr. Ray Weitz from Sign-O-Rama, the sign contractor, said that the owner wanted the sign for east-bound traffic exposure.

Mr. Haan said he recalled the applicant coming to the Sailboat Bend Civic Association, informing them that he intended to put a park in this spot. Mr. Haan said he did not see a park there now and he wondered if a future park might just obscure the sign. Mr. Cromar said he had spoken to the owner and reminded him of the Board's concerns last year regarding what would happen on the site. Mr. Cromar added that the applicant would need to submit an application for a COA for the fencing in this area and that the request would require the Board's review.

Mr. Jolly questioned whether a sign this huge could be to code. Chair Saunders confirmed that the ordinance allowed a sign of this type to be that size. The Assistant City Attorney confirmed that the sign was already approved by the Zoning Department. Mr. Haan asked if a Board member could vote against the sign based on personal preference, even if he or she could not cite a particular section. The Assistant City Attorney advised Mr. Haan that Board members could vote as they wished, but if the sign was not approved, the Board must have some criteria from the Code of Ordinances to cite to deny the application.

Mr. Jolly asked Ms. Rathbun if the lettering style was part of the criteria; Ms. Rathbun answered that this was not part of the code.

Mr. Haan and Ms. Graff wondered why this was brought to the Board since there seemed to be no comment they could offer. Mr. Cromar reminded the Board that they should refer to the General criteria for Certificates of Appropriateness in Section 47-24.11.C.3.c.i and the additional criteria for alterations Section 47-24.11.C.3.c.ii he cited earlier. He noted that this item had been brought to the Board because the code did not specifically discuss signs in the Sailboat Bend Historic district.

Mr. Jolly said that he thought the sign was not compatible with the buildings or other signs on the Sailboat Bend side of the street. Mr. Howard noted that the sign had already been approved for its size and other criteria by the Zoning Department, and that they must find some specific reason if they were to vote against the sign. Mr. Haan asked Ms. Rathbun if she thought the sign had a "historically-compatible look about it." Ms. Rathbun stated that this building was not considered historic in the Sailboat Bend Historic District and was located in the commercial corridor of Broward Boulevard. When the Sailboat Bend Historic District was created, it included the buildings on the commercial corridor that served a commercial purpose, while Sailboat Bend was residential. This presented a problem when determining what standards should be applied to the commercial buildings.

Ms. Graff asked if the colors could be toned down a bit. Mr. Weitz showed her a color swatch for the paint and she noted it looked quite different from the rendering.

Mr. Jolly said if he had known when the owner requested demolition of the adjacent building that this sign would be installed here that he would have voted against the demolition. The Board had asked what would happen on the site and were told there would be a park for the dogs and a fence.

Motion made by Mr. Wieland, and seconded by Mr. Haan to approve the certificate of appropriateness for alteration. Roll call vote showed: Yeas: Chair Saunders; Nays: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Mr. Welch, Mr. Wieland. Motion failed 1 – 7.

II. Other Business

Mr. Richard Locke, resident, distributed the first report from the Sailboat Bend Civic Association [SBCA] Historic Ordinance Review Committee and said that the makeup and goals of the Committee. Mr. Locke wanted the HPB to form a subcommittee to meet with the SBCA committee in order to expedite the project. The Assistant City Attorney noted that any subcommittee of the HPB would be subject to Sunshine laws. She did not know if the City had set aside resources for this purpose but advised the Board they should request this from the City Commission. Chair Saunders suggested that the HPB could offer its support for the SBCA's future proposals. The Assistant City Attorney reminded the Board that the City Commission were provided with the HPB's minutes and would therefore be made aware of the Board members' ideas and opinions on the SBCA committee's proposals.

Mr. Haan said that he thought the committee would work to make the ordinance easier to interpret and understand. The Assistant City Attorney stated that various groups were working toward the same end and that City staff would collect input from these sources and make a recommendation to the City Commission.

Mr. Jordan stated he was on the SBCA's committee and he said that he thought the HPB could meet with them in a workshop setting. That way, the public, the Planning Department and other City staff could be involved in the discussion while complying with sunshine regulations.

III. For the Good of the City

Mr. Cromar announced that the William's House (Gilda's Club) had been successful in obtaining National Register Listing. He added that in January the State Historic Preservation Office would be considering the application for National Register listing of the Southside School.

Mr. Cromar announced that the next HPB meeting would be on January 23, 2006.

Mr. Haan asked the Assistant City Attorney for an update on 700 and 712 Southwest 2nd Court. The Assistant City Attorney said that the foreclosure hearing had been postponed to January due to Hurricane Wilma. Mr. Haan asked what the City could do to prevent total loss of the roof after the damage from the recent hurricanes. The Assistant City Attorney replied that the building owner's are Las Olas Courts, and therefore the City could not perform any repairs or preventive maintenance. Mr. Haan said the owner claimed that he had reached some agreement with the City. The Assistant City Attorney said she was unaware of this agreement.

There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.

CHAIRMAN

William Saunders, Chair

ATTEST:

Jamie Opperlee, Recording Secretary