

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JUNE 1, 2009 - 5:00 P.M.
CITY HALL FIRST FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2009 through 5/2010</u>	
		<u>Present</u>	<u>Absent</u>
Susan Jordan, Chair	P	1	0
Nolan Haan, Vice Chair	P	1	0
Jay Adams	A	0	1
Andy Cole	A	0	1
Beauregard Cummings	P	1	0
Joyce Gardner	A	0	1
Mary-Jane Graff	P	1	0
Marie Harrison	P	1	0
Daryl Jolly	A	0	1
Susan McClellan	P	1	0
Robert Prager	A	0	1

City Staff

Assistant City Attorney Carrie Sarver
Pat Garbe-Morillo, Planning and Zoning Department
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Michael Ciesielski, Planner II, Planning and Zoning Department
J. Opperlee, ProtoType Recording Secretary

Communication to the City Commission

None

Index

	Case Number	Applicant	Page
1.	3-H-09 [SB]	Nectaria Chakas	2
2.	2-H-09 [SB]	Stephen Tilbrook, Dr. Kennedy Homes	4
3.	4-H- 09 [SB]	Nolan Haan	4
		For the Good of the City	5

Purpose: Implement the City's historic preservation regulations, which promote the cultural, economic, educational and general welfare of the people of the City and of the public generally through the preservation and protection of historically or architecturally worthy structures.

Call to Order

Chair Jordan called the meeting of the Historic Preservation Board to order at 5:04 p.m.

Approval of Minutes of May 2009 Meeting

Motion made by Ms. McClellan, seconded by Ms. Graff, to approve the minutes of the Board's May 2009 meeting. Board approved unanimously.

Board members disclosed communications they had regarding cases.

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

I. Cases

1) Case No. 3-H-09 (SB)

[Index](#)

Applicant: Nectaria Chakas (Renew Expired Application)

Owner: Joseph & Charlotte Deverteuil

Address: 307 SW 11 Ave.

Request: Certificate of Appropriateness for Demolition

- Demolition of one story multi-family building.

Certificate of Appropriateness for New Construction

- Six (6) Townhouses Development, "The Grove at Sailboat Bend"
- 16-ft wide garage doors (modification from 9-ft. maximum width as stated in Design Guidelines—ULDR Sec. 47-17.7.B.2.b.i.).
- Request yard modification

Front yard reduction from 25 ft. to 19 ft. 8 in.

Corner yard reduction from 25 ft. to 20 ft.

Side yard reduction from 10 ft. to 7 ft. 2 in.

Rear yard reduction from 20 ft. to 15 ft.

Zoned: RML-25.

Legal: Waverly Place, Block 108, Lots 17 & 18, PB 2, P 19.

Ms. Morillo stated this was a request to renew an expired application that was heard by the HPB on September 18, 2006, at which time the Board issued a Certificate of Appropriateness for Demolition of an existing 3 unit apartment and a Certificate of Appropriateness for New Construction of a 6 unit townhouse development. Included was a request for yard modification. Ms. Morillo had provided the Board with copies of the Board's minutes from September 18, 2006.

Ms. Rathbun cited the pertinent code section:

Section 47-24.11.C

4. Demolition

c. Criteria—Demolition

- i. The designated property no longer contributes to a Historic District
- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or
- iii. The demolition or redevelopment project is of major benefit to a historic district

Ms. Rathbun reminded the Board that the applicant had come before the Board in October of 2006 and the Board had approved the application for a COA for demolition and the application for a COA for new construction. The applicant was appearing before the Board now to request and extension of both COAs. Ms. Rathbun had provided the Board with copies of her October 2006 memorandum.

Ms. Rathbun informed the Board that in June of 2006 the HPB had been asked to consider the possible impacts the townhouse project, Grove at Sailboat Bend, would have on the nearby West Side Fire Station historic resource. Ms. Rathbun had also included a copy of the minutes for that case from the June 2006 HPB meeting.

Mr. Robert Lochrie, representative of the applicant, presented the original Certificates of Appropriateness. He explained the applicant had also received approval from The City's DRC in December 2007, which dictated the applicant must apply for a building permit by June 17, 2009 and pull a building permit by December 2009. The applicant had submitted a request for an 18-month extension for the permits.

Mr. Lochrie reminded the Board that the project had received unanimous approval from the Sailboat Bend Association.

Mr. Haan remembered discussing widening the porches to eight feet, even though the plans stated the porches were only six feet wide. Mr. Lochrie said they had requested a waiver of the setback to accommodate the porches. Mr. Joseph Deverteuil, owner, agreed the porches would be eight feet.

Chair Jordan opened the public hearing. There being no members of the public wishing to address this item, Chair Jordan closed the public hearing and brought the discussion back to the Board.

Board members gave their disclosures on this item.

Motion made by Ms. McClellan, seconded by Mr. Haan, to approve the Certificate of Appropriateness for demolition. In a roll call vote, motion passed 6 - 0.

Motion made by Ms. McClellan to approve the Certificate of Appropriateness for new construction.

Mr. Haan requested amending the motion to include that the porches would be eight feet wide.

Ms. Graff seconded the amended motion.

In a roll call vote, motion passed 6 - 0.

2) **Case No. 2-H-09 (SB)**

[Index](#)

Applicant: Stephen Tilbrook, Dr. Kennedy Homes

Owner: Housing Authority of the City of Ft. Lauderdale

Address: 1004 West Broward Blvd

Request: Certificate of Appropriateness for Demolition

- Demolition of forty-two (42) structures

Certificate of Appropriateness for Alteration

- Rehabilitation of three (3) structures

Certificate of Appropriateness for New Construction

- Construct seven (7) new two to four (2-4) story buildings with a total of one hundred and fifty (150) residential units.

Zoned: RMM-25

Legal: Block 1 of the Dr. Kennedy Homes Project, PB 15, P 70.

Ms. Morillo stated the applicant had requested a deferral to the July 6, 2009 HPB meeting.

Mr. Steve Tilbrook, applicant, explained they were meeting with the neighborhood association and were revising the site plan. He requested a continuance to the Board's July 6, 2009 meeting.

Motion made by Mr. Cummings, seconded by Ms. McClellan, to grant a deferral to the Board's July 6, 2009 meeting. In a roll call vote, motion passed 6 – 0.

3) **Case No. 4-H-09 (SB)**

[Index](#)

Applicant: Nolan Haan

Owner: Nolan Haan

Address: 725 SW 2nd Ct.

Request: Certificate of Appropriateness for Demolition
• To demolish single family residence
Zoned: RML-25
Legal: Bryant Subdivision. Block 22, Lot 14, PB 1, P.29.

Ms. Morillo stated the applicant had requested a deferral to July 6, 2009.

Mr. Haan would have to recuse himself from voting on this item, resulting in loss of a quorum, so the item was automatically deferred.

III. For the Good of the City

[Index](#)

Other Items

Board Elections

Mr. Haan nominated Ms. Jordan as Chair, seconded by Ms. McClellan. In a voice vote, Board agreed unanimously.

Ms. Jordan nominated Mr. Haan as Vice Chair, seconded by Ms. McClellan. In a voice vote, Board agreed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 5:27 p.m.

Chairman,

Susan Jordan, Chair

Attest:

ProtoTYPE Inc, Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Opperlee, ProtoType Services