

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, AUGUST 5, 2013 - 5:00 P.M.  
CITY HALL 8<sup>th</sup> FLOOR CONFERENCE ROOM  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b><u>Cumulative Attendance</u></b> <b><u>6/2013 through 5/2014</u></b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Matthew DeFelice, Chair	A	2	1
David Kyner, Vice Chair	P	3	0
Brenda Flowers	P	3	0
Marie Harrison	P	1	2
Richard Heidelberger	A	1	2
Phillip Morgan [5:04]	P	3	0
Carol Lee Ortman	P	1	0
Alexandria Scherer	P	2	0
Richard Schulze	P	3	0
Jackie Scott	P	2	1
Gretchen Thompson [5:09]	P	2	1

**City Staff**

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Lynda Crase, Board Liaison  
Linda Mia Franco, AICP, Historic Preservation Board Liaison  
Carrie Sarver, Assistant City Attorney  
Lisa Edmondson, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None.

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### **Call to Order**

Mr. Kyner called the meeting of the Historic Preservation Board to order at 5:00 p.m. Roll was called and it was determined a quorum was present.

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

**Board members disclosed communications they had concerning cases on their agenda.**

### **Approval of Minutes of July 2013 Meeting**

**Motion** made by Mr. Schulze, seconded by Ms. Flowers, to approve the minutes of the Board's July 2013 meeting. In a voice vote, motion passed unanimously.

### **Cases:**

1.

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<b>Case</b>	15H13	<b>FMSF #</b>	
<b>Applicant</b>	<b>Christina Fleming</b>		
<b>Owner</b>	Jordan Fleming		
<b>Address</b>	1217 SW 4 <sup>th</sup> Court		
<b>General Location</b>	SW Corner of SW 12 <sup>th</sup> Avenue and 4 <sup>th</sup> Court		
<b>Legal Description</b>	WAVERLY PLACE 2-19 D LOT 23 E 20,24,25 BLK 104		
<b>Existing Use</b>	Residential		
<b>Proposed Use</b>	Residential		
<b>Request(s)</b>	Certificate of Appropriateness for Alteration <ul style="list-style-type: none"><li>• Replace existing windows with new impact resistant windows.</li><li>• Install small awning over front window to the west.</li></ul>		

Mr. Kyner reported the applicant had sent a letter requesting a deferral to September 10.

**Motion** made by Ms. Scott, seconded by Mr. Morgan, to defer this application to the Board's September meeting. In a voice vote, motion passed unanimously.

2.

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Case	16H13	FMSF #	
Applicant	Sam McFarland		
Owner	Olav C. Hinke, Jr.		
Address	824-826 SW 2 <sup>nd</sup> Court		
General Location	Approximately 100 feet east from the SE Corner of SW 2 <sup>nd</sup> Court and SW 9 <sup>th</sup> Avenue		
Legal Description	BRYANS SUB OF BLK 21 FT LAUD 1-29 D LOT 31		
Existing Use	Residential		
Proposed Use	Residential		
Applicable Sections	ULDR	ULDR Sec. 47-24.11.3.c.ii.; Sec. 47-24.11.3.c.iii.; Sec; 47-17.7.B.	
Request(s)	1. Certificate of Appropriateness for Addition to Existing (Alteration) <ul style="list-style-type: none"><li>• Addition of a bedroom and closet</li></ul>		

Ms. Rathbun read from her report:

**Property Background:**

The two story vernacular style house at 824-826 SW 2<sup>nd</sup> Court has an L-shaped footprint, a gable roof and shiplap style wood siding; the main house is sited toward the rear of the lot. A two story garage building with a second floor apartment is sited about 25 feet in front of the main structure. The two buildings are connected by a ground floor utility room built on the east side of the space between the two structures. The buildings are compatible infill in the SBHD.

**Description of Proposed Site Plan:**

The applicant proposes to build a two story addition in the space between the garage/apartment and the main house. The new addition will house, on the second floor, a new bedroom, a closet, a bath and a hallway connecting the main house to the existing living space above the garage. The ground floor of the new addition will be open on the west side and a new deck will be built in the space. The new addition will not be visible from the street.

**Criteria for Certificate of Appropriateness:**

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

**ULDR Section 47-24.11.C.3.c.i**

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: There is no adverse effect on the property.

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: No adverse effect on property in the historic district

- c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

Consultant Response: The new addition will be largely hidden in view from the public right-of-way.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: See below. The applicant's project meets this criterion

From the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District 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 new construction, alterations, relocation, and demolition.

In each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design guidelines as outlined in the ULDR (47-17.7.B) is provided for both the existing buildings and the proposed new construction.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

**ULDR Section 47-17.7.B**

**1. Exterior building walls.**

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Consultant Response: Requested material: Wood:

- ii. shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.

**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 (9) feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lined 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.

Consultant Response: Requested material:

Windows and Doors: Materials

- i. Glass (clear)

- ix. Translucent glass (rear and side elevations only).
- v. Steel and aluminum.

Configurations

Windows:

- ii. rectangular

Operations:

- i. single hung

General:

- vi. Screened windows and doors.

All of the requested materials are recommended by the SBHD Materials and Design Guidelines.

**Request No. 2 - COA for Alterations:**

The applicant is requesting a certificate of appropriateness for alterations to one structure.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

**ULDR Section 47-24.11.C.3.c.ii**

- a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;

Consultant Response: the project meets the minimal alteration requirement.

- b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;

Consultant Response: The original qualities of the building are not changed.

**Summary Conclusion:**

The applicant's project is appropriate in the SBHD and it should be approved.

Sam McFarland, contractor, explained that the family was expecting twins and desired an extra bedroom.

Mr. McFarland clarified for Ms. Flowers that the new addition would be approximately nine feet high, matching the original house. Mr. Kyner remarked he had difficulty reading the elevations provided. Mr. McFarland described where windows would be installed and said they would match the existing single-hung windows.

Mr. Kyner asked if the owner had considered moving the garage doors to the side of the house and Mr. McFarland explained that the air conditioning unit was in the way.

Mr. Kyner opened the public hearing portion of the meeting. There being no members of the public wishing to address the Board on this matter, Mr. Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** Made by Mr. Schulze, seconded by Ms. Scott, to approve the application as presented. In a voice vote, motion passed 9-0.

3.

Case	17H13	FMSF #	
Applicant	Edward J. Strobel (Trustee of trust and husband of trust owner)		
Owner	Christina P. Strobel Trust		
Address	716 SW 4 <sup>th</sup> Place (Bryan Place)		
General Location	Approximately 226 feet west of the SW corner of SW 7 <sup>th</sup> Avenue and SW 4 <sup>th</sup> Place		
Legal Description	RIO ALTA RESUB BLK 34 FT LAUDERDALE 7-19 B LOT 4 & W ½ OF LOT 5 BLK 34		
Existing Use	Residence		
Proposed Use	Residence		
Applicable Sections	ULDR	ULDR 47-24.11.C.3.c.i; Section 47-17.7.B; Section 47-24.11.C.3.c.iii	
Request(s)	1. Certificate of Appropriateness for New Construction > 2,000 SF GFA <ul style="list-style-type: none"><li>New Single Family Residence</li></ul>		

Ms. Rathbun read from her report:

**Description of Proposed Site Plan:**

The applicant proposes to build a two story home, general builders mode in appearance, on a waterfront lot in the SBHD. The proposed house will have a rectangular foot print with a street facing irregularity i.e. a centered two story gable roofed entry porch. The height of the proposed house appears to be about 28 feet. The main roof will be hip with cement tile cladding; the tile is manufactured to resemble wood shakes. The applicant plans to use a concrete I-beam and foam system to build the structure. The wall cladding for the first floor will be stucco; the second floor will be covered with a manufactured material in clapboard style. Other decorative elements are a small balcony on the second floor with railing to match the front facing porch,

plantation shutters on the façade and Bahama shutters on the side elevations. There are two street facing garage doors on the façade. In his narrative the applicant states that this is necessary as the garage cannot be placed on the water side; he also says that the garage doors will be largely screened by landscaping.

**Criteria for Certificate of Appropriateness:**

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

**ULDR Section 47-24.11.C.3.c.i**

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: There is no adverse effect.

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: The applicant has included photos of the properties immediately to the east and west of his property. The eastern property is 2 stories and of a similar size to the applicant's project. The property to the west is one story with a large footprint. The proposed house is compatible with these structures. The height of the proposed building is similar to that of adjacent structures in the SBHD.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: See below in reference to related new construction. The applicant's project meets this criterion.

From the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District 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 new construction, alterations, relocation, and demolition.

In each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design



guidelines as outlined in the ULDR (47-17.7.B) is provided for both the existing buildings and the proposed new construction.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

#### **ULDR Section 47-17.7.B**

### **3. Exterior building walls.**

#### **a. Materials and finish.**

- j. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Consultant Response: Requested materials:

Materials and finish:

- i. Stucco: smooth (upper Half)
- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather (lower half)

:

### **4. Windows and doors.**

#### **a. Materials.**

- j. 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.**

- j. Doors: garage nine (9) feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lined only to gable ends.

#### **c. Operations.**

- j. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); shutters and louvers.

#### **d. General.**

- j. Wood shutters sized to match openings (preferably operable).
- ii. Wood and metal shutters.
- iii. Interior security grills.

- iv. Awnings.
- v. Bahama shutters.
- vi. Screened windows and doors.

Consultant Response: Requested materials:

**Materials**

- i. Glass non reflective tinted
- iv. Aluminum (Window frame materials)

**Configurations**

- i. Garage doors-9' maximum width (2 doors)

**Window Operations**

- i. Single hung
- vi. Sliders-side and rear only

**General**

- i. Operable shutters sized to fit openings
- ix. Interior security grilles
- x. Bahama Shutters
- xi. Shutters aluminum
- xii. Screened windows

The applicant has requested Bahama Shutters which are approved by the SBHD Materials and Design guidelines but are discouraged by the City of Fort Lauderdale Historic Preservation Design Guidelines (see note below).

**5. 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.

Consultant Response: Requested materials  
Roof—materials.

- i. Cement tiles

Gutters

- ii. Exposed half round

Roof Configurations

- i. Hip
- ii. No less than 3:12 and no more than 8:12
- vii. Solar collectors or turbine fans

**6. Garden walls and fences.**

a. Materials and style.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
- 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 (6) inches clear.

Consultant Response: Requested materials

Materials and style

- i. Stucco finish, smooth
- xi. Chain link-green vinyl coated

See note below.

**7. Arcades and porches.**

a. Materials and finish.

- i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or troweled.
- 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.

Consultant Response: Requested materials

Materials and finish

- i. Stucco (at piers and arches only) smooth
- iv. Metal (at railings only)

Note: The legal department and City staff have determined that the SBHD Materials and Design Guidelines are recommendations only and can be approved or not at the will of the Board; this is true of the City of Fort Lauderdale Historic Preservation Design Guidelines as well. In the matter of Bahama style shutters there is a disagreement between the two guidelines. The SBHD guidelines approves of this style of shutter while the City's guidelines discourages their use without historic documentation and

because fixed shutters and/or louvers tend to create a fortress like appearance (page 12 of the Windows & Doors section, City...Guidelines.). Similarly, chain link fences are approved by the SBHD guidelines and discouraged by the City...Guidelines. The Board must determine which guidelines are to prevail. All other materials requested by the applicant are appropriate.

**Request No. 1 - COA for New Construction:**

The applicant is requesting a certificate of appropriateness for new construction of a new single family residence.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.iii, the Board must consider the following additional criteria specific to new construction, taking into account the analysis of the materials and design guidelines above:

**ULDR Section 47-24.11.C.3.c.iii**

- a) The height of the proposed building shall be visually compatible with adjacent buildings.

Consultant Response: The height of the proposed building is visually compatible with the height of the adjacent historic buildings in the SBHD.

- b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

Consultant Response: The width and the height of the front elevation of the proposed building are visually compatible with the existing house sited on the property to the width of the applicant's.

- c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related.

Consultant Response: The applicant's project meets this criterion

- d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of

enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

Consultant Response: The applicant's project meets this criterion.

- j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

Consultant Response: The applicant's project meets this criterion.

**Summary Conclusion:**

The applicant's project meets the ULDR criteria for new construction in the SBHD; however the Board must determine which guideline's recommendation should apply in determining the appropriateness of Bahama shutters and chain link fencing for this project. The COA for this application should be approved.

Ed Strobel, applicant, reviewed the plans and added that the home would be built to withstand 200+ mph winds, have zero energy use and minimal water use.

Ms. Flowers remarked that the chain link fence appeared run down. Mr. Strobel agreed, and said they would leave the first 20 to 30 feet, continue the rest of the fence line and cover it with vegetation.

Ms. Scherer asked about the Bahama shutters and Mr. Strobel referred to the plans to describe where they would be located.

Mr. Kyner pointed out that the design code called for a three-foot front fence, not a six-foot fence. He suggested that instead of replacing the section of chain link, Mr. Strobel could install the same type of fence as he would use in the front. Mr. Strobel stated neighbors had informed him that if a neighborhood property had a fence that was in disrepair or was shorter than other fences, vandals would use that property as an access point to vandalize or burgle properties in the area. Mr. Kyner stated front yards were as important to viewscape as back yards. Mr. Strobel agreed to consider other options for the east side of the property.

Mr. Kyner asked Mr. Strobel to consider turning the garage to the side so the doors did not have as much impact. He could also consider staggering the doors. Mr. Strobel explained that all of the neighbors had front-facing garage doors and he was trying to be compatible with other properties in the area. Ms. Kyner asked if Mr. Strobel would consider an alternative to the Bahama shutters.

Ms. Thompson stated, "There are rules about historic homes and you're choosing to fit

in with what your neighbors have ignored all these years instead of trying to set an example what an historic home should be.” Mr. Strobel remarked that he was not remodeling; this was a vacant lot. He added that the Bahama shutters met code and the higher fence was needed for security.

Ms. Flowers felt the reason the three-foot fence was suggested was to be able to see the house, but she pointed out that the type of fence Mr. Strobel planned to use allowed the house to be seen.

Mr. Kyner opened the public hearing portion of the meeting.

Paul Boggess, Sailboat Bend Civic Association, said the Sailboat Bend review committee, board and general membership had expressed no negative comments about the fence, the garage doors or the Bahama shutters. He said the Green aspects of the house were “absolutely fabulous” and would be an asset to the community and the City.

There being no other members of the public wishing to address the Board on this matter, Mr. Kyner closed the public hearing and brought the discussion back to the Board.

Ms. Franco pointed out that the plans showed the fence was 2.6’ from the property line when code required 3’. Ms. Sarver confirmed that Mr. Strobel’s plans would still need to be approved by Zoning.

**Motion** Made by Ms. Scott, seconded by Mr. Schulze, to approve the application as presented. In a roll call vote, motion passed 9-0.

<b>4. Old Business</b>	<u>Index</u>
No discussion.	

<b>5. New Business</b>	<u>Index</u>
No discussion.	

<b>6. Good of the City</b>	<u>Index</u>
No discussion.	

<b>7. Communication to the City Commission</b>	<u>Index</u>
None.	

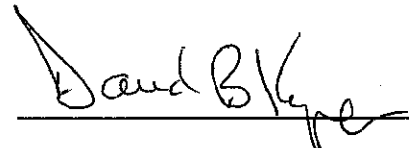
**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 6:09.

**Next Meeting**

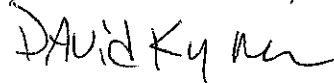
The Board's next regular meeting was scheduled for September 2, 2013.

Chairman,




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Matthew DeFelice, Chair



Attest:



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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>