

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, JANUARY 6, 2014 - 5:00 P.M.  
FIRST FLOOR COMMISSION CHAMBER  
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>
David Kyner, Chair	P	6	0
Gretchen Thompson, Vice Chair	P	5	1
Brenda Flowers	P	5	1
Marie Harrison	P	3	3
Richard Heidelberger	A	3	3
Phillip Morgan	P	6	0
Carol Lee Ortman	P	3	1
Alexandria Scherer	P	5	0
Richard Schulze	P	6	0
Jackie Scott	A	3	3

**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  
Anthony Fajardo, Zoning Administrator

**Communication to the City Commission**

None

<b><u>Index</u></b>		
	<b><u>Applicant/Owner</u></b>	<b><u>Page</u></b>
	Old Business	<b>2</b>
	New Business	<b>2</b>
	Good of the City	<b>2</b>
	Communication to the City Commission	<b>5</b>

**Call to Order**

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:02 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 November 2013 Meeting

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

**Cases:**  
None.

1. **Old Business** Index  
None.

2. **New Business** Index  
River Mount Midden

Chair Kyner announced the River Mount Midden had been sold and the new owner intended to keep the building to historic standards.

Matthew DeFelice described the property in Sailboat Bend, which included a building and an archeological site. He stated this was one of the last middens existing this far south.

3. **Good of the City** Index  
Historic Preservation Ordinance

Chair Kyner stated at 7 PM, Board members would attend a workshop in the 8<sup>th</sup> floor conference room regarding the re-writing of the historic preservation ordinance. He distributed a summary of Sailboat Bend's history and the survey conducted by City staff. Chair Kyner reminded everyone that Sailboat Bend was the only designated historic area in Fort Lauderdale.

Chair Kyner stated Board members had received an email from the Sailboat Bend Civic Association recently regarding a resolution they had passed to dissolve the Sailboat Bend Historic District designation, and he distributed copies. Some Board members felt this resolution had no relationship to the ordinance, and Ms. Sarver reminded the Board that Sailboat Bend would be affected by the regulations and the resolution was therefore relevant. Chair Kyner remarked that he wanted to discuss this now because Board members could only communicate among themselves about this in a public forum. Ms. Thompson did not want the Sailboat Bend discussion to overshadow the Board's workshop with the City Commission.

Chair Kyner asked if other Board members wished to invite members of the Sailboat Bend Civic Association, as well as other interested parties, to speak with the Board regarding their wishes to dissolve the Sailboat Bend Historic District.

**Motion** made by Ms. Flowers, seconded by Mr. Schulze, to discuss the Sailboat Bend Civic Association's resolution to eliminate the Sailboat Bend Historic District designation. In a roll call vote, motion passed 7-1 with Ms. Thompson opposed.

Mr. Fajardo explained that the tax abatement related to historic structures only applied to improvements and lasted for 10 years. He could not say if this would need to be repaid if the district was no longer designated. Ms. Rathbun explained that this was not a tax credit; the homeowner did not pay an increase in taxes based on the improvement. She added that fewer than five homeowners had actually qualified for the tax abatement.

Dave Baber, Broward County Historic Preservation Officer, stated the tax abatement would need to be paid back if a building were to lose designation, and added that there were three buildings being improved in Sailboat Bend that he thought the owners might have counted on the abatement before beginning construction. Mr. Baber informed the Board that there was also a Broward County tax abatement that allowed commercial properties a 50% exemption from the taxable value as long as the property was maintained. Other benefits included being exempt from the 50% valuation on the FEMA substantial improvement rule and flexibility in the Building Code.

Chair Kyner felt most people, even those living in the historic district, were not educated about historic preservation and felt it was onerous. He stated the protection of the City's historic property was about retaining and understanding the City's history.

Chair Kyner asked Mr. Fajardo about having City staff apply for eligible properties to be individually designated. Mr. Fajardo admitted this would be a big project and he was unsure the City had sufficient resources. Chair Kyner remarked on the time and expense required to apply for designation.

Ms. Flowers acknowledged there was a problem in Sailboat Bend, and she felt part of it could be that owners of designated properties "couldn't put a certain window on there, although everybody else had the window." Ms. Thompson felt the objection in Sailboat Bend was the inability "to change the property so that you could build more expensive, different kinds of stuff on it...like condos..."

Ms. Orton wondered what percentage of Sailboat Bend residents were on the Civic Association and how long they had been considering requesting the designation be revoked.

Molly Hughes, Sailboat Bend resident, said she had been a member of the civic association since 1999. She stated she knew of no one receiving the tax exemption. Ms. Hughes said the neighborhood had begun to discuss this when the City notified them about the workshop scheduled for October, when they requested a delay. She reported "the neighborhood's been livid about it for years." They felt the workshop was their opportunity to bring their concerns to the City Commission. Their concerns included the cost of making the application, which she said was "thousands of dollars" and the length of time required to obtain permits.

Ms. Hughes stated 70% of the structures in Sailboat Bend that "have nothing to do with anything old have to go through the same process." The real problem was "the ordinance and the process and the arbitrariness and the unfairness and the existence of better ways" and people felt they were hostages to the program. Ms. Hughes said it was not true that property values were increased by being in an historic neighborhood. Ms. Flowers asked if Civic Association members had identified specific regulations they felt needed changing and Ms. Hughes stated, "We think all of these regulations need to be looked at in the context of the second decade of this century...what you're doing now, and what you're seeking more controls to execute are not all... what we call best practices." The Civic Association intended to ask the City Commission not to "implement anything until they look at what they've got and what's proposed in combination."

Mr. Baber stated half of the work group members that had been working for five years were Sailboat Bend representatives and/or board members. They had also provided periodic updates to the Sailboat Bend Civic Association. He had no doubt that this neighborhood qualified as a local historic district and felt it would likely qualify as a National Register district as well.

Mr. DeFelice announced he was the previous Chair of the HPB. He did not believe that issues brought up by Ms. Hughes could be solved by dissolving the Sailboat Bend Historic District. He felt the City was not administering the ordinances properly and asked the Board to try to direct the City to do so rather than to get rid of them.

Chair Kyner felt the Board members had done their best to understand the ordinance and to treat applicants with fairness. The work group had tried to clarify the ordinance and organize it to make it clearer. He thanked the Board members and the work group for their service. He asked if the Board would like to go over the revised ordinance with those who wished to discuss the rules and regulations more thoroughly.

Ms. Flowers pointed out that the revision had been in the works for a long time and they had invited input along the way. She did not want to jeopardize a vote on the new ordinance.

**4. Communication to the City Commission**

Index

None.

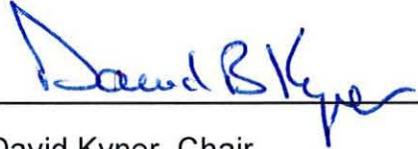
**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 6:30.

**Next Meeting**

The Board's next regular meeting was scheduled for February 3, 2014.

Chairman,



---

David Kyner, 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>