

**SPECIAL MEETING
 HISTORIC PRESERVATION BOARD
 CITY OF FORT LAUDERDALE
 THURSDAY, OCTOBER 20, 2011 - 5:00 P.M.
 CITY HALL EIGHTH FLOOR CONFERENCE ROOM
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA**

Board Members

Attendance

Susan McClellan, Chair	P
Matthew DeFelice, Vice Chair	P
Brenda Flowers [5:27]	P
Mary Jane Graff	P
Marie Harrison	P
Richard Heidelberger [5:12]	P
David Kyner	P
Phillip Morgan	A
Gretchen Thompson	P

City Staff

Assistant City Attorney Carrie Sarver
 Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
 Anthony Fajardo, Historic Preservation Board Liaison

Communication to the City Commission

None

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Call to Order

Chair McClellan called the meeting of the Historic Preservation Board to order at 5:00 p.m.

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

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1. <u>Proposed Amendments to the Historic Preservation Ordinance</u>	6T10
Sections under review:	47-24.11., Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness
* NOTE:	The preceding list is not inclusive of all ULDR sections that are being reviewed for amendments, but rather a list of the sections that anticipated to be discussed at the October 3, 2011 meeting. (This item is not quasi-judicial)
District:	All Districts

Chair McClellan noted that the working group had been unable to attend. Mr. Fajardo said a member of the working group had been informed of this meeting. Chair McClellan said there had been a screw up, and the Board should decide whether they wanted to review the changes without the working group present. Ms. Graff wanted to wait until the working group could be present. Mr. Kyner wanted the Board to review the proposed changes.

Mr. Heidelberger arrived at 5:12.

The Board discussed the documents they had been provided. Mr. Fajardo explained how the documents were laid out and said this was not the way the ordinance revision process was usually conducted.

Motion made by Mr. Heidelberger, seconded by Mr. Kyner, to begin the review this evening. In a voice vote, motion **failed** 4 – 4 with Mr. DeFelice, Ms. Graff, Ms. Thompson and Chair McClellan opposed.

Mr. Fajardo said he had never received the promised current version of the document from the working group. Mr. DeFelice suggested that in order to control the volume of material, any documents from the working group should be approved by the Board before being sent to staff.

Ms. Flowers arrived at 5:27.

Chair McClellan agreed to retrieve all documents from the working group so the Board could have them prior to their next regular meeting.

Mr. Fajardo explained to Ms. Flowers that the different formats of documents being distributed was confusing and it had been decided that the working group would provide the documents to the HPB prior to their next meeting and then the documents would be distributed to staff. Chair McClellan said she would receive the documents from the working group and she would provide them to Mr. Fajardo, who would distribute them to other Board members.

Mr. Fajardo said the Board and the working group could be provided with a few possible dates for another special meeting. Chair McClellan suggested this be provided at the next HPB meeting. The Board agreed they would need another week after receiving the documents to have their next special meeting.

Chair McClellan said the previous day had been the meeting for public input regarding the new design guidelines. Mr. Fajardo said the intent of this document was to cover the entire City. He explained that the grant did not cover making the consultant's recommendations into an ordinance. He remarked that he did not anticipate any conflicts between this and the revisions to the historic ordinance.

Motion made by Mr. DeFelice, seconded by Mr. Kyner, that the Board wished to receive the document with the original and revised language on one split page for comparison. In a roll call vote, motion passed 6-2 with Mr. DeFelice and Chair McClellan opposed.

2. For the Good of the City

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Mr. Kyner asked for an update on the Shippey House. Mr. Fajardo said the attorney for the property owner had provided a drop-dead date for the demolition. Friends of Shippey were trying to provide what the City Commission had requested: a business plan, financials and completion of site improvements. Mr. Fajardo said the Commission's direction had been that the plans must be reviewed by staff and the City Auditor and they must be presented again to the Commission. He noted that the date of the Commission's next meeting was after the demolition deadline the owner had provided.

Chair McClellan asked for an update on Kenneth Powell's property. Ms. Sarver explained that the Board had approved a Certificate of Appropriateness for construction on a vacant lot in Sailboat Bend and the City Commission had denied the Certificate of Appropriateness for new Construction after a de novo hearing. The Judge had determined that the City Commission had departed from the essential requirements of

law and reversed their decision. Specifically, the judge referred to the use of the Secretary of the Interior's standards for rehabilitation in relation to a vacant lot. Ms. Sarver said the City Commission must advise the City Attorney's office if they intended to appeal within 30 days from the date of the judge's order.

Mr. DeFelice said he had seen the order and did not agree with it. He noted that other cases had utilized the Secretary of the Interior standards to guide building on empty lots in historic districts, so he did not understand why this case was unique.

Chair McClellan said the consultant creating the new design guidelines was also the Chair of the Philadelphia Historic Preservation Board, and she required board members to cite a portion of the ordinance to support their votes.

Mr. DeFelice said the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings was just one element of four or five volumes the Secretary put together for historic preservation.

Ms. Rathbun explained that the original historic ordinance was written with public input and it had been modified over time. She said the Secretary of the Interior's Standards had last been revised in 1995.

Mr. DeFelice said the City wanted to build a new fire station in Hardy Park, the surrounding property of Southside School. He said this might affect one or two of the out buildings on the site. Ms. Rathbun explained that the smaller of these buildings was on the 1928 Sanborn map; the larger one was probably built in the 1930s. Mr. Fajardo said the property from the playground fence out to Andrews Avenue was the designated portion of the lot. Nothing on the west side was included in the designation.

Mr. Fajardo reported some mold issues had arisen at the Southside School. Ms. Sarver said there might be an issue with the window sealing.

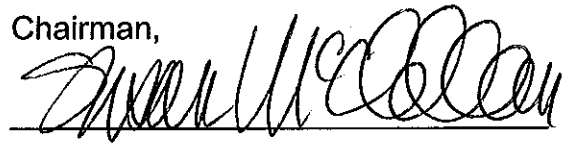
3. Communication to the City Commission

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None.

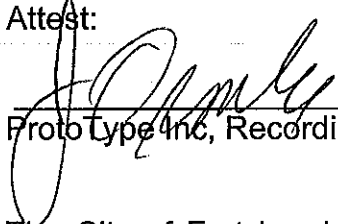
There being no further business to come before the Board, the meeting was adjourned at 6:26 p.m.

Chairman,



Susan McClellan, ~~Vice~~ 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 Inc.