



HISTORIC PRESERVATION BOARD MEETING

Development Services Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311
Monday, February 5, 2024
5:00 PM

AGENDA

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

II.a Draft Minutes for December 4, 2023, HPB Meeting

[Draft December HPB Minutes](#)

III. PUBLIC SIGN-IN / SWEARING-IN / DISCLOSURES

IV. AGENDA ITEMS:

IV.a Certificate of Appropriateness for Demolition

CASE: UDP-HP24001

REQUESTS: Demolition of (2) Accessory Wooden Structures and a Swimming Pool

APPLICANT: Curt Fretham

ADDRESS: 311 SW 14th Way

LEGAL DESCRIPTION: Lot 6; less the N-Werly 24.50 feet thereof;
Together With: the N-Werly one-half (NW 1/2) feet of Lot 7, Block 2,
RIVER HIGHLANDS

ZONING DISTRICT: RS-8

COMMISSION DISTRICT: 2 - Steven Glassman

[UDP-HP24001 - 311 SW 14th Way - Staff Report](#)

[Application and Supporting Documents](#)

[Project Narrative](#)

[Photos](#)

[Site Plan](#)

- IV.b Amendment to Certificate of Appropriateness
CASE: UDP-HP24002
APPLICANT: Jennifer Belt, Executive Director, The Stranahan House, Inc.
ADDRESS: 335 SE 6th Avenue
LEGAL DESCRIPTION: BURNHAMS SUB 15-29 B TR 1 LESS N 47.5 & LESS RD R/W
ZONING DISTRICT: H-1
COMMISSION DISTRICT: 2 - Steven Glassman

[UDP-HP24002 - 335 SE 6th Ave - Staff Report](#)
[Application and Supporting Documents](#)
[Project Narrative](#)
[Property Survey](#)
[Photos](#)
[Plan Set](#)
[Archaeology Review](#)

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

- VI.a Strategic Historic Preservation Plan - 2023 Progress Report

[Strategic Historic Preservation Plan - 2023 Progress Report](#)

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE HISTORIC PRESERVATION BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 at a minimum of 2 days prior to the meeting and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



CITY OF FORT LAUDERDALE

DRAFT

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
Development Services Department
Main Lobby
700 NW 19th Ave
Fort Lauderdale, FL 33311
Monday, December 4, 2023 - 5:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2023 through 5/2024</u>	
		<u>Present</u>	<u>Absent</u>
Arthur Marcus, Chair	P	7	0
Richard Bray	P	7	0
Allen Jones	P	7	0
Sonya Moste	P	2	0
Richard Rosa, Vice Chair	P	5	2
Tim Schiavone	A	5	2
Shane Taylor	P	2	0
Ashley Walker	P	5	1

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Simone Chin, Urban Planner II
Kailly Linares, Planning Assistant
Jamie Opperlee, Recording Secretary, Prototype Inc.

Guests

Jay Adams
Stephen Tilbrook, Esq., Akerman LLP
Robert Hely, Lochrie and Chakas, P.A.

Communication to the City Commission

Motion made by Ms. Moste, seconded by Mr. Bray, to write a Communication to the City Commission as follows:

1. To recommend the City Commission have the City Manager instruct staff to study or to obtain a consultant to study the Transfer of Development Rights (TDR) for the maximum potential number of units currently available and to look at best practices in Broward County to optimize the TDR program.
2. To evaluate the City's Land Use Plan and see if there is potential to increase units for the receiving sites for the TDR program.

In a voice vote, motion **passed 7-0.**

I. Call to Order/Pledge of Allegiance

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

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: November 6, 2023

Mr. Bray asked that "initial funding for a consultant to do a revitalization plan" be added to the motion for Communication to the Commission made at the end of the November 6 meeting.

Motion made by Mr. Bray, seconded by Ms. Walker:

To amend the Communication to the City Commission in the November 6, 2023, minutes to include "initial funding for a consultant to do a revitalization plan."

In a voice vote, the motion **passed 7-0**.

Motion made by Mr. Bray, seconded by Ms. Walker:

To approve the minutes of the November 6, 2023, meeting as amended.

In a voice vote, the motion **passed 7-0**.

III. Public Sign-in/Swearing-In

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

IV. Agenda Items

None.

V. Communication to the City Commission [Index](#)

Motion made by Ms. Moste, seconded by Mr. Bray, to write a Communication to the City Commission as follows:

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2. To evaluate the City's Land Use Plan and see if there is potential to increase units for the receiving sites for the TDR program.

In a voice vote, motion **passed 7-0**.

VI. For the Good of the City of Fort Lauderdale [Index](#)

a. Continued Board Discussion of Historic Preservation Incentives

Ms. Logan distributed a document outlining existing incentives for historic preservation and noted the information is available on the City website. She reviewed the incentives and the implementation process briefly.

Chair Marcus asked about Federal tax incentives. Ms. Logan stated there is an application process for the Federal tax incentives, and noted the property had to be income-producing and on the National Register of Historic Places.

Ms. Moste asked for clarification on the County incentives listed. Ms. Logan explained.

Mr. Jones inquired as to how often the tax exemptions are utilized. Ms. Logan stated there had not been any applications for the 10-year tax exemption in the time she had been with the City.

Ms. Logan reviewed the availability of waivers for setbacks and distance separation.

Chair Marcus asked whether there were height-related waivers. Ms. Logan explained the zoning district has overall height limits. Discussion continued.

Ms. Logan continued the review of incentives with an explanation of Transfer of Development Rights (TDR) and the associated criteria. She noted the interactive maps on the City website.

Ms. Moste asked how often the TDR had been used. Ms. Logan advised that the incentive was adopted relatively recently in 2021, and Jay Adams was the first to apply for and receive the certificate of eligibility. She stated Mr. Adams was currently exploring options for the transfer and was present at the meeting.

Ms. Logan discussed the parking reduction and exemption, noting this applied to a lot of businesses in the Himmarshee (H-1) Historic District.

Mr. Bray asked whether the Police Station had used the parking reduction or exemption. Ms. Logan stated they were not eligible for the exemption as new construction, but she was not aware of whether they had gone through the separate parking reduction process.

Mr. Adams asked for clarification on the parking incentives. Ms. Logan explained. Discussion ensued briefly regarding adaptive reuse and parking requirements.

Mr. Adams shared details of his attempt to utilize the historic preservation incentives. He noted property assessments do not reflect that a site is historic, and the building cannot be sold for what it is assessed for because costs are high. He stated he wished there was more tax credit.

Chair Marcus asked whether the City has control over the tax credits. Attorney Wallen advised the City is preempted by State Statute, and they would have to lobby the Florida Legislature to have the Statute amended.

Chair Marcus asked Mr. Adams what else he would suggest after having gone through the process. Mr. Adams advised he would hope the (Broward County Property Appraiser) could assess historic properties at a lower level, as in his opinion the credit ultimately is a 15 percent reduction in taxes.

Chair Marcus highlighted the zoning incentives such as decreased setbacks. Mr. Adams stated the historic buildings already exist and it is difficult to do anything to change them.

Ms. Walker noted Mr. Adams was the only person to have applied for the TDR program, and stated people she had spoken with told her the program was set up in a way that was not advantageous. She asked Mr. Adams to share more of his experience and feedback.

Mr. Adams shared that it is complicated and not cheap. He stated he has to get updated plans and surveys and go through the application process, and then Broward County does not have residential units available.

Stephen Tilbrook, Akerman LLP, land use counsel for Mr. Adams, explained the concept is set up to allow historic properties to transfer certain rights which they cannot use because they are historic, for development rights over and above what is existing on another site. He reviewed the process for application and transfer. He noted that density and building area for floor area ratio are the two major benefits of that process and asked that the Board consider inquiring about the concept of units. He outlined the difference between limitations on density and units and noted there is currently scarcity in the units assigned to Fort Lauderdale by Broward County. He advised that the reason Mr. Adams cannot find a receiving site for his transfer is because the transfer does not include units.

Chair Marcus asked for clarification on the calculation of density. Mr. Tilbrook explained.

Mr. Tilbrook challenged the Board to consider asking whether the Code could be amended to also transfer units and eliminate or increase the restriction of 10 units per acre that can be received on the other side of the transfer. He stated these changes would create more value in the TDR.

Chair Marcus asked whether units of density was a County issue. Mr. Tilbrook stated that was a good question that he did not have an answer to, but there are ways around it.

Attorney Wallen clarified that density is defined as units in the City Code, and explained how the pool of development units works. She stated this type of change would need to come from Broward County.

Mr. Bray asked whether the Board could ask the City Commission, then the City Commission ask the County. Mr. Tilbrook advised that there are instances where Broward County creates exemptions from units for Regional Activity Centers. He used the affordable housing buy-down as an example. He stated they could do this for historic properties, as well.

Mr. Bray asked if the Broward County Historic Preservation Board (HPB) would be a more appropriate place to start this conversation. Mr. Tilbrook stated that he believed the Broward County HPB was tasked with different things. He commented that the limitation on density on a site is a City Code and would be within the City's discretion for change. Ms. Logan advised the number was based on the Broward County Land Use Plan and the maximum densities within the Comprehensive Plan. She noted there are a number of overlapping factors.

Mr. Tilbrook asserted the TDR was a good idea that was not working well due to the limitations.

Mr. Adams added that they had spoken with people involved in a program in Washington State, including land use attorneys and others. Discussion ensued regarding density, contributing factors to determining density, allotment of units, and the level of City discretion involved.

Mr. Tilbrook clarified that his issue is that the TDR grants density, but the density has no value unless there are units available.

Chair Marcus asked whether the request would be better made to the City Commission. Mr. Tilbrook advised that they wanted to start with the HPB because they wanted the Board and staff to hear what the challenges are, and the reasons the TDR program had had limited success.

Mr. Rosa inquired as to why the TDR had only been implemented for historic properties. Ms. Logan stated it is a new incentive. She noted the Broward County Land Use Plan allows for other types of TDR programs if a city wanted to implement that into their Code.

Mr. Rosa stated the program was intended to be monetization of density so it could be traded, and developers are hitting a road block. He noted the program is approaching its third year, and asked what could be done to create a clearer path.

Mr. Bray asserted it was not an incentive, as future property owners lose the right to develop and would not see the benefit. Discussion continued.

Ms. Moste asked if there could be a listing site where people could list what they want to sell.

Ms. Walker explained that everyone she had spoken with about the TDR had told her that it was nonfunctional and could not actually be made into a development deal.

Mr. Rosa provided an example, and asked how an aggregation could take place. Ms. Logan advised the way the Code is written those are private transactions and the City does not get involved with negotiation or making the connection. She noted if a developer contacted the City, a list of historic properties that have applied for a Certificate of Eligibility could be shared.

Mr. Bray stated the dilemma was that with each of these incentives, the Board is hearing that there is no value because it is a time-consuming process or not something that can be used. Ms. Logan advised that the TDR can be a benefit. She pointed out that there are other cities where similar programs function and stated it may require some time to get started. She stated the Code is clear on what needs to happen step-by-step.

Chair Marcus asked whether staff had recommendations for other incentives which could be added. Ms. Logan stated staff had done a lot of research on things they had the power to add. She commented that direct funding is one of the few things left, and that is challenging.

Mr. Taylor asked for clarification as to whether the TDR was a transfer with respect to density and not a unit. Attorney Wallen provided additional details.

Discussion continued. Ms. Logan stated she did not think there was an issue with the sending site, but there are restrictions for the receiving site under the Broward County Land Use Plan which the City has to follow in evaluation of any new development.

Mr. Rosa asked what the total number of properties on the survey is, noting they could discuss a zoning overlay district, or they may be talking about a pool that is so limited it does not make sense to pursue. Discussion continued regarding looking at the historic district holistically, incentives and associated market values, as well as the total properties on the architectural resource survey and their designations.

Chair Marcus suggested a future discussion where the Board could look at the list of properties and map together to better understand. Ms. Logan stated a motion could be made to add that discussion as a future agenda item.

Chair Marcus asked how people are made aware of the incentives if they do not bring an attorney with them to speak with the City. Ms. Logan stated if there is something that would apply, staff provides the information during the application process.

Ms. Walker stated the Board sees a lot of homeowners who face financial burdens with complying with the regulations, and the conversation came about because the Board had asked about how to provide incentive for people to preserve historic properties. She asserted that the conversation had highlighted for her that what had spurred the discussion was a valid point.

Mr. Bray stated it appears the key financial incentives are based on income-producing properties and not private residential properties. He noted if it is adaptive reuse or they provide for mixed use, there are opportunities for incentives. He suggested a special purpose district to open it up to everybody in the historic district or specific zoning changes to allow for more opportunities, and noted that would be an issue of zoning, not historic preservation. He stated there may also be mentoring programs or workshops which could be put in place to help property owners and real estate agents to inform them of the process.

Chair Marcus asked whether there were any other fees that could be reduced. Ms. Logan stated there are not any fees for most residential Certificate of Appropriateness applications, except for demolition and relocation.

Chair Marcus inquired as to whether expedited permit review could be offered. Ms. Logan advised that is already done, to an extent.

Mr. Bray asked if there were loan programs that could be implemented to help property owners. Attorney Wallen stated there may be options related to disasters, but simply being a historic property, she has not found legal authority for loans or grants.

Ms. Moste asked whether the County has a system that would recognize that someone had sold their rights under the TDR and value the property less. Ms. Logan stated the documents would be ultimately recorded with the County to be on record for the future.

Ms. Moste asserted it would improve the incentive for homeowners to receive money for selling their rights and then also have their property value decreased to reflect it. She stated she thought there was potential for the TDR, and a feasibility study may be beneficial to determine whether something should be done to optimize the program in Sailboat Bend.

Ms. Logan pointed out there are more than 60 landmarks designated in the City outside of the historic district, and a lot of those would also qualify for the program. Discussion ensued regarding examples of privately-owned landmarks.

Mr. Rosa stated the marketplace is opaque, and it would be useful to have some mechanism to aggregate it and have a call for offers on the rights.

Ms. Moste suggested there could be a request for proposals, and there may be a private entity interested in managing it. She noted her experience in Atlanta and stated they could look to other cities for best practices.

Ms. Logan stated once the development rights are sold, they are sold to a particular property in perpetuity. Discussion continued regarding the potential to hire a consultant and a Communication to the City Commission related to incentives.

Attorney Wallen advised that the Board should make their ask of the City very specific. She stated for example, the City does not handle the property assessment, and Florida Statutes apply to the tax incentives.

Ms. Moste stated she believed two things the City could do would be to do a study to determine the potential, including how many units they are talking about, and look at best practices to create a marketplace. Attorney Wallen pointed out that the City's Land Use Plan must be consistent with Broward County's Land Use Plan, so something that was successful in Miami or Pensacola would not apply the same way in Fort Lauderdale.

Mr. Rosa asked Mr. Adams whether he was trying to acquire TDRs or sell them. Mr. Adams responded that he was trying to sell them. He stated the intent of the incentives was to preserve historic buildings, and noted if someone is thinking about designating their property, money to compensate for the headache is a big deal.

Mr. Rosa stated it appeared what was missing was an aggregator. Mr. Adams referenced Attorney Wallen's previous comments that some places have banks, but Fort Lauderdale is not set up that way. He stated it must go directly to the developers and there is an 18-month expiration. Discussion ensued as to the appropriate language for a motion.

Motion made by Ms. Moste, seconded by Mr. Bray, to write a Communication to the City Commission as follows:

1. To recommend the City Commission have the City Manager instruct staff to study or to obtain a consultant to study the Transfer of Development Rights (TDR) for the maximum potential number of units currently available and to look at best practices in Broward County to optimize the TDR program.
2. To evaluate the City's Land Use Plan and see if there is potential to increase units for the receiving sites for the TDR program.

In a voice vote, motion **passed 7-0**.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m. The next regular meeting of the HPB is scheduled for Monday, January 2, 2024.

Attest:

Chairman:

Prototype Inc. Recording Secretary

Arthur Marcus, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



REQUESTS:

Certificate of Appropriateness for Demolition

- Demolition of (2) Accessory Wooden Sheds and a Swimming Pool

Case Number	UDP-HP24001	FMSF#	
Owner	Curt John Fretham		
Applicant	Curt John Fretham		
Address	311 SW 14 th Way (Kenilworth Place)		
General Location	Southwest corner of SW 14th Way and SW 2nd Street		
Abbreviated Legal Description	Lot 6; less the N-Werly 24.50 feet thereof; Together With: the N-Werly one-half (NW 1/2) feet of Lot 7, Block 2, RIVER HIGHLANDS		
Existing Use	Single-Family Residence		
Proposed Use	Single-Family Residence		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.4; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date(s)	
	July 15, 2024	Not Applicable	
Authored By	Simone Chin, Urban Planner II		

Property Background:

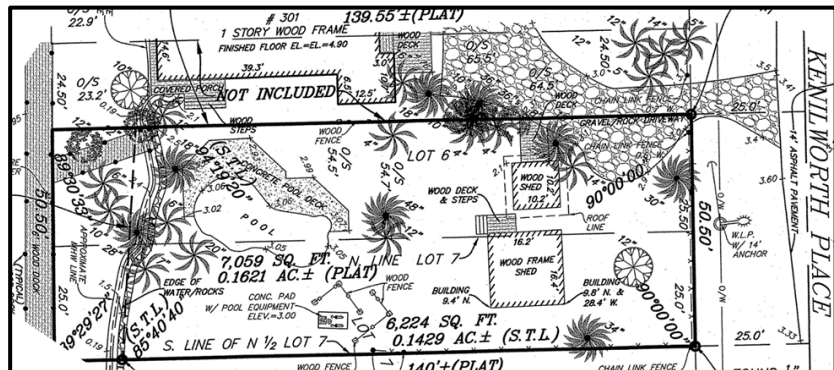
Located in the Sailboat Bend Historic District, the subject site was part of a larger parcel originally known as 301 SW 14th Way (Kenilworth Place). Located on the original property is a one-story single-family residential structure designed by local architect William Bigoney in 1971. In 1986, Donald M. Wilkin purchased the property from his then employer, Bigoney, and owned it until 2021 when it was sold to the current owners. During the time that Wilkin lived on the property, he designed and permitted a 10-foot by 10-foot wooden shed (1988), a 16-foot by 16-foot accessory wooden structure (2011), and a swimming pool (2002).

In 2023, the current owner was given approval from the Board of Adjustment to separate the parcel into 4 individual lots. The applicant's intent is to retain the single-family residence currently on the site (301 SW 14 Way) and build three new homes on the remaining lots. The three new lots obtained separate addresses and this request for a Certificate of Appropriateness application is for the location now known as 311 SW 14 Way.

Of note, this property is also located in an Archaeologically Significant Zone and is within a Broward County Wetland.



Location Map



Parcel Survey



Wooden Sheds



Swimming Pool

Proposed for demolition are two wood frame structures and a swimming pool. Constructed in 1988, 2011, and 2002, they do not exhibit any identifiable architecturally significant features and are non-contributing to the historic nature of the neighborhood.

Criteria for Certificate of Appropriateness

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

ULDR, Section 47-24.11.D.3.c.i	Staff Response
<p>a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done; and</i></p>	<p>Complete demolition is proposed for the accessory structures on this site. They are non-contributing to the Sailboat Bend Historic District as secondary features that were constructed outside of the identified Periods of Significance.</p> <p>Application meets this criterion</p>
<p>b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district; and</i></p>	<p>Designed by local architect Donald Wilkin, these accessory structures do not contribute to the historic nature of the Sailboat Bend Historic District.</p> <p>Application meets this criterion.</p>
<p>c) <i>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; and</i></p>	<p>Located to the south of the original structure on 301 SW 14 Way, these accessory features were added to the property several years after the original house was built and their removal will have minimal impact to the site.</p> <p>This property is also located in an archaeologically significant zone and based on a letter provided by the City's archaeological consultant, there is a low probability of archaeological deposits on this parcel. However, if archaeological materials, features or unmarked human remains are encountered, then work in the vicinity of the discovery shall stop and the City's historic preservation staff shall be notified immediately to take measure to implement the appropriate process.</p> <p>Application meets this criterion</p>
<p>d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.</i></p>	<p>Denial of a Certificate of Appropriateness would not deprive the property owner of all reasonable beneficial use of his property.</p>

An application shall be submitted to the HPB for review in accordance with criteria outline below. If the HPB determines that the application meets the criteria for a Certificate of Appropriateness for Demolition, the HPB shall approve the Certificate or approve the Certificate subject to such conditions necessary to ensure compliance with the criteria. The HPB may grant a Certificate of Appropriateness for Demolition, which may provide a delayed effective date of up to (90) days. The effective date shall be determined by the HPB based on the significance of the structure and the estimated time required to arrange a possible alternative to demolition. During the demolition delay period, the HPB may take such steps as it deems necessary to preserve the structure. Such steps may include, but are not limited to, consultations with community groups, public agencies and interested citizens; recommendations for acquisition of the property by public or private bodies, or agencies; and exploration of the possibility of moving the resource.

Criteria for Certificate of Appropriateness for Demolition

ULDR, Section 47-24.11.D.4.	Staff Response
<p><i>i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or</i></p>	<p>Structures proposed for demolition within this application are non-contributing in the Sailboat Bend Historic District. Application meets this criterion.</p>
<p><i>ii. The property or building no longer has significance as a historic architectural or archeological landmark; or</i></p>	<p>The buildings and swimming pool were designed by local architect Donald M. Wilkin as accessory features to the greater site. The demolition has no impact on the historic nature of the Sailboat Bend Historic District or the site. Application meets this criterion.</p>
<p><i>iii. The demolition or redevelopment project is of major benefit to a historic district.</i></p>	<p>The demolition request is for non-contributing features on the site that neither enhances nor detracts from the historic nature of the Sailboat Bend Historic District. As a redevelopment project has not been submitted for review and consideration, this criterion is not applicable at this time. Not applicable.</p>

Sailboat Bend Historic District material and design guidelines

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 COA for new construction, alterations, relocation, and demolition.

ULDR Section 47-17.7.A.4. Demolition. The material and design guidelines in ULDR Section 47-17.7.B. shall be used to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure. As outlined above, the structures are non-contributing to the Sailboat Bend Historic District. Existing features of the structure conform to the guidelines including the clapboard wood siding and the gable roofs.

Summary Conclusion:



Staff finds that the application for a **COA for Demolition** under case number UDP-HP24001 located at 311 SW 14th Way meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structures or swimming pool shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This property is located in an Archaeologically Significant Zone. No archaeological deposits are anticipated within the subject property, however, if archaeological materials or features are discovered, then work in vicinity of the discovery shall stop and the City shall be notified immediately to coordinate the discovery. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Board Actions

Certificate of Appropriateness for Demolition

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition of (2) accessory wooden sheds and a swimming pool under case number UDP-HP24001 located at 311 SW 14thWay based on the following findings of fact (i.e. *Based on facts and findings as outlined in the staff memorandum*) **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

11 December, 2023

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

RE: Revision of Review of Archaeological Impacts
301 SW 14th Way (River Highlands 10-3 B Lot(s) 3 thru N1/2 Lot 7 BLK 2).
UDP-HP23014; UDP-HP23015; UDP-HP23016; UDP-HP23017
BCPA: 504209170052, 504209170051, 504211181230, and 504209170050

Trisha Logan,

This letter provides substantive revisions to the 19 April 2023 letter Review of Archaeological Impacts (Letter Review) to the subject property. Coastal Archaeology & History Research, Inc. advises that the recommendations in the 19 April 2023 Letter Review no longer apply.

In my capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced development proposal in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2. P, *Fort Lauderdale ULDR* (Ft. Laud. ULDR) for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural, or archaeological value.

The subject parcel(s) referenced above consists of .70^{+/-} acres of partially developed land located on the east bank of the North Fork New River at the intersection of SW2nd Ct and SW 14th Way. Historic aerials show the parcel was not developed prior to 1957 (USDA 1949; 1957) and the current structure was constructed about 1969 by prominent local architect William Bigoney (FMSF 8BD4551). The Broward County Property Appraiser indicates this structure was constructed about 1971. Review of current and historic aerials indicates that portions of the subject property remain undeveloped. (AHC 2020; FMSF 2023; USDA 1949, 1957). The western portion of the subject property abuts a manmade tidal canal (North Fork New River), the construction of this canal has likely resulted in redeposition of dredge spoil and reformatting of the original site topography and stratigraphy as demonstrated on adjacent parcels (AHC 2023). and prior archaeological study (AHC 2023) indicates that portions of this parcel are likely to have been impacted by the development of the canal. the construction of the canal likely impacted any intact sediments within the subject property (AHC 2023).

The subject property is in the North Bank New River Archaeological Zone (CAHR 2016); an area that is known to contain intact prehistoric and historic period archaeological deposits and which has potential to contain unknown / undocumented archaeological deposits. No previously recorded archaeological resources are located within the subject property and recent archaeological survey of the adjacent parcel at 351 SW 14th Way in August 2023 (AHC 2023) yielded no archaeological materials and documented that the property was composed primarily of dredge fill and disturbed sediments with little potential to contain intact, significant archaeological deposits.

Opinion and Recommendation

In my capacity as the City’s archaeological consultant, it is my opinion that development of the subject property will not have an adverse effect on known or previously identified archaeological resources.

In capacity as the City’s archaeological consultant, no additional archaeological work is recommended in coordination with the proposed development of the subject parcel. Additionally, the subject parcel may be removed from the North Fork New River Archaeological Zone.

No archaeological deposits are anticipated within the subject property, however, if archaeological materials or features are discovered, then work in vicinity of the discovery shall stop and the City shall be notified immediately to coordinate the discovery.

If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City’s historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions regarding these comments.

Sincerely,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

Ref:

AHC (Archaeological and Historical Conservancy, Inc.)
2023 “A Phase I Archaeological Assessment of 351 SW 14th Way, Fort Lauderdale, Broward County, Florida.” AHC for Greg Madar, AHC Proj. 2023-134; AHC Report 1449. October 2023. (on file at CAHR)

2020 Phase III Archaeological Mitigation of Site 8BD4651 on the Dunes Hotel Parcel, Fort Lauderdale, Broward County, Florida. . Report from AHC to GraniteFL LLC.

1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.

BCPA (Broward County Property Appraiser)
2023 <https://bcpa.net>

CAHR (Coastal Archaeology & History Research, Inc)
2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the Broward County Development Management Division. On File CAHR, Inc. California, MD.

FMSF (Florida Master Site File)
2023 FMSFWeb

USDA (United States Department of Agriculture)
1947 Aerial Photographs of Broward County, US Department of Agriculture, University of Florida Map and Aerial Imagery Library, George A. Smathers Libraries. [Aerial photographs of Broward County - Flight 3d \(1949\) \(ufl.edu\)](#) Flight 2D.

1957 Aerial Photographs of Broward County, US Department of Agriculture, , University of Florida Map and Imagery Library, George A Smathers Libraries. [Aerial photographs of Broward County - Flight 1T \(1957\) \(ufl.edu\)](#) Flight 1T.



HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Certificate of Appropriateness Application | Rev. 3/1/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The application form must be filled out accurately and completely. Print or type and answer all questions or indicate N/A if item does not apply. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>

A APPLICANT / PROPERTY OWNER	
Name	
Address	
City, State, Zip	
Phone	
Email	
Proof of Ownership	
APPLICANT SIGNATURE:	

B AGENT (If agent will be representing owner)	
Name	
Address	
City, State, Zip	
Phone	
Email	
Agent Authorization Letter	
AGENT SIGNATURE:	

C BUSINESS/OPERATOR (if applicable, eg. Hotel, Restaurant, etc)	
Name:	
Address:	

D PARCEL INFORMATION	
Address	
Folio Number(s)	
Legal Description (brief)	

E LAND USE INFORMATION	
Historic District/ Historic Landmark Name	
Zoning	
Existing Use of Parcel	
Commission District	
Civic Association	

Lot 6; less the N-Werly 24.50 feet thereof; TOGETHER WITH: the N-Werly one-half (NW 1/2) feet of Lot 7, block 2 RIVER HIGHLANDS

F PROJECT INFORMATION	
Project Name	
Project Description (Describe current request)	

G DIMENSIONAL REQUIREMENTS (New Construction and Additions Only)		
	Required Per ULDR	Proposed
Lot Size (square feet/acres)		
Lot Density		
Lot Width		
Building Height (Feet/Levels)		
Structure Length		
Lot Coverage		
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []		
Side []		
Corner/Side []		
Rear []		

APPLICATION TYPES: Certificate of Appropriateness (COA) Applications are categorized by request and are indicated on the table below. Check the appropriate boxes for application request. Contact Urban Design and Planning staff at (954) 828-5026 if you are uncertain about the application type.

<input type="checkbox"/> *MINOR ALTERATIONS	<input type="checkbox"/> **MAJOR ALTERATIONS	<input type="checkbox"/> **NEW CONSTRUCTION	<input type="checkbox"/> **DEMOLITION	<input type="checkbox"/> **RELOCATION
For requests that are not visible from the right-of-way, are replacements in-kind, and/or meet ULDR Section 47-24.11.E.	- Window and Door Replacement - Roof Replacement - New Addition - Exterior Alteration	- New Residential or Commercial Building - New Accessory Structure - Reconstruction	- Demolition of Secondary Structure - Demolition of Primary Structure - Partial Demolition	- Relocation of Existing Building

Each application is subject to specific review and approval process requirements. See applicable specifications for submittal.

* These applications are processed through a 15-day administrative review.

**These applications require a public hearing at a regularly scheduled Historic Preservation Board meeting.

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Development Application Form** completed with the applicable information including property owner signature and agent signature.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Color Photographs** of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Electronic Files and Documents** consistent with the applicable specifications for submittal by application type; e.g. plan set, agent letter, etc.

THIS INSTRUMENT WAS PREPARED BY:
Conrad J. Boyle, Esq.
Mombach, Boyle, Hardin & Simmons, P.A.
100 Northeast 3rd Avenue, Suite 1000
Fort Lauderdale, Florida 33301

Parcel ID No. 5042 09 17 0050

WARRANTY DEED

THIS INDENTURE, executed this 21st day of September, 2021, by **Donald M. Wilkin and Sharon R. Wilkin, husband and wife**, whose mailing address is: 14130 Falcon Crest Drive, Jacksonville, Florida 32224, as **Grantor**, in favor of **Curt John Fretham, a single man**, whose mailing address is: 14525 Hwy 7, Suite 265, Minnetonka, MN 55345.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, their heirs and assigns, as the case may be, in fee simple forever, the following described real property lying in the County of Broward, State of Florida, to wit (the "Property"):

Lots 3, 4, 5, 6 and N1/2 of Lot 7, Block 2, River Highlands, according to the plat thereof as recorded in Plat Book 10, Page 3, Public Records of Broward County, Florida

SUBJECT TO: comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision, however reference thereto shall not cause same to be reimposed; unplatted public utility easements of record; and taxes for the year 2021 and subsequent years.

TO HAVE AND TO HOLD, the Property together with all and singular the rights and appurtenances thereunto belonging or in any way appertaining, to Grantee and their heirs and assigns in fee simple forever; and all the estate, right, title, interest, lien, equity, tenements, hereditaments, appurtenances, and claim whatsoever of the Grantor, either in law or equity, to the use and benefit of the Grantee forever, and Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and Grantor does hereby fully warrant the title to the Property and will defend same against all lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Signature of 1st Witness
Conrad J. Boyle
Printed Name of 1st Witness

[Signature]
Donald M. Wilkin

[Signature]
Signature of 2nd Witness
Debbie Aurand
Printed Name of 2nd Witness

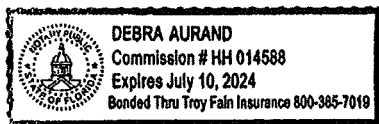
[Signature]
Signature of 1st Witness
Conrad J. Boyle
Printed Name of 1st Witness

[Signature]
Sharon R. Wilkin

[Signature]
Signature of 2nd Witness
Debbie Aurand
Printed Name of 2nd Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2021, by Donald M. Wilkin and Sharon R. Wilkin, who are personally known to me, or who have produced their FL Drivers License as identification.



[Signature]
Signature of the Notary Public

Debra Aurand
Printed Name of the Notary Public
My commission expires:



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

[] DEVELOPMENT REVIEW COMMITTEE [] PLANNING AND ZONING BOARD [X] HISTORIC PRESERVATION BOARD [] CITY COMMISSION

CASE NUMBER: UDP-HP24001 PROPERTY: 311 SW 14 Way MEETING DATE: FEB 5 2024

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): CURT FREIHAM APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared _____ who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

[] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of the Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[X] HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

[] PROJECT PRESENTATION MEETING

- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

[] 10-DAY PUBLIC SIGN NOTICE or [] 15-DAY PUBLIC SIGN NOTICE

- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That _____ (provide number of signs posted) sign(s) as referenced above (a) was posted on _____ (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

[Signature]
AFFIANT SIGNATURE

IF APPLICANT COMPLETE BELOW

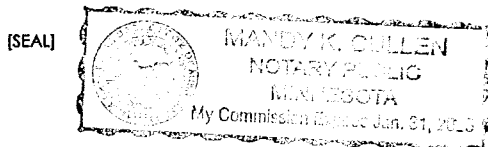
STATE OF FLORIDA:
COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [X] online notarization, this _____ day of _____, 2024, by _____ who is personally known to me or who has produced _____ as identification.

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by _____ of _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

LAKE WEST

DEVELOPMENT, LLC

To: Urban Design and Planning Division
From: Curt Fretham, Lake West Development
CC: Tony Treu, ATA Design
Kelsey Thompson, Lake West Development
Date: January 5, 2024
Subject: Lake West Application – Demo of Accessory Structures at 311 SW 14 Way

Reasons for demolition:

Large lot (originally 301 SW 14 Way) was subdivided into four parcels: 281, 291, 301, and 311 SW 14 Way (from NW to SE, respectively). 301 SW 14 Way has an existing home that will be kept. However, the demolition of two wood-framed accessory structures (sheds) and pool will need approval to build a new construction home on the SE lot, addressed 311 SW 14 Way.

Method of demolition:

Existing wooden framed accessory structures will be demolished per a mini excavator. Components to be transported to local landfill. Salvageable components will be recycled.

Proposed future uses of the site and use of the material from the demolished structure(s)

The proposed future use will stay the same as single family, detached residential. We plan to use any salvageable materials from the demolished structure(s) in the construction in the new, single family, detached homes.

ULDR Narrative - Section 47-24.11.D.4.C.

c. Criteria—Demolition.

i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or

Response: The property within the historic district is non-contributing.

ii. The property or building no longer has significance as a historic architectural or archeological landmark; or

Response: The property or building is not significant as a historic architectural or archeological landmark.

iii. The demolition or redevelopment project is of major benefit to a historic district.

Response: The demolition is a major benefit to the historic district allowing for a single family residential home, what the property is zoned for.

The designated property within the historic district is a non-contributing, not significant structure within the Sailboat Bend Historic District. The removal of the wood framed sheds and pool will have little to no impact on neighboring properties or the historic district as this area is heavily wooded which provides for a natural buffer between other residential homes. Please see Exhibit A. on page 2 for a description of the property via the Story Map.

Exhibit A. – Sailboat Bend Historic District Story Map

Sailboat Bend Historic District Story Map
Architectural Resource Survey

59 - 301 SW 14th WAY

Site Number: 59
Address: 301 SW 14th WAY
Status: Non-Contributing
Folio Number: 504209170050
Year Built: 1971
Architect: William Bigoney
Architectural Style: Modern
Outside Periods of Significance; Potential Individual Designation



WOOD FRAMED SHED - FRONT, FACES POOL



SHED



**MAIN HOUSE
SCREEN PORCH**



POOL



BOTH SHEDS - ALL SIDES



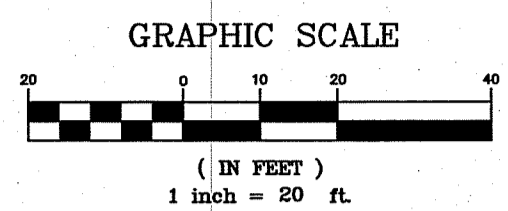


BOTH SHEDS - ALL SIDES





prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611, FAX: (954) 763-7615
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM



www.meco400.com

LEGEND

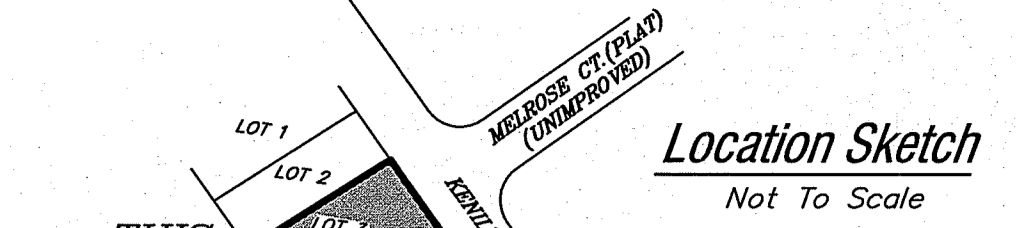
- | | |
|---|--|
| A = CENTRAL ANGLE (DELTA) | MHW = MEAN HIGH WATER |
| A/C = AIR CONDITIONING | MISC = MISCELLANEOUS |
| A.K.A. = ALSO KNOWN AS | M.L.P. = METAL LIGHT POLE |
| A.L.P. = ALUMINUM LIGHT POLE | ± = MORE AND LESS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | NGS = NATIONAL GEODETIC SURVEY |
| A OR L = ARC LENGTH | NSPS |
| B.C.R. = BROWARD COUNTY RECORDS | NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| B.F.P. = BACK FLOW PREVENTOR | NAVD88 = NORTH AMERICA VERTICAL DATUM (1988) |
| B.H. = BULKHEAD | N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT |
| B = BASE LINE | NO. = NUMBER |
| C.A.T.V. = CABLE TV TERMINAL OR BOX | O.R.B. = OFFICIAL RECORDS BOOK |
| C.A.L.C. = CALCULATED | O/S = OFFSET |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | O/W = OVERHEAD UTILITY LINES |
| C = CENTERLINE OF RIGHT-OF-WAY | PG. = PAGE |
| CH = CHORD | P.B. = PLAT BOOK |
| CH.BRG. = CHORD BEARING | P.B.C.R. = PALM BEACH COUNTY RECORDS |
| C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE | P.C. = POINT OF CURVE |
| C.L.F. = CHAIN LINK FENCE | P.C.D. = POLLUTION CONTROL DEVICE |
| C.L.P. = CONCRETE LIGHT POLE | P.I. = POINT OF INTERSECTION |
| C.P.L.P. = CONCRETE POWER LIGHT POLE | P.I.V. = POST INDICATOR VALVE |
| C.P.P. = CONCRETE POWER POLE | P.O.B. = POINT OF BEGINNING |
| CO. = COMPANY | P.O.C. = POINT OF COMMENCEMENT |
| CONC. = CONCRETE | P.R.C. = POINT OF REVERSE CURVE |
| C/O = CLEAN OUT | P.R.M. = PERMANENT REFERENCE MONUMENT |
| D.B. = DEED BOOK | R = RADIUS |
| DESC. = DESCRIPTION FROM FORMER DESCRIPTION | R.C.P. = REINFORCED CONCRETE PIPE |
| DIA. = DIAMETER | R/W = RIGHT-OF-WAY |
| D.B.H. = DIAMETER AT BREAST HEIGHT | S.B.T. = SOUTHERN BELL TELEPHONE |
| ELEV. OR EL. = ELEVATION | S.V. = SEWER VALVE |
| ft. = FEET | S.H.W. = SEASONAL HIGH WATER LINE |
| F.H. = FIRE HYDRANT | S.T.L. = SURVEY TIE LINE |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | TAN. = TANGENT |
| F.P.L. = FLORIDA POWER AND LIGHT CO. | TAN.BRG. = TANGENT BEARING |
| G.T.M. = GREASE TRAP MANHOLE | W.M. = WATER METER |
| H.H. = HAND HOLE | W. = WATER VALVE |
| I.C.V. = IRRIGATION CONTROL VALVE | W.B.H. = WET FACE OF BULKHEAD |
| INV. = INVERT | W/F = WET FACE OF CAP |
| LB = LICENSE BUSINESS | W.L.P. = WOOD STREET LIGHT POLE |
| MAG. = MAGNET | W.P.L.P. = WOOD POWER STREET LIGHT POLE |
| M.D.C.R. = MIAMI DADE COUNTY RECORDS | W.P.P. = WOOD POWER POLE |
| MEAS. = FIELD MEASURE | W/McL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP |
| Ⓢ = PARKING SPACES | W/W.C. = WITH WITNESS CAP # 285 |
| | Ⓢ = HANDICAPPED PARKING SPACE |

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale, BM # SW 707, Elevation = 3.61 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 6.59^{\pm} , Elev. = 6.59
- This property lies in Flood Zone "AH", Elev.=4.0 Per Flood Insurance Rate Map No. 12011C0556 H, Dated: August 18, 2014. Community Panel No. 125105.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

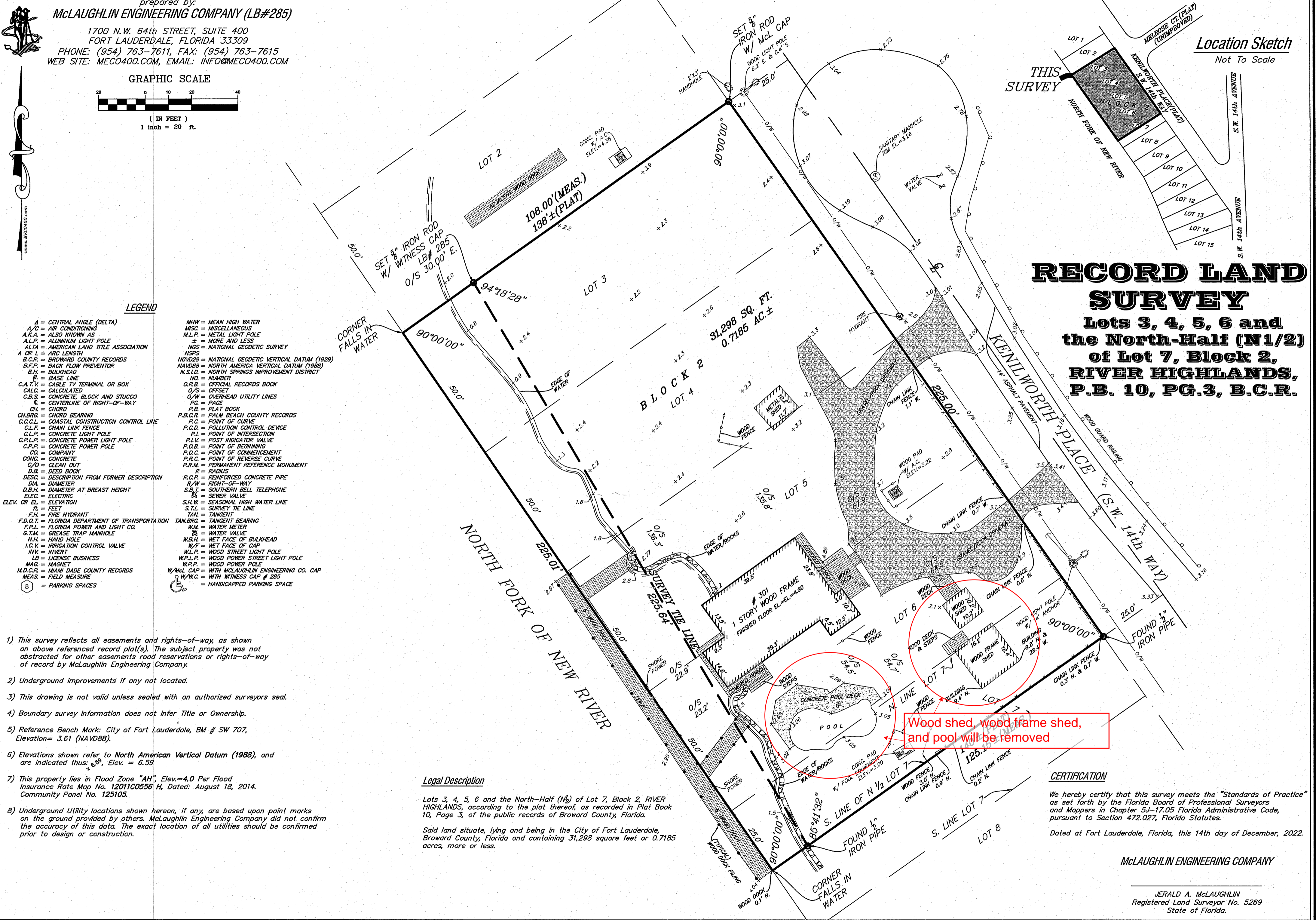
Legal Description

Lots 3, 4, 5, 6 and the North-Half (N $\frac{1}{2}$) of Lot 7, Block 2, RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 10, Page 3, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 31,298 square feet or 0.7185 acres, more or less.



RECORD LAND SURVEY
 Lots 3, 4, 5, 6 and the North-Half (N $\frac{1}{2}$) of Lot 7, Block 2, RIVER HIGHLANDS, P.B. 10, PG.3, B.C.R.



CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 14th day of December, 2022.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.



REQUEST: Amendment to Certificate of Appropriateness for Major Alterations and New Construction

- Clarification of site work that incorporates multiple ramps and railings, modifications to the east elevation of the existing administrative building/education center, modifications to the elevations of the proposed new welcome center, and the addition of an entrance archway at a pedestrian gate on the northern property line.

Case Number	UDP-HP24002	FMSF#	
Applicant/Owner	The Stranahan House, Inc		
Agent	Jennifer Belt, Director		
Address	335 SE 6 th Avenue		
General Location	Approximately 150 feet south of the intersection of East Las Olas Boulevard and South Federal Highway/SE 6th Avenue		
Legal Description	BURNHAMS SUB 15-29 B TR 1 LESS N 47.5 & LESS RD R/W		
Existing Use	House Museum		
Proposed Use	House Museum		
Zoning	H-1		
Applicable ULDR Sections	47-16.5; 47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-24.11.D.3.c.iii		
Landmark/Historic District	Stranahan House		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	July 16, 2024	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Property Background:

Built in 1901, the Stranahan House is the oldest existing building in the City of Fort Lauderdale. Frank Stranahan commissioned Ed King, the community's first contractor to build a residence on his lot, situated on the north bank of the New River. The two-story house has a T-shaped footprint and is an example of frame vernacular architecture, incorporating features that are suitable for its tropical environment such as its large open porch along the riverfront.

In April 2021, under Case Number UDP-HP21005, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness application for the construction of a new welcome center and gift shop, addition to expand education center, construction of a new event pavilion, removal of existing canvas event tent and canopy, and site improvements. This scope of work is planned to occur on the site of the Stranahan House and does not directly affect the historic structure. Conditions of approval included the following:

1. All windows must have clear glass and all muntins must have a raised profile.
2. The new sign shown on the site plan to be added at the landscape edge facing the New River is not included in this approval and must be reviewed in a separate Certificate of Appropriateness application.
3. Mural/Art installations on the west elevation of the education center expansion and the south elevation of the Welcome Center and Gift Shop are not included in this approval and must be reviewed in a separate Certificate of Appropriateness application.
4. This property is located in an Archaeologically Significant Zone. The following conditions apply to this project in accordance with the attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc:
 - a. Provide a Letter of Agreement from a professional archaeologist to provide archaeological testing and monitoring services. This letter shall be submitted in coordination with an application for a building permit application.

Modifications to Welcome Center

Modifications to the proposed welcome center include removal of a covered overhang on the east side of the structure and placement of two overhang over each proposed window.

Modifications to Administrative Building/Education Center

A modification to one window opening and the main entrance are proposed that are located on the east elevation of the existing administrative building. The window opening is proposed to be removed and replaced with French doors. The existing main entrance contains French doors and proposed for replacement is a single French door flanked by slender sidelights.

Pedestrian Gate and Entrance Archway

A pedestrian gate is planned for the north side of the property to access the abutting plaza. Framing the pedestrian gate is a proposed entrance archway that will be supported by decorative block columns and topped with a custom metal arch displaying the name "Stranahan House Historic Museum." The decorative block columns those proposed for the welcome center and event pavilion.

Summary Conclusion:

Staff finds that the application for a COA for Major Alterations under case number UDP-HP24002 located at 335 NE 6th Avenue meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR; meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR; and meets the criteria as outlined in Sections 47-24.11.D.3.c.iii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. All conditions of the previously approved Certificate of Appropriateness (UDP-HP21005) remain in effect.

Historic Preservation Board Suggested Motion:

Motion to **(approve, approve with conditions, or deny)** the resolution for an Amendment to a Certificate of Appropriateness for Major Alterations and New Construction under case number UDP-HP24002 located at 335 NE 6th Avenue based on the following findings of fact (i.e. Based on facts and findings as outlined in the staff memorandum) **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).



HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Certificate of Appropriateness Application | Rev. 3/1/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The application form must be filled out accurately and completely. Print or type and answer all questions or indicate N/A if item does not apply. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>

A APPLICANT / PROPERTY OWNER	
Name	The Stranahan House, Inc.
Address	335 SE 6th Avenue
City, State, Zip	Fort Lauderdale, Florida 33301
Phone	954-524-4736
Email	Director@StranahanHouse.org
Proof of Ownership	Warrenty Deed
APPLICANT SIGNATURE: <i>[Handwritten Signature]</i>	

B AGENT (If agent will be representing owner)	
Name	
Address	
City, State, Zip	
Phone	
Email	
Agent Authorization Letter	
AGENT SIGNATURE:	

C BUSINESS/OPERATOR (if applicable, eg. Hotel, Restaurant, etc.)	
Name:	Owner is operator, operates the Stranahan House Historic Museum
Address:	335 SE 6th Avenue, Fort Lauderdale, FL 33301

D PARCEL INFORMATION	
Address	335 SE 6th Avenue, Ft. L, FL 33301
Folio Number(s)	5042 10 09 0010
Legal Description (brief)	SC AS: COMM AT NW COR OF TR 2, EL

E LAND USE INFORMATION	
Historic District/ Historic Landmark Name	Stranahan House
Zoning	National and Local Historic desin=gnatio
Existing Use of Parcel	Historic House Museum
Commission District	2
Civic Association	Downtown Civic Association

F PROJECT INFORMATION	
Project Name	
Project Description (Describe current request)	This application requests Certificate of Appropriateness on four specific items that were not previously approved in April 2021. The project details remain the same, and Stranahan House considers these four items as minor design changes as more fully described more in the attached brief narrative.

G DIMENSIONAL REQUIREMENTS (New Construction and Additions Only)		
	Required Per ULDR	Proposed
Lot Size (square feet/ acres)	17,001 SF	
Lot Density		
Lot Width	100 x 171 ft	
Building Height (Feet/Leves)	25 ft maximum	
Structure Length		
Lot Coverage		
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR	Proposed
Front		
Side		
Corner/Side		
Rear		

APPLICATION TYPES: Certificate of Appropriateness (COA) Applications are categorized by request and are indicated on the table below. Check the appropriate boxes for application request. Contact Urban Design and Planning staff at (954) 828-5026 if you are uncertain about the application type.

<input type="checkbox"/> *MINOR ALTERATIONS	<input type="checkbox"/> **MAJOR ALTERATIONS	<input checked="" type="checkbox"/> **NEW CONSTRUCTION	<input type="checkbox"/> **DEMOLITION	<input type="checkbox"/> **RELOCATION
For requests that are not visible from the right-of-way, are replacements in-kind, and/or meet ULDR Section 47-24.11.E.	- Window and Door Replacement - Roof Replacement - New Addition - Exterior Alteration	- New Residential or Commercial Building - New Accessory Structure - Reconstruction	- Demolition of Secondary Structure - Demolition of Primary Structure - Partial Demolition	- Relocation of Existing Building

Each application is subject to specific review and approval process requirements. See applicable specifications for submittal.
* These applications are processed through a 15-day administrative review.
** These applications require a public hearing at a regularly scheduled Historic Preservation Board meeting.

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Development Application Form** completed with the applicable information including property owner signature and agent signature.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Color Photographs** of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Electronic Files and Documents** consistent with the applicable specifications for submittal by application type; e.g. plan set, agent letter, etc.

82-159578

This Special Warranty Deed Made the 11th day of May, A. D. 1982 by

FORT LAUDERDALE HISTORICAL SOCIETY, INC., a non-profit

corporation existing under the laws of Florida, and having its principal place of business at Fort Lauderdale, Florida, hereinafter called the grantor, to STRANAHAN HOUSE, INC., a non-profit Florida corporation,

219 S. W. Second Avenue

whose postoffice address is Fort Lauderdale, Florida 33301

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

See Exhibit A attached hereto and made a part hereof.

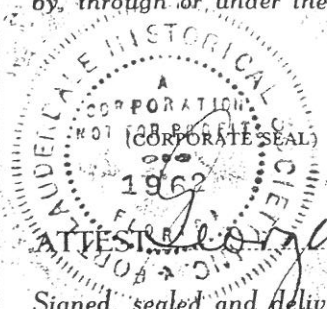
\$ 45.00 has been paid in Broward County for Documentary Stamp Tax as required by law. Audrey Eddie Deputy

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



FORT LAUDERDALE HISTORICAL SOCIETY, INC., a non-profit Florida Corporation

Attest: George W. English III Secretary

Signed, sealed and delivered in the presence of: Robri Pena Muriel F. Kennedy

By: R. M. Gardner President

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared R. M. Gardner and George W. English III

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of May, A. D. 1982

Prepared by R. M. Gardner P. O. Box 14636 Fort Lauderdale, FL 33302

Muriel F. Kennedy Notary Public

Notary Public, State of Florida at Large My Commission Expires Feb. 28, 1984 Bonded By American F. & Casualty Company

Stranahan House, Inc. Box 14636 Ft. Lauderdale, Fla 33302

82 JUN 16 AM 10:02

OFF 10246 PAGE 214

EXHIBIT A

Tract 1, LESS the North 47 feet thereof, of BURNHAM'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 15, at page 29, of the Public Records of Broward County, Florida, and LESS that property described as follows: Commencing at the Northwest corner of Tract 2 of said BURNHAM'S SUBDIVISION run Easterly on the North line of said Tract 2 a distance of 85 feet; thence run South 10° 29' 49" East on the East line of said Tracts 2 and 1 a distance of 132.5 feet; thence run South 10° 02' 19" East a distance of 26.91 feet to the POINT OF BEGINNING; thence continue South 10° 02' 19" East a distance of 60.59 feet; thence run South 10° 29' 49" East a distance of 80 feet; thence run Westerly on the South line of said Tract 1 a distance of 9 feet; thence run North 10° 29' 49" West a distance of 140.03 feet to the POINT OF BEGINNING.

SUBJECT to easements, restrictions, reservations and limitations of record, if any, and taxes for the year 1982 and subsequent years.

Grantee makes the following covenants with Grantor which shall run with the land:

1. The improvements located on the above described property shall be used primarily for historical purposes, the commercial use shall be limited to generating revenue for the maintenance, repairs, upkeep and expenses of operation of the improvements located thereon and a reasonable reserve for the above purposes.

2. The above property shall revert to Grantor on the happening of any of the following events:

- a. The breach of the covenants set forth above.
- b. The attempt to transfer or encumber the property to a third party, either voluntarily or involuntarily.
- c. The termination of the existence of the Grantee as a non-profit Florida corporation.
- d. The termination of the tax exempt status granted to the Grantee under the applicable code provisions and regulations of the U. S. Internal Revenue Code.

In the event that Grantor is not in existence at the time of the happening of the event which causes the title to revert in Grantor and there is no successor organization, then the title shall vest in the City of Fort Lauderdale.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

OFF
REC 10246 PAGE 215

2023 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

DOCUMENT# 757997

Entity Name: THE STRANAHAN HOUSE, INC.

Current Principal Place of Business:

335 SE 6 AVENUE
FT. LAUDERDALE, FL 33301

Current Mailing Address:

335 SE 6 AVENUE
FT. LAUDERDALE, FL 33301 US

FEI Number: 59-2164225

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRIPP SCOTT, P.A.
ATTN: CHRISTINE P. YATES, ESQ.
110 SE 6TH STREET, 15TH FLOOR
FORT LAUDERDALE, FL 33301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CHRISTINE P. YATES, ESQ.

10/23/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name HARVEY, NUGENE E JR.
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR, PRESIDENT
Name MCALOON, MATTHEW
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title VP, DIRECTOR
Name BUCKLEY, STEVE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title SECRETARY
Name BELT, JENNIFER
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name CARRARA, CAROLINE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name SMITH, DOUG
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name BYRD, I. DAVID
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name MINOFF, LAURIEANNE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATTHEW MCALOON

PRESIDENT

10/23/2023

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title DIRECTOR
Name GUNTHER, MAGGIE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name MILIJASEVIC, NATASHA
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR, TREASURER
Name BAUTISTA, VERONICA
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name JOHNSON, RENEE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name GABUARDI, VICTOR
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name HARMAN, TOM
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name FERTIG, MARY
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name CASTEEL, SANDY
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name DUTTON, WHITNEY
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name ANASTASIOU, WILLIAM
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name GOSNELL, PETE
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

Title DIRECTOR
Name SHERADSKY, TYLER
Address 335 SE 6 AVENUE
City-State-Zip: FT. LAUDERDALE FL 33301

To: Historic Preservation Board
From: Stranahan House / Steve Buckley
Date: January 5, 2024
Regarding: Revised plans and Certificate of Appropriateness

Stranahan House is before the HPB to get four specific items approved, namely:

- One additions which is the pedestrian gate (the gate itself);
- Clarification of site work, specifically the ramps and railings; and
- Modifications to east elevations of the Admin Building and elevations of the Welcome Center

The Stranahan House's original submission was approved with conditions by the Historic Preservation Board Resolution 21-06 on April 5, 2021 (UDP-HP21005). Due to the four specific items listed below, Stranahan House is requesting a Certificate of Appropriateness from the Historic Preservation Board to update the original approval regarding those four items:

1. North Pedestrian Gate
2. Ramps and railings
3. Elevations of Welcome Center (dimensions the same)
4. East Elevation of Admin Building (dimensions the same)

While Stranahan House considers these minor issues, we understand and appreciate the review and approval process of the HPB. Each items is addressed below.

PEDESTRIAN GATE: The original approval included the location of the pedestrian gate, but not the actual gate itself (the swinging door) so we are providing detailed drawings of the pedestrian gate, otherwise the pedestrian gate location remains the same.

RAMPS and RAILINGS: The ramps and railings were always part of the site plan however they were not specifically highlighted in the site plan that was originally submitted to the HPB. The revised site plan is the same except the ramps and railings are highlighted. The ramps and railings are necessary to comply with ADA requirements. The railings are similar to railings already on the property as well as the same as the City of Fort Lauderdale used throughout Laura Ward Plaza and Tunnel Top Park.

WELCOME CENTER ELEVATIONS: The Welcome Center is visible from all four sides which creates design challenges. The Welcome Center serves multiple functions including ticket sales for house tours, gift shop sales and providing tourist information. The minor changes are primarily due to making it ADA compliant but the dimensions, locations, orientation and functions have remained the same.

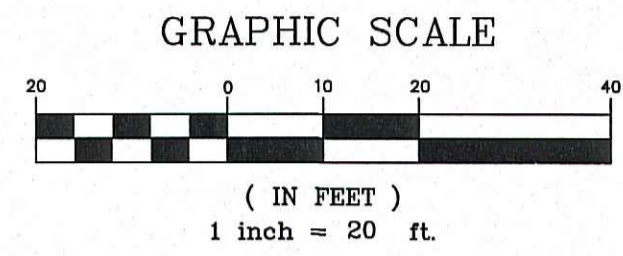
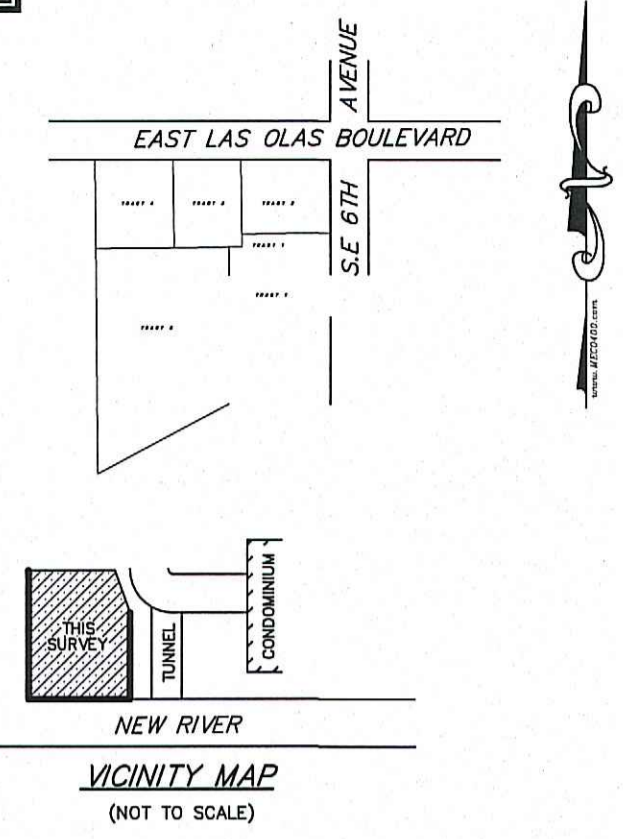
ADMIN BUILDING EAST ELEVATION: The minor changes to the Admin Building are mainly to make the Admin Building and the Welcome Center be consistent and have similar window types. Once the Welcome Center building was modified to be ADA compliant, the Admin Building was adjusted to match the Welcome Center.

Stranahan House believes these revisions are consistent with the initial overall exterior appearance of the original plans but with minor changes primarily to comply with ADA requirements.

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400 FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615

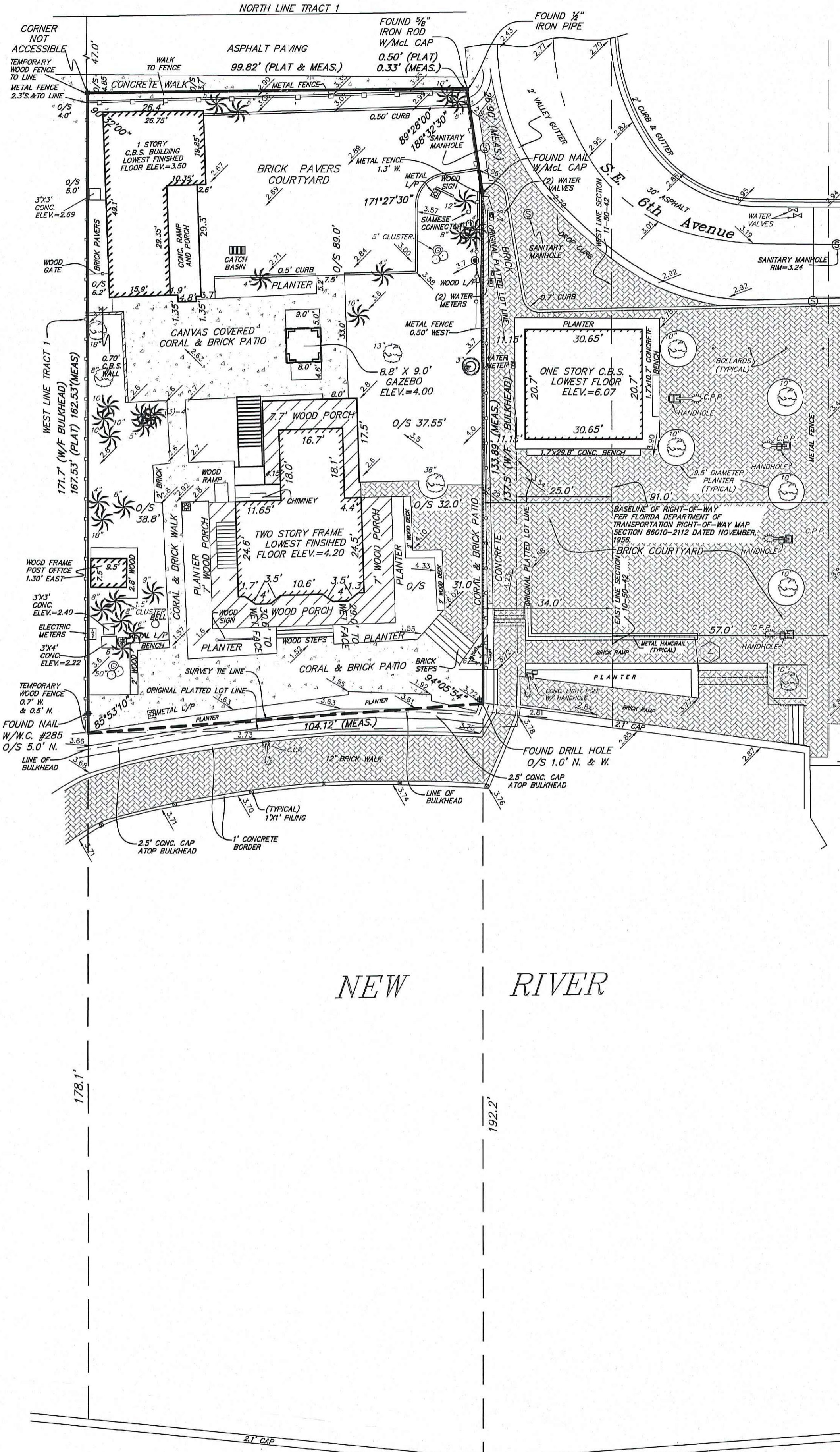
RECORD LAND SURVEY

STRANAHAN HOUSE



LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- A.L.P. = ALUMINUM LIGHT POLE
- C.L.P. = CONCRETE LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.L.P. = WOOD LIGHT POLE
- MEAS. = MEASURED
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- ± = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS = OFFICIAL
- O.R. RECORDS BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- H.H. = HAND HOLE
- L.P. = LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W.V. = WATER VALVE
- LB = LICENSED BUSINESS
- C.P.P. = CONCRETE POWER POLE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM



LEGAL DESCRIPTION:

Tract 1, BURNHAM'S SUBDIVISION, less the North 47 feet, as measured along the East line thereof and less right-of-way taken for U.S. Highway No. 1, said BURNHAM'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 15, Page 29, of the public records of Broward County, Florida.

Said land situate lying and being in the City of Fort Lauderdale, Florida, and containing 17,001 square feet or 0.3903 acres more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Fort Lauderdale Benchmark # SE 51, Elevation=6.170(NGVD 29) converted to 4.57 (NAVD 88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\sqrt{3.5}$
- 8) This property lies in Flood Zone "AH", Elev.=7.0', Per Flood Insurance Rate Map No. 12011C0218 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.

CERTIFICATION:

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 16th day of July, 2002.
 Revised to add temporary construction easement this 28th day of January, 2003.
 Stenwall & Foundation Location & Elevation taken this 16th day of July, 2003.
 Final survey taken this 21st day of January, 2004.
 Resurveyed this 7th day of June, 2005.
 Revised courtyard this 15th day of August, 2007.
 Revised this 17th day of October, 2007.
 Soundings taken this 19th day of December, 2013.
 Resurveyed this 7th day of April, 2017.
 Construction Asbuilt made this 30th day of August, 2017.

McLAUGHLIN ENGINEERING CO.

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. LB# 36/22, 999/26, LB# 228/18, TDS, Prints, 1088/60, Print REF. DWG: U-3-008(07), EFB
 JOB ORDER NO. J-10, M-8228, M-8760, P-1482, P-4855, T-6825, T-8233, T-9009, U-1007, U-8725, V-2620

FILE NO.: **13-2-065 (17)**

CHECKED BY: _____
 DRAWN BY: JST, E.P., NATE, EJW3, DRP, RDR, RT, RDR

FILE NO.: 13-2-065 (17)

EXISTING RAILING



EXISTING RAILING



LOCATION OF PROPOSED GATE





STRANAHAN HOUSE COURTYARD AND BACK OF HOUSE – FACING SOUTH



STRANAHAN HOUSE COURTYARD – FACING SOUTH



STRANAHAN HOUSE COURTYARD AND CANOPY – FACING WEST



STRANAHAN HOUSE CANOPY AND ADMINISTRATIVE OFFICE – FACING WEST



STRANAHAN HOUSE CANOPY INTERIOR ADJACENT TO OFFICES – FACING WEST



STRANAHAN HOUSE FUTURE PAVILION LOCATION – FACING EAST



STRANAHAN HOUSE CANOPY AND ADMINISTRATIVE OFFICE – FACING WEST



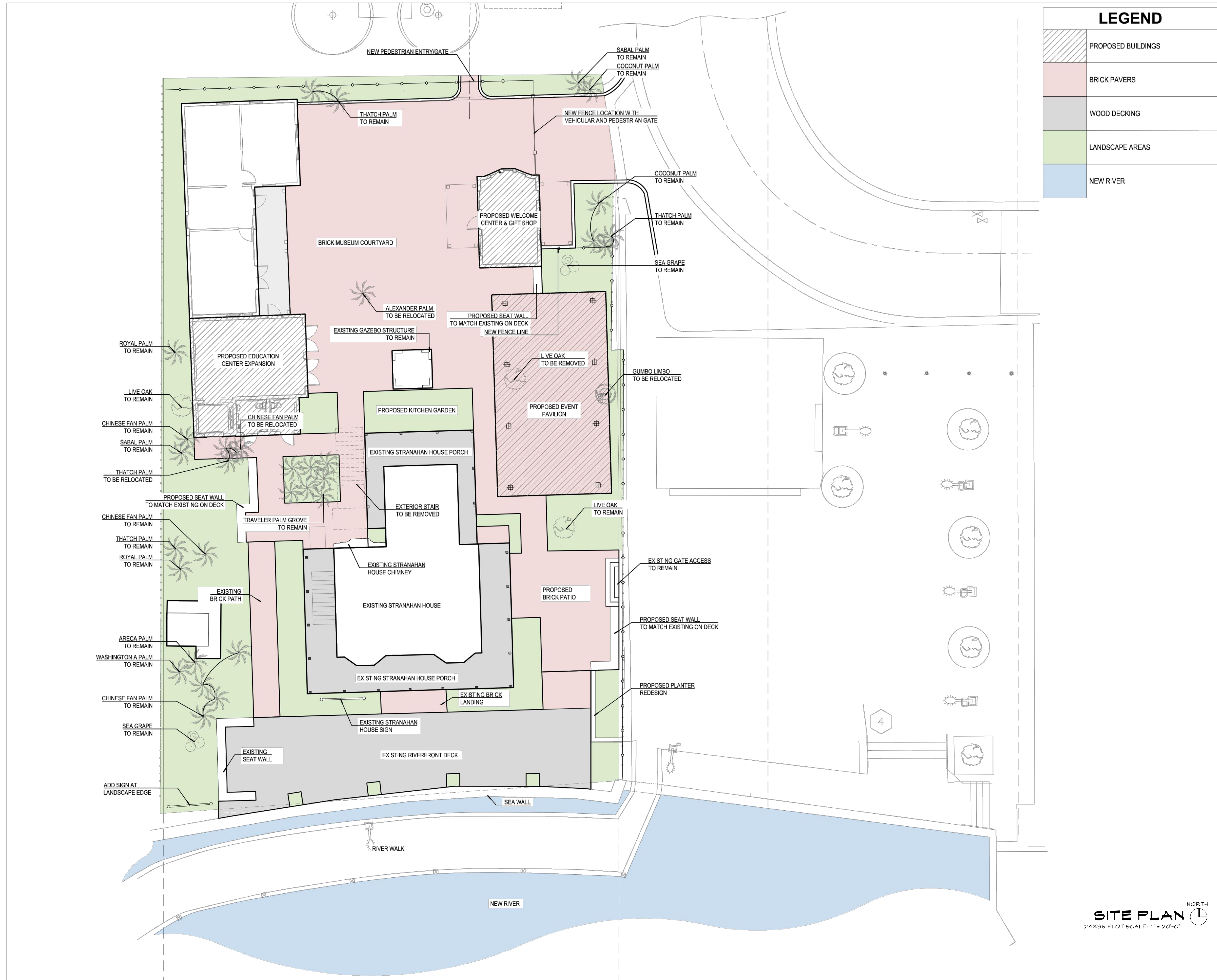
STRANAHAN HOUSE EASTERN COURTYARD – FACING NORTH



STRANAHAN HOUSE WESTERN WALKWAY – FACING WEST







LEGEND	
	PROPOSED BUILDINGS
	BRICK PAVERS
	WOOD DECKING
	LANDSCAPE AREAS
	NEW RIVER

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093

DATE

PRINT OR PDF FILE DATE

PRINTED FOR	DATE	
<input type="checkbox"/> PRELIMINARY		
<input checked="" type="checkbox"/> HIST. PRESV. BOARD	02-16-21	
<input type="checkbox"/> PERMIT		
<input type="checkbox"/> PERMIT REVISION		
<input type="checkbox"/> CONSTRUCTION		
<input type="checkbox"/> REVISION		
NO.	REVISION	DATE
△		

BUILDING CODE

Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES

Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.

LEGAL DESCRIPTION

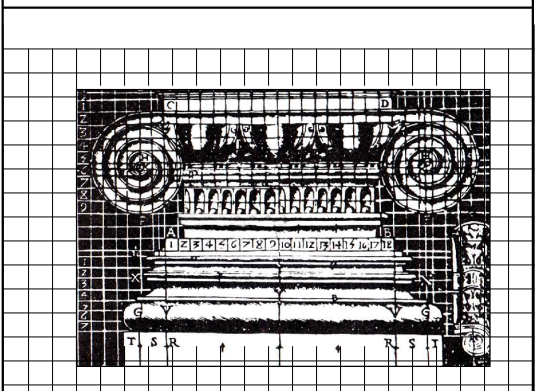
BURNHAM'S SUB 15-29 B TR 1 LESS N 47' & LESS ADDITIONAL POR OF TR 1 DESG AS COM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5



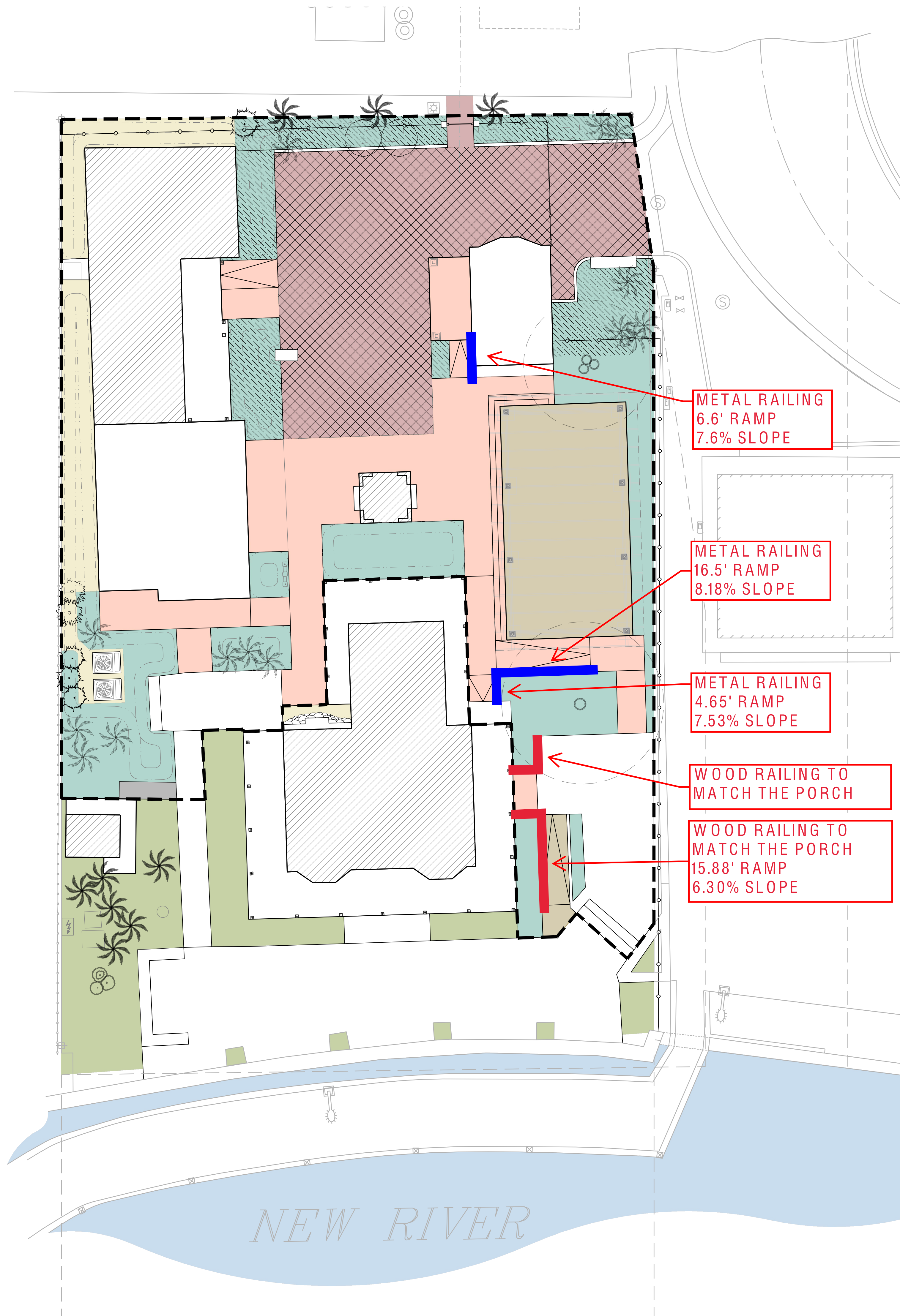
Adjunct Facilities Improvements:
STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL



LEO HANSEN, AIA, ARCHITECT
330 / OVIHWE / 1 2ND / STREET / 104
FORT LAUDERDALE, FLORIDA
954-462-8925

PROJECT NO.	DRAWING NO.
17-011	A1-1

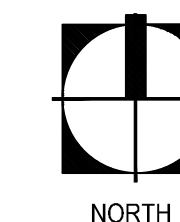
SITE PLAN NORTH
24X36 PLOT SCALE: 1" = 20'-0"



LEGEND	
HARDSCAPE / LANDSCAPE	
SYMBOL	DESCRIPTION
[Cross-hatch pattern]	EXISTING COURTYARD BRICKS REUSED
[Solid orange]	NEW BRICKS TO MATCH EXISTING PORCH LANDING
[Solid tan]	NEW TREX DECKING
[Solid grey]	NEW PEA GRAVEL
[Solid light green]	NEW LANDSCAPE AREA
[Solid dark green]	EXISTING LANDSCAPE AREA TO REMAIN
[Solid yellow]	MULCH
VUA	
SYMBOL	DESCRIPTION
[Diagonal lines]	VEHICULAR USE AREA
[Dotted pattern]	VUA LANDSCAPE AREA

LANDSCAPE CALCULATIONS		
	SQUARE FEET (SF)	
LIMIT OF WORK	11,592	
VEHICULAR USE AREA	2,060	
VUA LANDSCAPE AREA		
	REQUIRED (SF)	PROVIDED (SF)
VUA LANDSCAPE AREA (20% OF VUA)	412	887
VUA TREES (1/1,000SF OF VUA)	2	2
VUA SHADE TREES - 3.5" CALIPER (25% OF TOTAL VUA TREES)	1	1
VUA SHADE TREES - 2.5" CALIPER (25% OF TOTAL VUA TREES)	1	1
VUA SHRUBS (6/1,000SF OF VUA)	12	35

- NOTES:
- PORCH RAILING MODIFICATIONS ON EXISTING STRANAHAN HOUSE TO BE COORDINATED IN THE FIELD.
 - ALL BRICK PATTERNS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT.



1"=10' 0 10' 20'

GENERAL SITE PLAN

SEAL	
PRINT OR PDF FILE DATE	
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<input type="checkbox"/> BIDDING DOCUMENTS	
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<input checked="" type="checkbox"/> PERMIT REVISION	08-01-2022
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	
NO.	REVISION
DATE	
BUILDING CODE	
Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the NFPA Life Safety Code, the National Electric Code, and the ADA (Americans with Disability Act).	
GENERAL NOTES	
Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.	
LEGAL DESCRIPTION	
BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESC AS: COMM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB	
PROJECT DATA	
FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5
PROJECT	
<p>Adjunct Facilities Additions and Alterations for: STRANAHAN HOUSE 335 Southeast 6th Avenue Fort Lauderdale, FL</p>	
<p>1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3330 www.edsaplan.com LCC090001 PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN</p>	
DRAWING NO.	
<div style="border: 1px solid black; padding: 5px; display: inline-block;">BLD-PLANS-L-L2</div>	



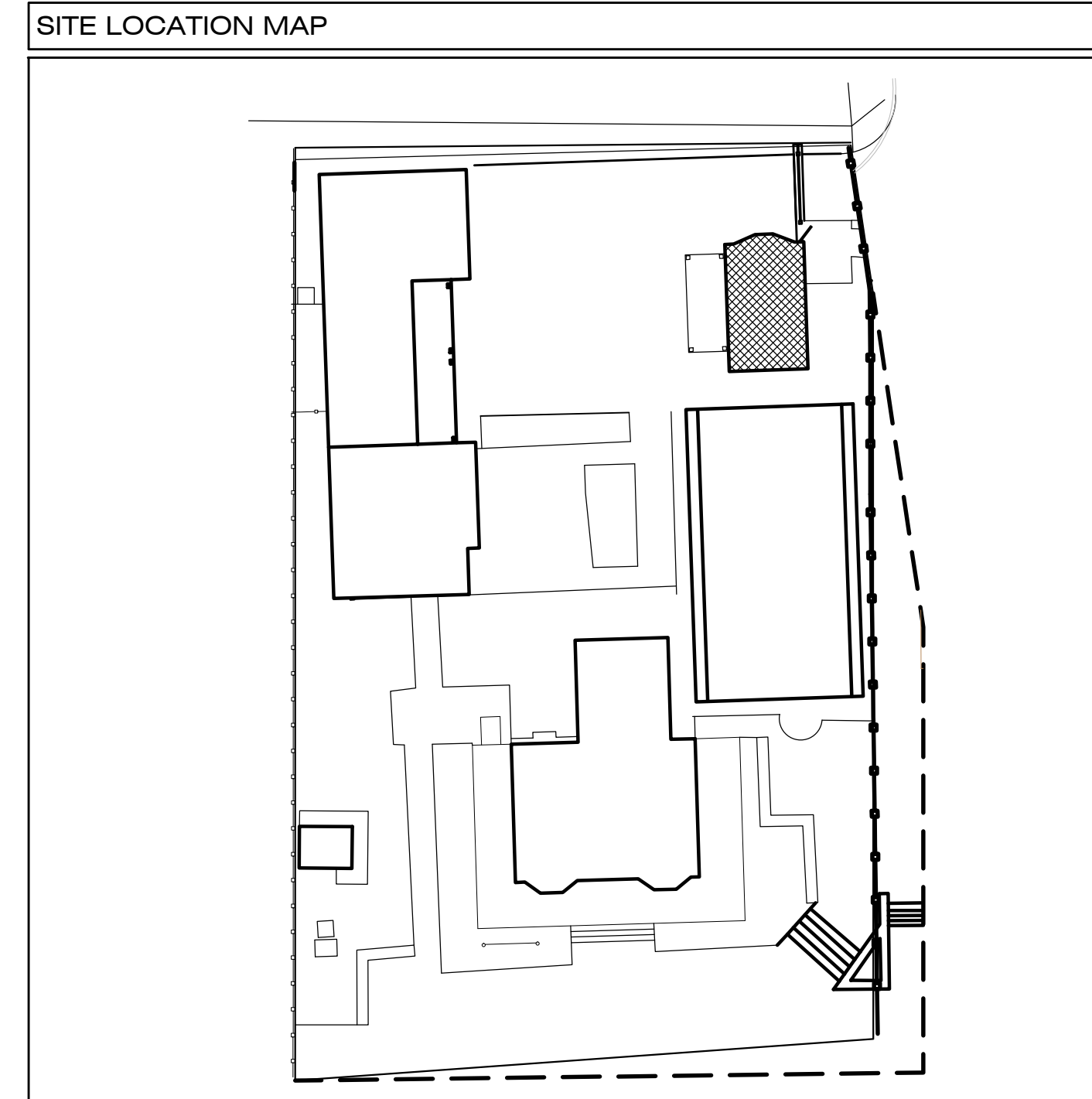
BUILDING CODES

Comply with the requirements, standards, and specifications of the 7th Edition (2020) of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093

DATE



INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS	
A0-1	TITLE SHEET
A1-1	FLOOR PLAN
A2-1	ELEVATIONS
STRUCTURAL DRAWINGS	
MECHANICAL AND ELECTRICAL DRAWINGS	

PROJECT DATA	
TYPE OF CONSTRUCTION	V
OCCUPANCY	B-1
ZONING DESIGNATION	H-1 HISTORIC PRESERVATION DISTRICT
SITE AREA	6,260 SF
FLOOD ZONE	AE
BASE FLOOD ELEVATION	5'
PROJECT DESCRIPTION	NEW ONE-STORY BUILDING
BUILDING AREA	305 SF
FOLIO	504210090010
PARCEL ID	0210090010
LEGAL DESCRIPTION	BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESG AS: COMM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

New Welcome Center

HISTORICAL STANAHAN HOUSE MUSEUM

335 Southeast 6th Avenue Fort Lauderdale, Florida

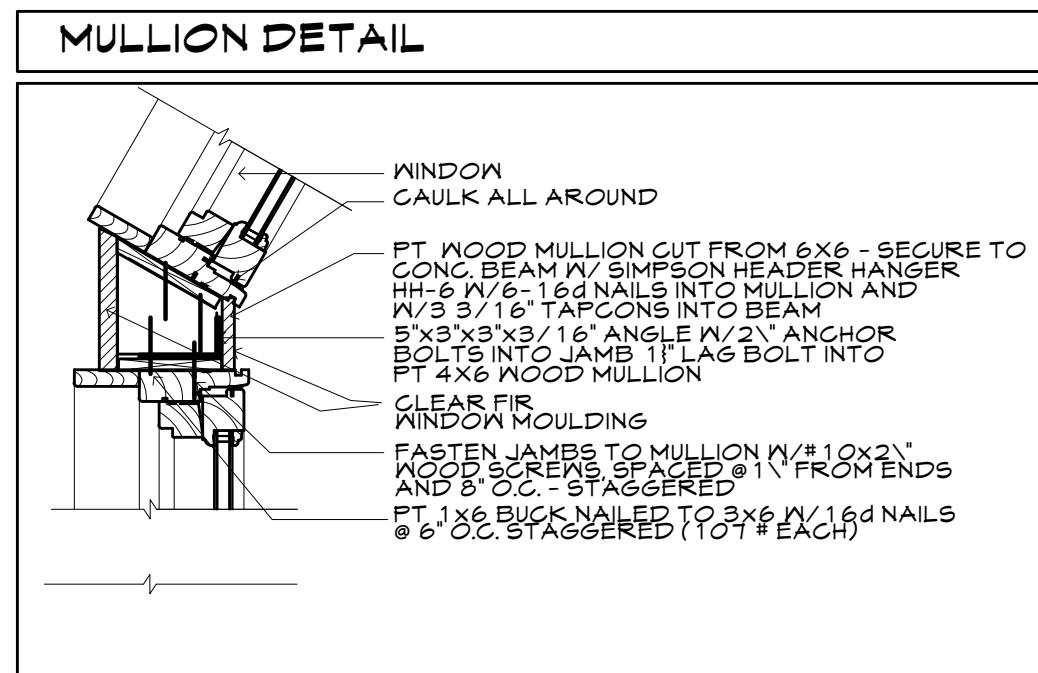
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<input type="checkbox"/> CONSTRUCTION	
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PROJECT NO.
17-011

DRAWING NO.
A0-1

PROPOSED



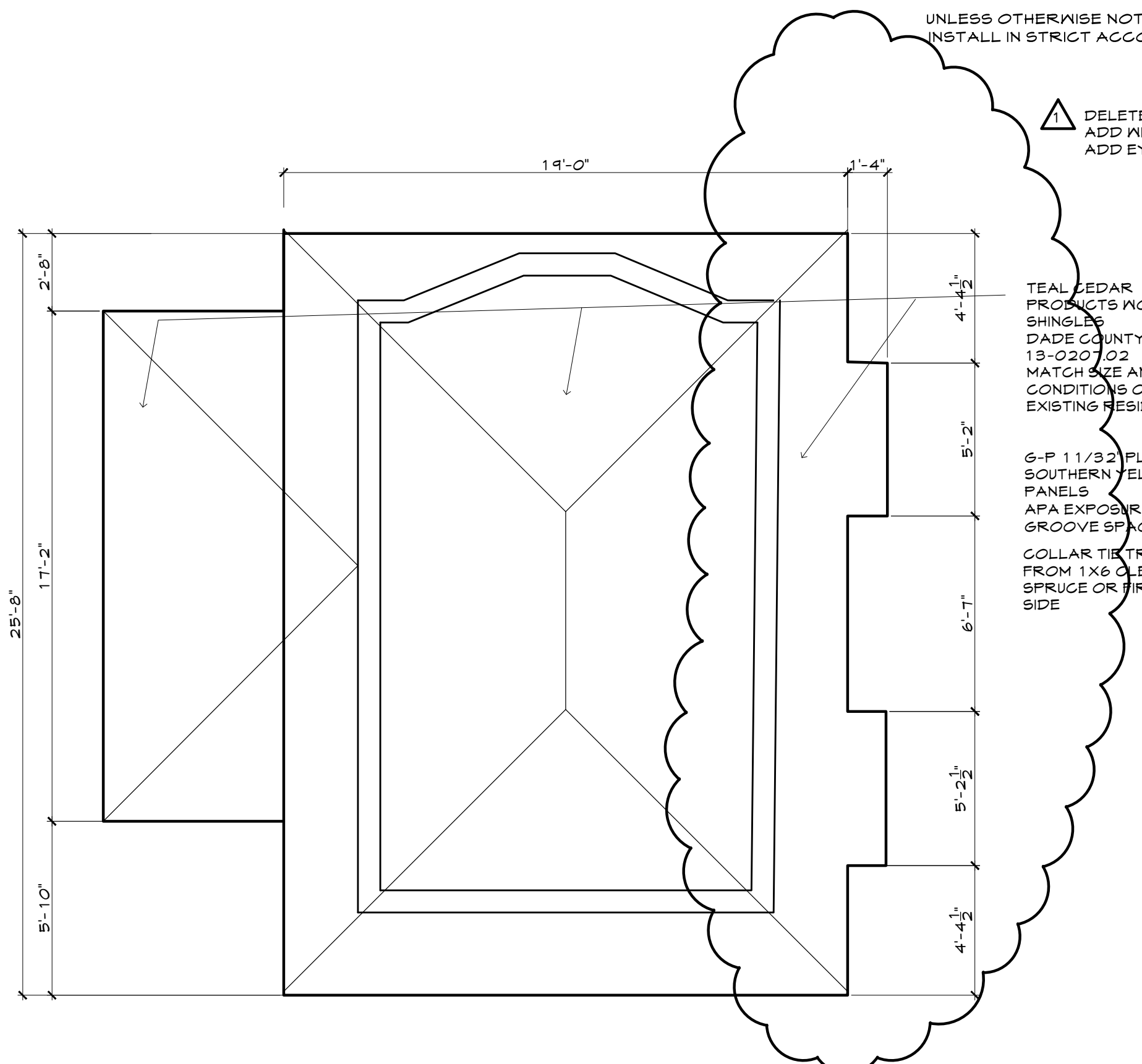
SYMBOLS KEY

- ⊕ DOOR NUMBER
- ⊖ DOOR ELEVATION TYPE
- ⊙ WINDOW MARK
- ⊚ WINDOW MARK
- ⊕ DETAIL NUMBER
- ⊖ DETAIL LOCATION
- △ REVISION NUMBER
- ⊕ INTERIOR ELEVATION KEY

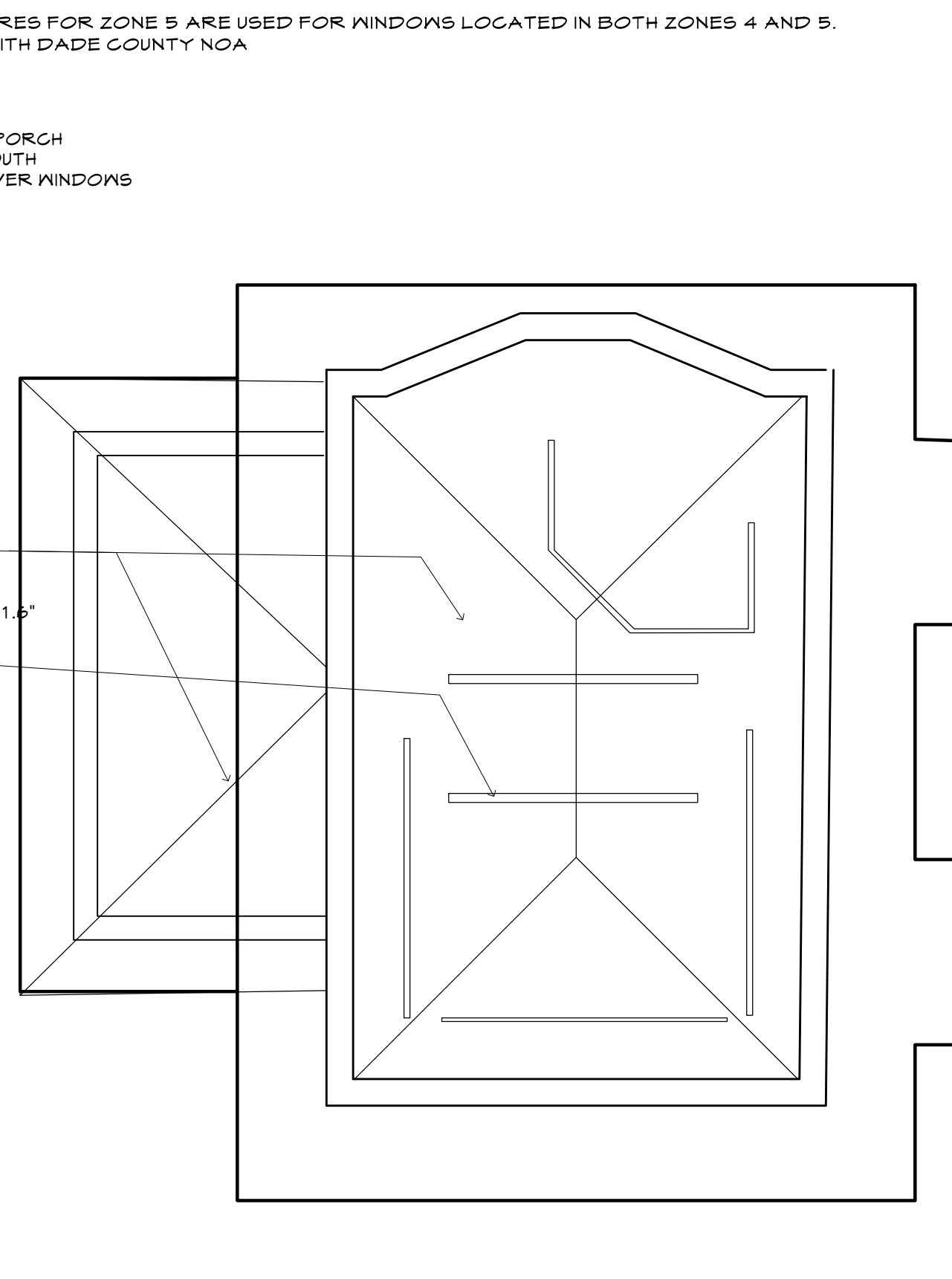
WINDOWS AND EXTERIOR DOORS SCHEDULE

WINDOWS		DOORS																	
MARK	TYPE	MANUFACT.	MODEL OR SERIES	MATERIAL	COLOR	WIDTH	HT.	APPROVED PRESSURES	REQUIRED PRESSURES	PRODUCT APPROVAL #	GLASS	SHUTTER	NOTES						
								POS	NEG	POS	NEG	NUMBER	EXP. DATE	TYPE	TINT	SHGC	U-FACTOR		
⊕ A	DOUBLE HUNG	P&T	SERIES DH-5560 PVC DOUBLE HUNG	VINYL	BRONZE	24"	56"	+70.0	-110.0	+56.7	-60.4	20-0401.06	09-17-25	TYPE 1	OPAQUE LOW E	.20	.31	NO	
⊕ B	DOUBLE HUNG	P&T	(2) SERIES DH-5560 PVC DOUBLE HUNG	VINYL	BRONZE	24"	56"	+70.0	-110.0	+56.7	-60.4	20-0401.06	09-17-25	TYPE 1	CLEAR LOW E	SHGC		NO	INSECT SCREEN MULLION
⊕ C	DOUBLE HUNG	P&T	(2) SERIES DH-5560 PVC DOUBLE HUNG	VINYL	BRONZE	32"	48"	+70.0	-110.0	+56.7	-60.4	20-0401.06	09-17-25	TYPE 1	CLEAR LOW E	SHGC		NO	INSECT SCREEN MULLION
DOORS																			
⊕ AA	FRENCH	FEETZ	AMERICAN BRONZE GLAD OUTSWING WOOD	WOOD GLAD	BRONZE	36"	80"	+70.0	-70.0	+54.8	-58.5	17-0808.24	10-25-22	TYPE 1	CLEAR LOW E	.20	.31	NO	ADA

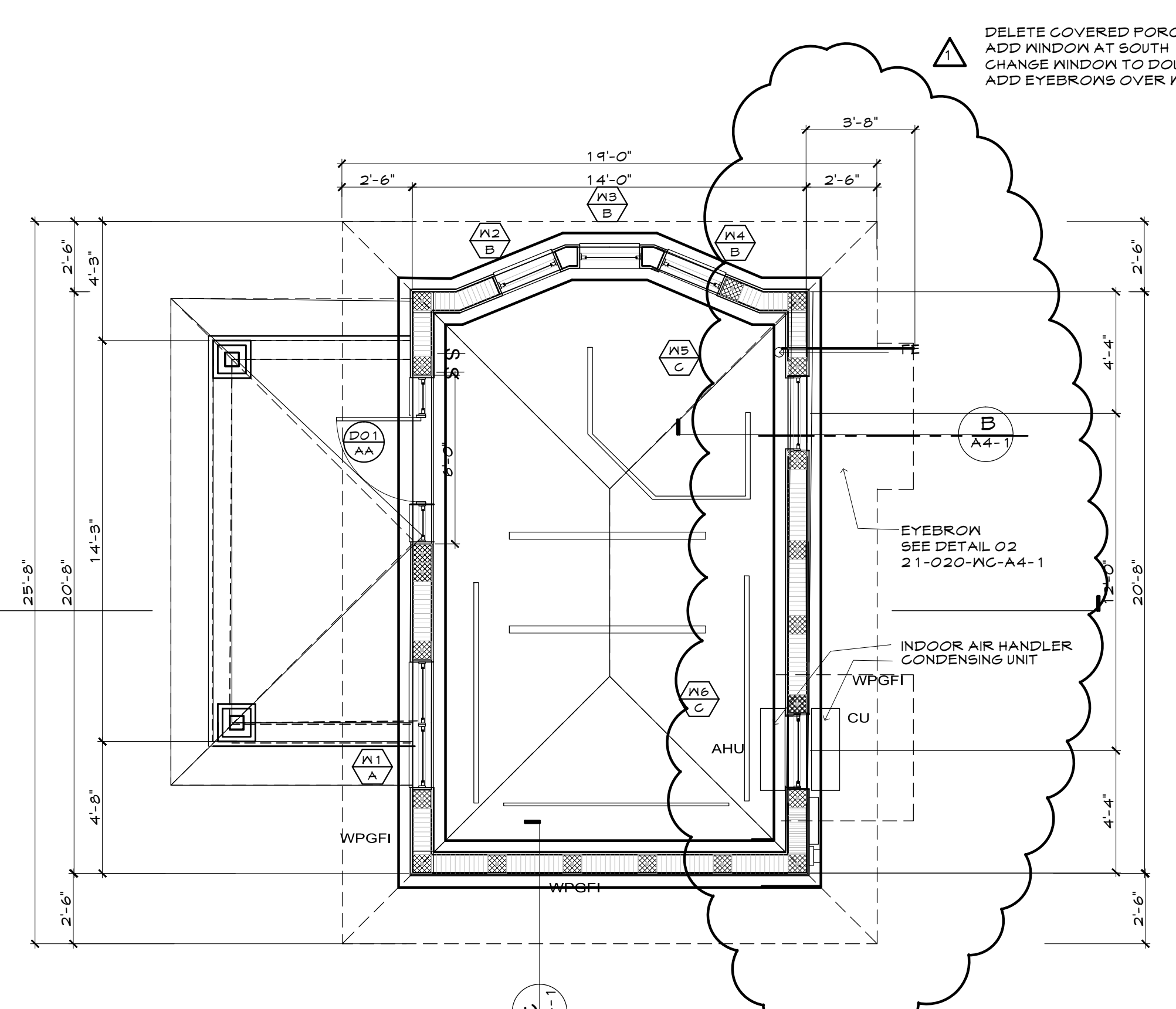
UNLESS OTHERWISE NOTED PRESSURES FOR ZONE 5 ARE USED FOR WINDOWS LOCATED IN BOTH ZONES 4 AND 5. INSTALL IN STRICT ACCORDANCE WITH DADE COUNTY NOA



ROOF PLAN
24X36 PLOT SCALE: 1/4" = 1'-0"
SCALE IN FEET
0 1 2 4 6 8



REFLECTED CEILING PLAN
24X36 PLOT SCALE: 1/4" = 1'-0"
SCALE IN FEET
0 1 2 4 6 8



FLOOR PLAN
24X36 PLOT SCALE: 1/4" = 1'-0"
SCALE IN FEET
0 1 2 4 6 8

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093
DATE: 04-07-2023

PRINT OR PDF FILE DATE

PRINTED FOR	DATE	
<input checked="" type="checkbox"/> PRELIMINARY	04-26-22	
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NO.	REVISION	DATE
△	HP COMMENTS	10-09-23

BUILDING CODE
Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES
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LEGAL DESCRIPTION
BURNHAMMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESC AS: COMM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5

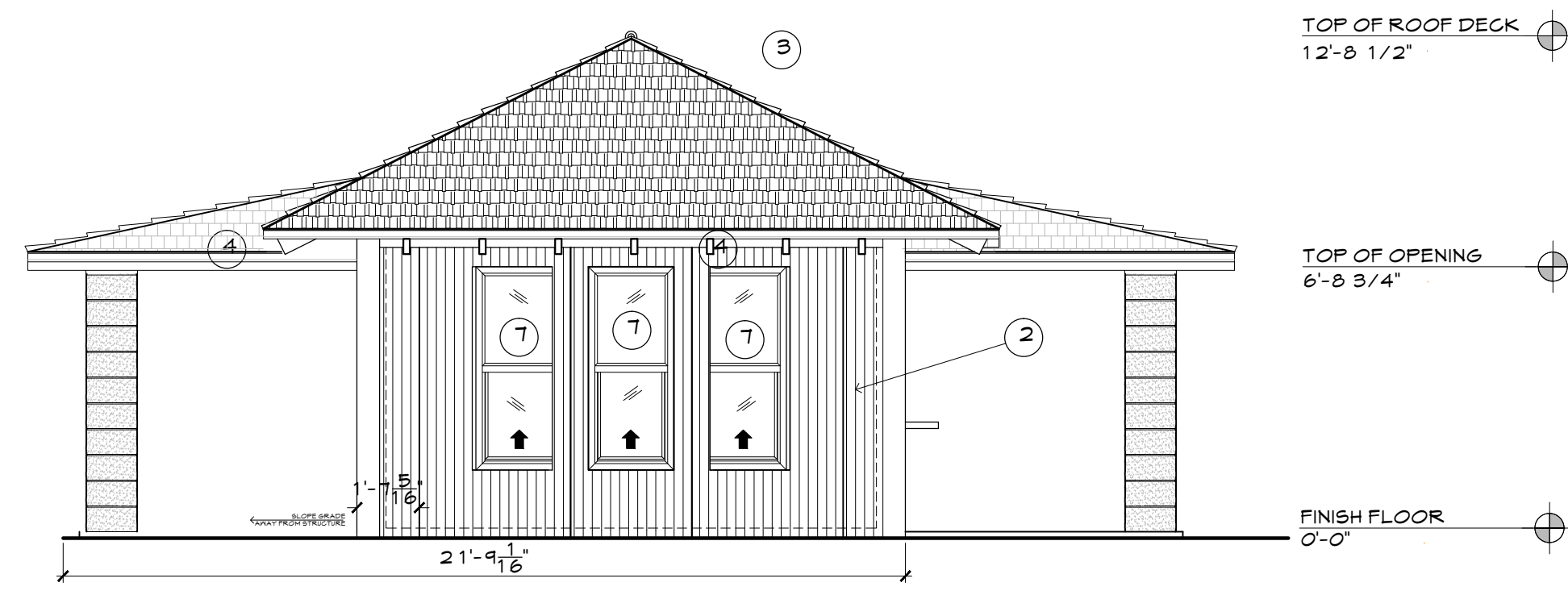
PROJECT

Adjunct Facilities Additions and Alterations for:
STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL

LEO HANSEN, AIA, ARCHITECT
330 70VHWE/1 2ND /TREETM04
FORT LAUDERDALE, FLORIDA
954-462-8925

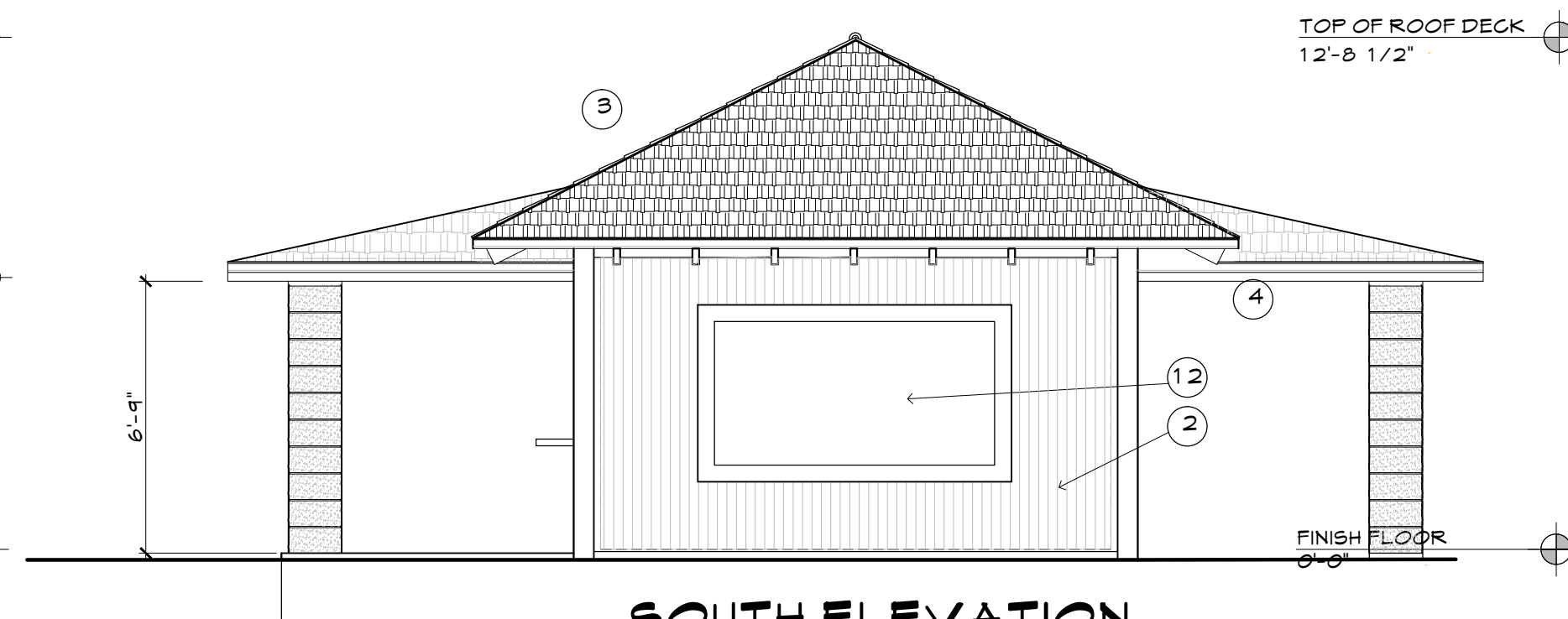
DRAWING NO.
HPB-WC-A1-1

MATERIAL AND FINISH KEY	
①	12X8X12 SPLIT-FACED COLUMN BLOCK CONCRETE STAIN AS SELECTED
②	1X4 P.T. VERTICAL WOOD SIDING PAINTED OFF-WHITE TO MATCH EXISTING
③	TEAL CEDAR PRODUCTS WOOD SHINGLES DADE COUNTY NOA 13-0207.02 MATCH SIZE AND CONDITIONS OF EXISTING RESIDENCE NO. 1 GRADE FIRE-RETARDANT
④	COPPER FLASHING
⑤	COPPER GUTTER
⑥	CGI ESTATE DOOR FINISH: HAZELNUT BROWN GLAZING: MIST (OBSCURE) HARDWARE: STONEGATE LEVER BOTH SIDES
⑦	CGI ESTATE SINGLE HUNG WINDOW GLASS: SOLEXIA FINISH: HAZELNUT BROWN
⑧	MATCH ANTIQUE WHITE PAINT
⑨	MATCH DARK GREEN PAINT
⑩	STAINED FINISH
⑪	CGI ESTATE SINGLE HUNG WINDOW GLASS: SOLEXIA FINISH: HAZELNUT BROWN
⑫	ART: PAINTED TILE WITH HISTORICAL IMAGE



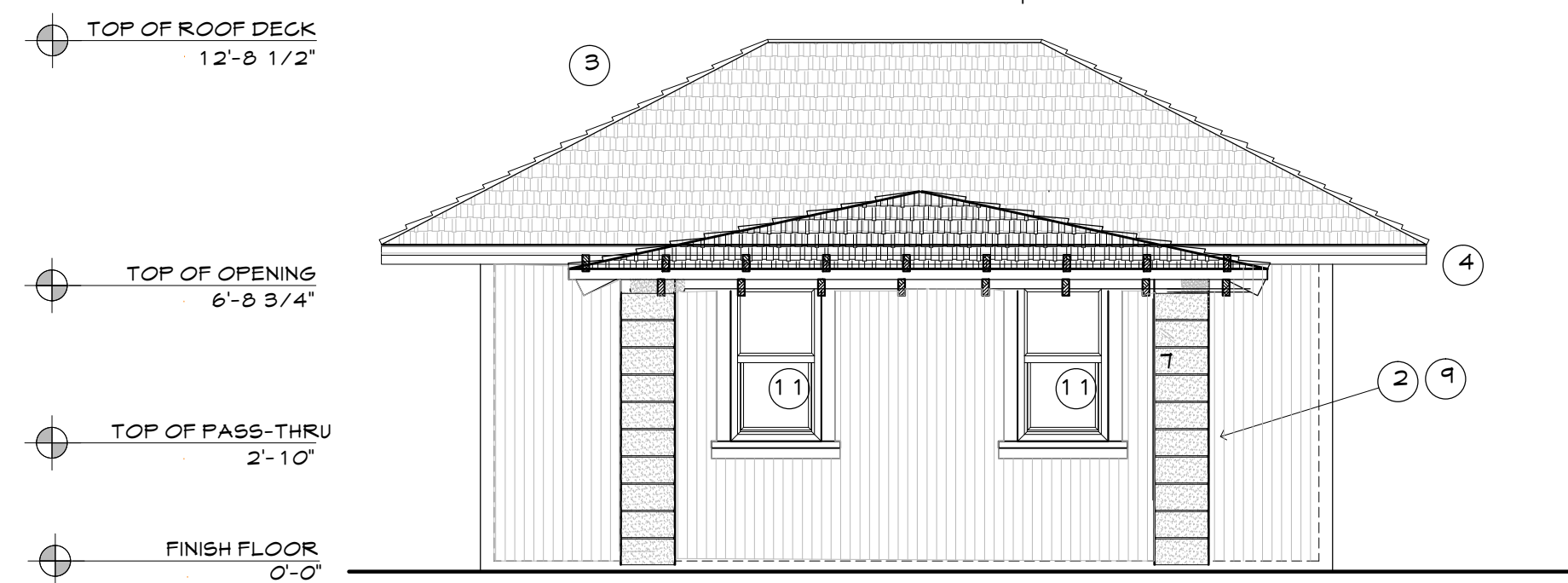
NORTH ELEVATION

SCALE IN FEET
0 1 2 4 6 8
24 x 36 plot scale: 1/4" = 1'-0"



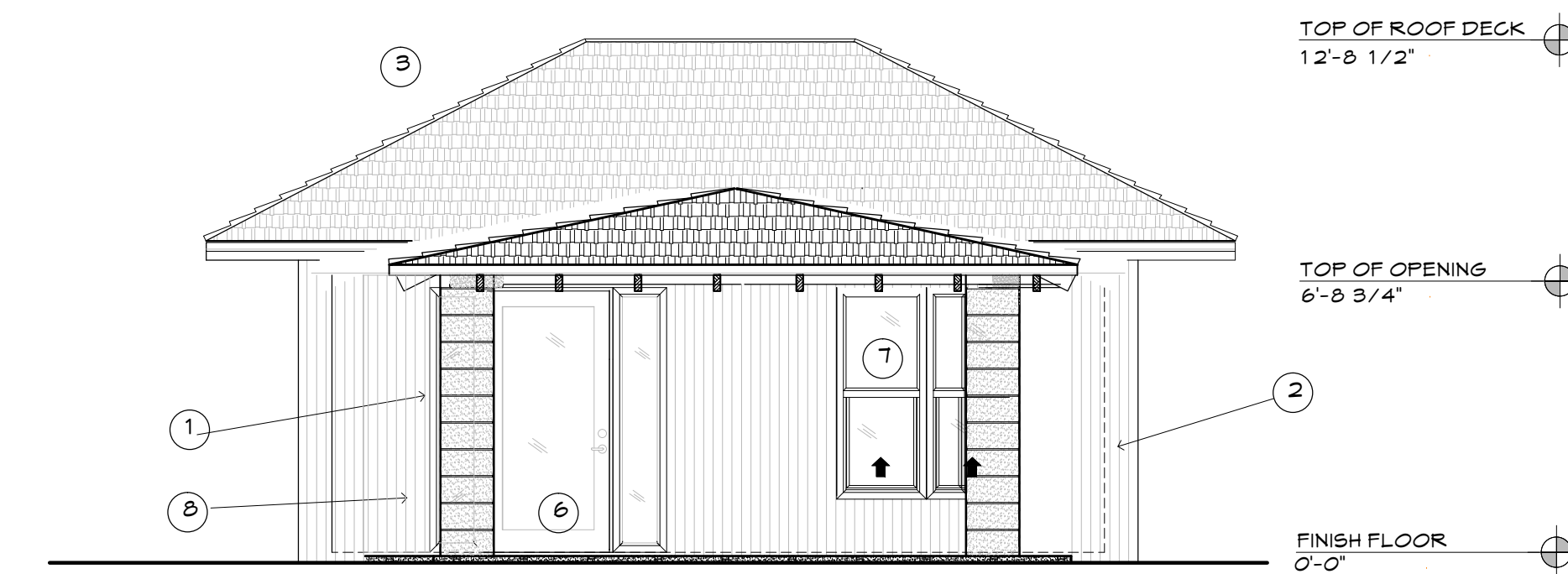
SOUTH ELEVATION

SCALE IN FEET
0 1 2 4 6 8



EAST ELEVATION

SCALE IN FEET
0 1 2 4 6 8
24 x 36 plot scale: 1/4" = 1'-0"



WEST ELEVATION

SCALE IN FEET
0 1 2 4 6 8

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093

DATE

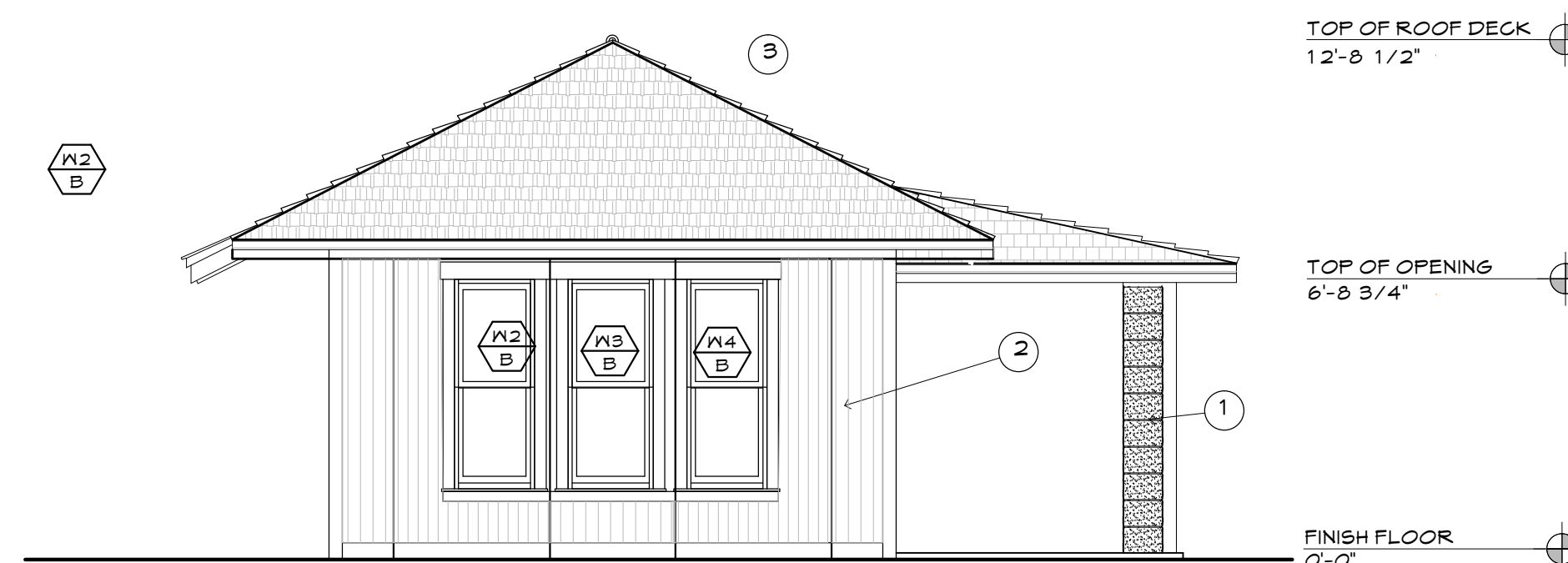
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<input type="checkbox"/> CONSTRUCTION		
<input type="checkbox"/> REVISION		
NO.	REVISION	DATE
△		
BUILDING CODE		
Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).		
GENERAL NOTES		
Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.		
LEGAL DESCRIPTION		
BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESC AS: COMM AT NW COR OF TR 2 ELY 65, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB		
PROJECT DATA		
FOLIO NO.	504210090010	
PARCEL ID	0210090010	
ZONING DESIGNATION	H-1	
TYPE OF CONSTRUCTION	VB	
OCCUPANCY	B	
FLOOD ZONE	AE/AH	
BASE FLOOD ELEVATION	5	
PROJECT		
<p>New Welcome Center STRANAHAN HOUSE 335 Southeast 6th Avenue Fort Lauderdale, FL</p>		
<p>LEO HAN/EN AIA, ARCHITECT</p>		
330 201 HWY 1 2ND STREET FORT LAUDERDALE, FLORIDA 954-462-8925		
PROJECT NO.	DRAWING NO.	
17-011	A2-1	

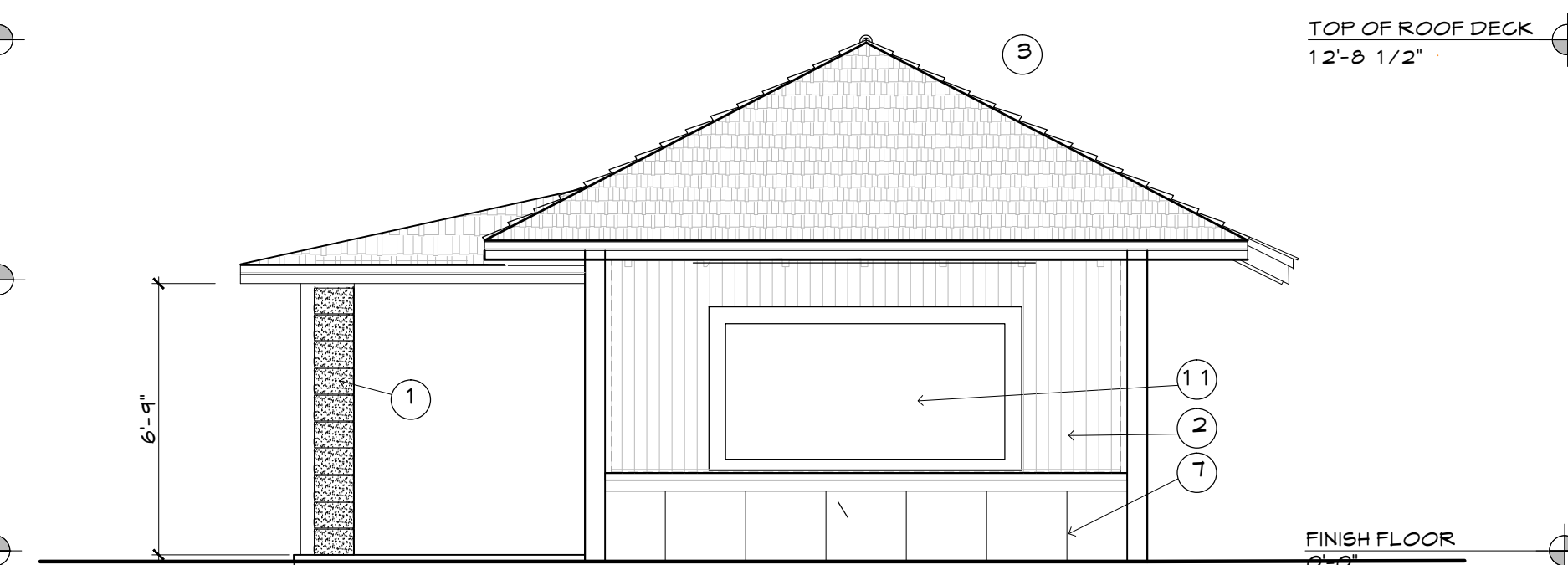
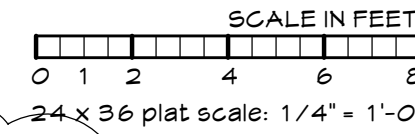
PROPOSED

MATERIAL AND FINISH KEY

1	12X8X12 NCP SPLIT-FACED COLUMN BLOCK CONCRETE COLOR: SAND
2	1X4 P.T. VERTICAL WOOD SIDING PAINTED OFF-WHITE TO MATCH EXISTING
3	TEAL CEDAR PRODUCTS WOOD SHINGLES MATCH SIZE AND CONDITIONS OF EXISTING RESIDENCE NO. 1 GRADE FIRE-RETARDANT
4	COPPER FLASHING
5	COPPER GUTTER
6	EYEBROW - SEE DETAIL B/A4-1
7	STONE VENEER BENCH SEE DETAIL C/A4-1
8	MATCH ANTIQUE WHITE PAINT
9	MATCH DARK GREEN PAINT
10	STAINED FINISH
11	ART: PAINTED TILE WITH HISTORICAL IMAGE



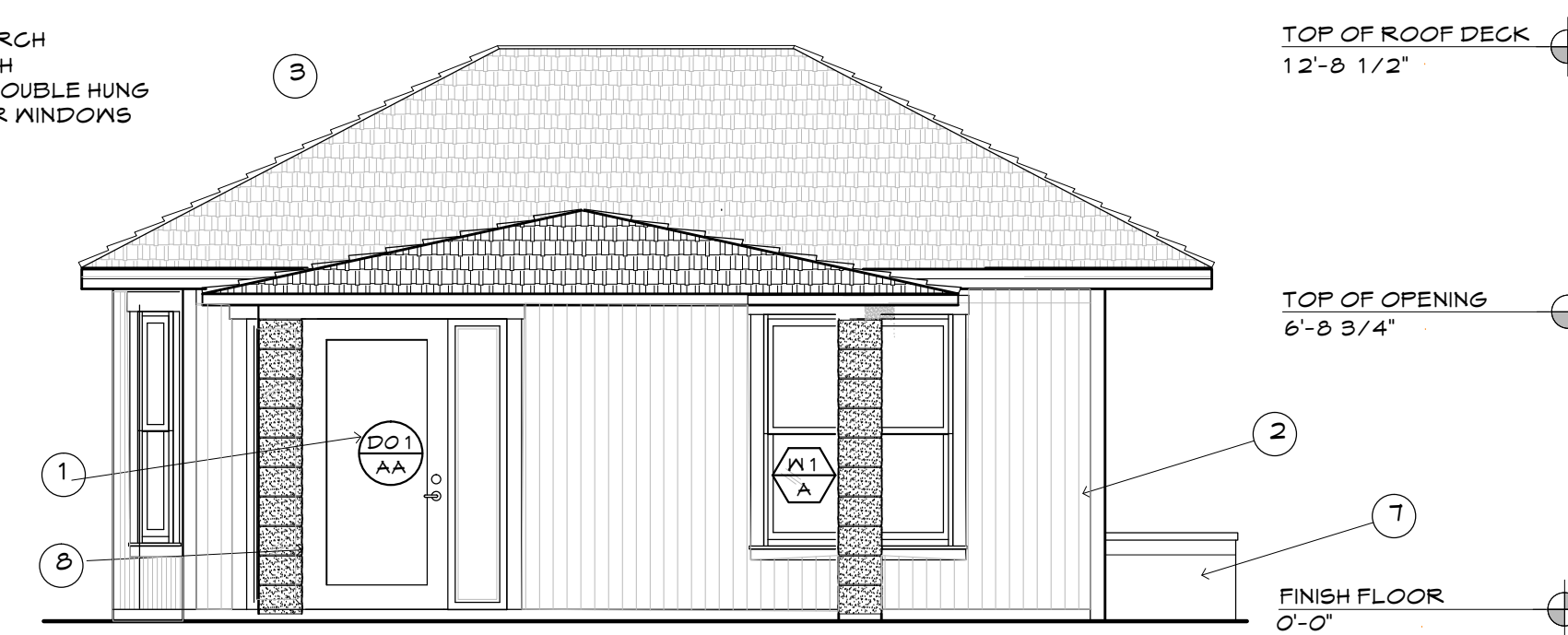
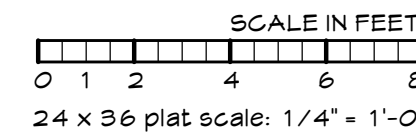
NORTH ELEVATION



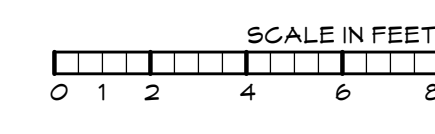
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



DELETE COVERED PORCH
ADD WINDOW AT SOUTH
CHANGE WINDOW TO DOUBLE HUNG
ADD EYEBROWS OVER WINDOWS

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #90993

04-07-2023
DATE

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<input type="checkbox"/> PERMIT REVISION	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	

NO.	REVISION	DATE
△	HP COMMENTS	10-09-23

BUILDING CODE

Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES

Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.

LEGAL DESCRIPTION

BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESC AS: COMM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5

PROJECT

Adjunct Facilities
Additions and
Alterations for:
STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL

LEO HANSEN, AIA,
ARCHITECT

330 SOUTHWEST 12ND STREET #04
FORT LAUDERDALE, FLORIDA
954-462-8925

DRAWING NO.

HPB-WC-A2-1



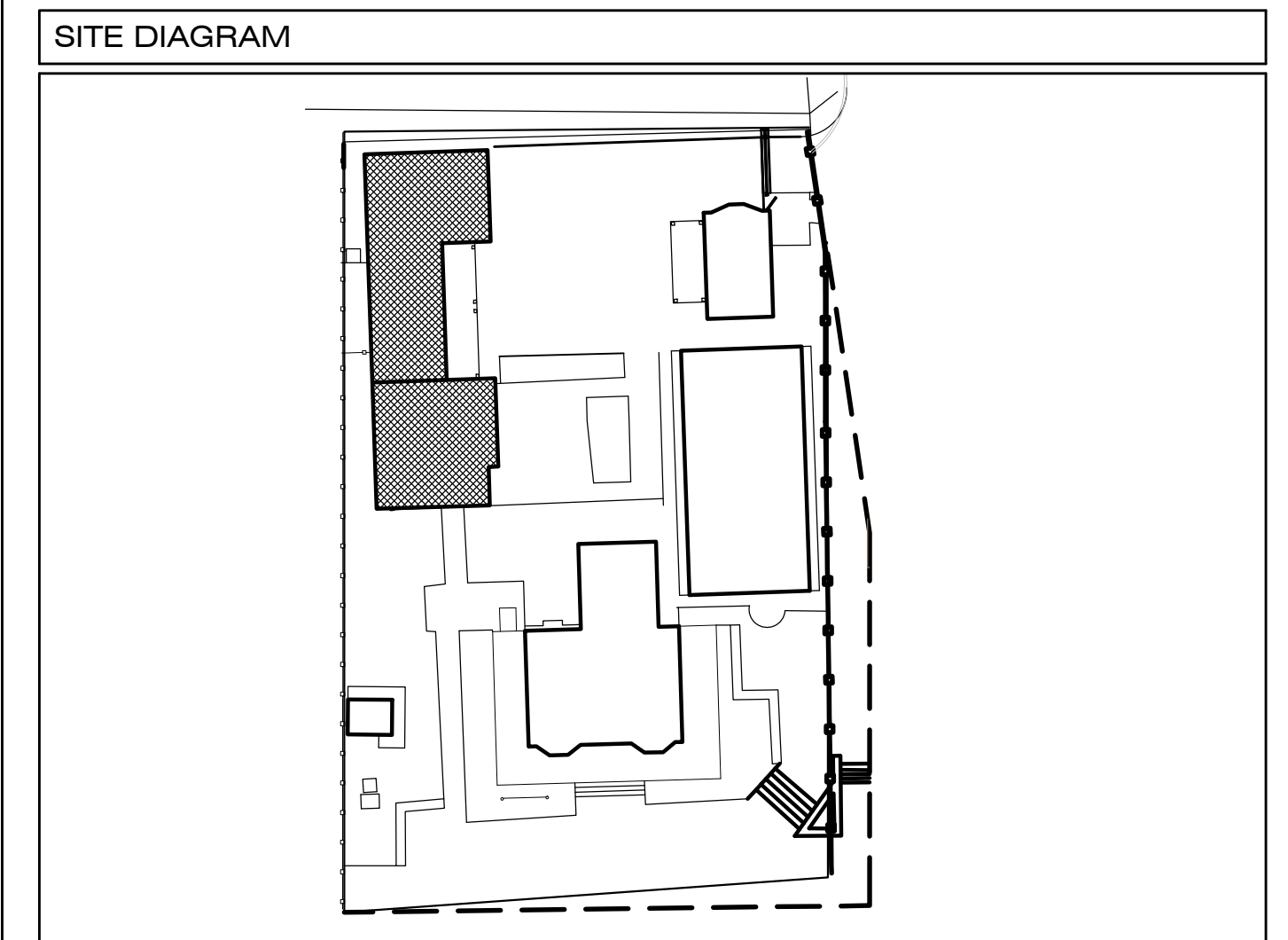
BUILDING CODES

Comply with the requirements, standards, and specifications of the 7th Edition (2020) of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093

DATE



INDEX OF DRAWINGS

ARCHITECTURAL	
A0-1	TITLE SHEET
A1-1	FIRST FLOOR PLAN AND STORAGE LEVEL PLAN
A1-2	CEILING PLANS
A2-1	ELEVATIONS
A3-1	BUILDING SECTION

PROJECT DATA	
TYPE OF CONSTRUCTION	V
OCCUPANCY	B-1
ZONING DESIGNATION	H-1 HISTORIC PRESERVATION DISTRICT
SITE AREA	6,260 SF
FLOOD ZONE	AE
BASE FLOOD ELEVATION	5'
PROJECT DESCRIPTION	NEW ONE-STORY BUILDING
BUILDING AREA	existing 1195 sf addition 1495 sf total 2690 sf
FOLIO	504210090010
PARCEL ID	0210090010
LEGAL DESCRIPTION	BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESG AS: COMM AT NW COR OF TR 2, ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

Addition and Alterations to an Existing Administration Building for:

HISTORICAL STANAHAN HOUSE MUSEUM

335 Southeast 6th Avenue Fort Lauderdale, Florida

PRINT OR PDF FILE DATE

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<input checked="" type="checkbox"/> HIST. PRESV. BOARD	02-16-21
<input type="checkbox"/> PERMIT	
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<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	

PROJECT NO.
17-012

DRAWING NO.
A0-1

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WAINSCOT	WALLS	CEILING	CLG. HT.
101	DIRECTOR OFFICE	F-4	EX	-	EX	EX	EX
102	STAFF OFFICE	F-4	EX	-	EX	EX	EX
103	RECEPTION	F-1	B-1	-	EX	EX	EX
104	CATERING KITCHEN	EX	EX	-	EX	C-3	EX
105	CLASSROOM	F-1	B-1	-	W-1	C-1	8'-10"
106	WASHROOM	F-2	B-2	WS-1	W-1	C-2	7'-6"
107	WASHROOM	F-2	B-2	WS-1	W-1	C-2	7'-6"
108	STORAGE LIFT	F-3	-	-	W-3	EXP	-
109	A/C ROOM	F-3	-	-	W-3	EXP	-
201	STORAGE AREA	F-3	B-3	-	W-3	EXP	-

ABBR.	DESCRIPTION
EX	EXISTING TO REMAIN PATCH AS REQUIRED
EXP	EXPOSED STRUCTURE
F-1	CALL FLOORING 7/12 MAPLE LAMINATED FLOOR GLEUED TO CONCRETE SLAB
F-2	DALTELE 6X6 COLONIAL RED ABRASIVE FLOOR TILE W/ (2) COATS TILE SEALER
F-3	CONCRETE SLAB PAINTED
F-4	CARPETING
B-1	WOOD BASE (SEE PROFILE WALL SECTION A3-1)
B-2	DALTELE 4 1/4 X 6 WHITE COVE BASE AT FLOOR
B-3	VINYL BASE
WS-1	DALTELE 3X6 WHITE SUBWAY TILE 1/8" QUARTER ROUND PLUS 2X6 CHAR RAIL AT TOP (HT. 5'-0 1/4")
W-1	SAND FINISH SKIM COAT PLASTER PAINTED
W-2	GYPSTUM WALLBOARD PAINTED
W-3	GYPSTUM WALLBOARD OR CONCRETE MASONRY PAINTED
C-1	ARMSTRONGS WOODWORKS LINEAR VENEER PLANK CEILING GRILLE WHITE
C-2	SAND FINISH SKIM COAT PLASTER PAINTED
C-3	WASHABLE SAT

WINDOW SCHEDULE

MARK	TYPE	MANUFACT.	MODEL OR SERIES	FRAME		SIZE		APPROVED PRESSURES		REQUIRED PRESSURES		PRODUCT APPROVAL #		GLASS		SHUTTER	NOTES		
				MATERIAL	COLOR	WIDTH	HT.	POS	NEG	POS	NEG	NUMBER	EXP. DATE	TYPE	TINT			SHGC	U-FACTOR
17 A	DOUBLE HUNG	P&T	SERIES DH-5560 PVC DOUBLE HUNG	VINYL	BRONZE	24"	52"	+70.0	-110.0	+56.6	-75.7	20-0401.06	09-17-25	TYPE 1	OPAQUE LOW E	20	31	NO	
17 B	DOUBLE HUNG	P&T	SERIES DH-5560 PVC DOUBLE HUNG	VINYL	BRONZE	24"	36"	+70.0	-110.0	+56.6	-75.7	20-0401.06	09-17-25	TYPE 1	CLEAR LOW E	SHGC		NO	

DOOR SCHEDULE

MARK	TYPE	MANUFACT.	MODEL OR SERIES	FRAME		SIZE		APPROVED PRESSURES		REQUIRED PRESSURES		PRODUCT APPROVAL #		GLASS		SHUTTER	HW SET	NOTES	
				MATERIAL	COLOR	WIDTH	HT.	POS	NEG	POS	NEG	NUMBER	EXP. DATE	TYPE	TINT				SHGC
AA	WOOD FRENCH	PEETZ	AMERICAN BRONZE CLAD OUTSWING WOOD	WOOD CLAD	BRONZE	72"	80"	+70.0	-70.0	+39.8	-37.0	17-0808.24		TYPE 1	CLEAR LOW E	20	31	NO	HW-1
BB	FIBERGLASS WOOD FRENCH	PLASTPRO	3/4 GLASS 6/8 DRS'IE NOVA 90 3/4 LITE	FIBERGLAS	PAINTED	36"	80"	+70.0	-70.0	+39.8	-37.0	FL-16094-R8	01-31-25		OPAQUE LOW E	20	31	NO	HW-2
CC	WOOD FRENCH	PEETZ	AMERICAN BRONZE CLAD OUTSWING WOOD	WOOD CLAD	BRONZE	72"	80"	+70.0	-70.0	+39.8	-37.0	17-0808.24	10-25-22	TYPE 1	OPAQUE LOW E	20	31	NO	HW-1
DD	WOOD FRENCH	PEETZ	AMERICAN BRONZE CLAD OUTSWING WOOD W/ 1/6" SIDELITES BOTH SIDES	WOOD CLAD	BRONZE	72"	80"	+70.0	-70.0	+39.8	-37.0	17-0808.24	10-25-22	TYPE 1	OPAQUE LOW E	20	31	NO	HW-3
EE	FIBERGLASS GLASS	TRUDDOR	3/4 HOUR FIRE-RATED	STEEL	STEEL	32"	80"											NO	HW-5
FF	FIBERGLASS	TRUDDOR	3/4 HOUR FIRE-RATED	STEEL	STEEL	36"	80"											NO	HW-5
GG	WOOD	-	MATCH EXISTING INTERIOR DOORS	WOOD MATCH EX.	PAINTED	36"	80"											NO	HW-6

UNLESS OTHERWISE NOTED PRESSURES FOR ZONE 5 ARE USED FOR WINDOWS LOCATED IN BOTH ZONES 4 AND 5. INSTALL IN STRICT ACCORDANCE WITH DADE COUNTY NOA

HARDWARE SCHEDULE

SET #	FINISH	FUNCTION	CLOSER WALL STOP	NOTES
HW-1	DARK BRONZE	F5 CLASSROOM LOCK	CL	KEYED AND MASTERKEYED OUTSIDE ONLY
HW-2	DARK BRONZE	F22 PRIVACY	CL	DEAD BOLT WITH IN USE INDICATOR TURNBOLT INSIDE
HW-3	DARK BRONZE	F4 ENTRY LOCK	CL	KEYED AND MASTERKEYED OUTSIDE ONLY
HW-4	DARK BRONZE	F4 ENTRY LOCK	FLOOR WS	DOUBLE KEYED DB, MASTERKEYED
HW-5	DARK BRONZE	F7 STOREROOM	WS	KEYED AND MASTERKEYED OUTSIDE ONLY
HW-6	DARK BRONZE	F22 PRIVACY	WS/CL	SIGN 1

SIGN SCHEDULE

SIGN 1: UNISEX
SIGN 2: MEN
SIGN 3: WOMEN

SIGNS 2 AND 3 ON WALL NEXT TO DOOR SEE A2-1

INSULATION SCHEDULE

MARK	LOCATION	INSULATION
INB A	WALL	R-10 POLI AAG R4.5 VAPOR SHIELD BETWEEN FLOORING STRIPS
INB B		5 @ ICYNENE M-D-C-200 @ R6.75/IN = R 33
INB C		R-2 5-1/2" THICK FIBERGLAS INSULATION

FIRE RATING SCHEDULE

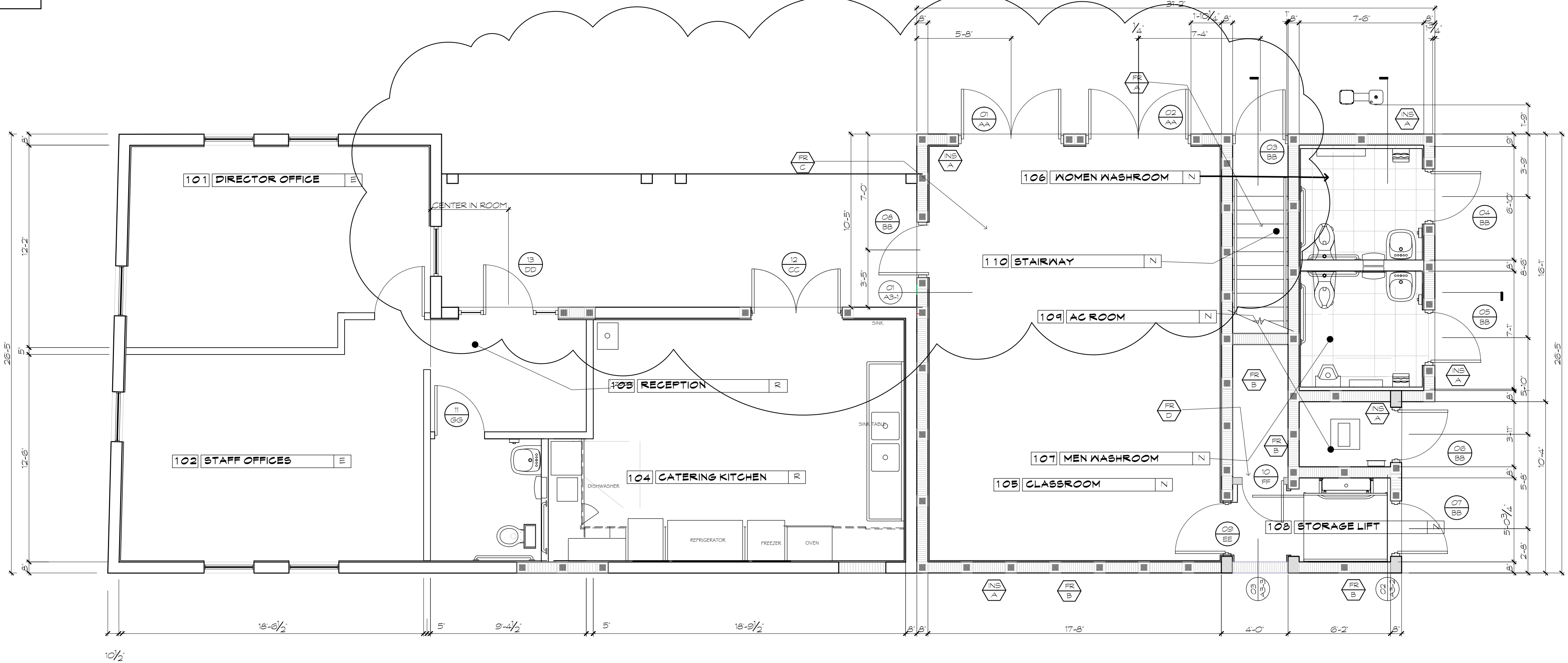
MARK	DESCRIPTION
FR A	ONE-HOUR FIRE RATED FLOOR MINIMUM 3.5 INCHES OF SILICEOUS CONCRETE W/ MINIMUM 3/4 INCH COVER FOR REINFORCING PER ASTM E-119 AND CRSI STANDARDS
FR B	ONE-HOUR FIRE RATED WALL 8 INCHES SILICEOUS CONCRETE UNIT MASONRY EQUIVALENT THICKNESS 4.04 REQUIRED EQUIVALENT THICKNESS 2.8 PER NCM-A STANDARDS
FR C	1/2" SOUTHWEST FIREPROOFING TYPE 53P CEMENTITIOUS FIREPROOFING OR APPROVED EQUAL UL 6702 CONTINUOUS ENTIRE SPAN
FR D	ONE-HOUR FIRE-RATED PARTITION WALL GYPSTUM ASSOCIATION WP1200

SYMBOLS KEY

- DOOR NUMBER
- DOOR TYPE
- WINDOW MARK
- WINDOW TYPE
- DETAIL NUMBER
- DETAIL LOCATION
- REVISION NUMBER
- INTERIOR ELEVATION KEY

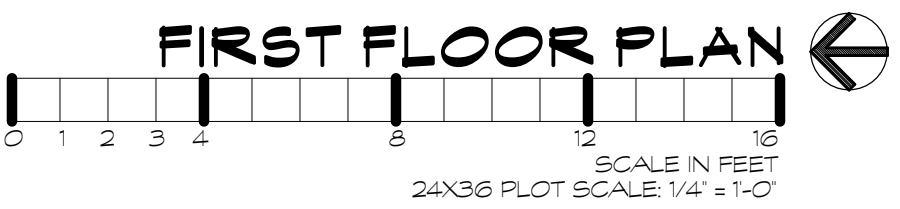
U VALUES FOR WALL AND CEILING ASSEMBLIES

COMPONENT	R VALUE AT INSUL.	R VALUE FLOORING
1st FLOOR WALLS		
Inside Air Surface	0.68	0.68
5/8" Gypsum Board	0.56	0.56
7/8" Metal Furring	0.00	0.00
Multisil A&J Vapor Shield	4.50	0.00
6" Concrete Block	1.11	1.11
Insulation Board	4.00	0.00
Ind. PTF Furring	0.00	1.00
Wood Siding	1.00	1.00
Outside Air Surface	0.17	0.17
TOTAL R VALUE FOR WALL	12.0	4.8
Furring Percentage 10%	0.9	0.1
AVERAGE R VALUE FOR WALL		1.27
U VALUE FOR WALL		0.028
2nd FLOOR WALLS		
Inside Air Surface	0.68	0.68
5/8" Gypsum Board	0.56	0.56
7/8" Metal Furring	0.00	0.00
Multisil A&J Vapor Shield	4.50	0.00
6" Concrete Block	1.11	1.11
Insulation Board	4.00	0.00
Ind. PTF Furring	0.00	1.00
Wood Siding	1.00	1.00
Outside Air Surface	0.17	0.17
TOTAL R VALUE FOR WALL	12.0	4.8
Furring Percentage 10%	0.9	0.1
AVERAGE R VALUE FOR WALL		1.27
U VALUE FOR WALL		0.028
ROOF-CEILING ASSEMBLY		
Inside Air Surface		0.68
Nat. Ceiling		0.00
R-19 non-berne insulation		36.25
Building Paper		0.06
5/8" Pluwood		0.37
Wood Singsles		0.87
Outside Air Surface		0.17
TOTAL R VALUE		36.9
TOTAL U VALUE		FAUSE
ROOF-CEILING ASSEMBLY		
Inside Air Surface		0.68
Insulation		0.20
3 inch Icynene Insulation		34.25
Building Paper		0.06
5/8" Pluwood		0.37
Wood Singsles		0.87
Outside Air Surface		0.17
TOTAL R VALUE		37.2
TOTAL U VALUE		0.03



ROOM KEY

- E EXISTING INTERIOR SPACE WITHIN EXISTING STRUCTURE TO REMAIN
- R EXISTING INTERIOR SPACE TO BE REMODELLED WITHIN EXISTING STRUCTURE
- N NEW INTERIOR SPACE WITHIN NEW STRUCTURE



SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093
DATE: 04-07-2023

PRINT OR PDF FILE DATE

PRINTED FOR	DATE	
<input checked="" type="checkbox"/> PRELIMINARY	04-26-22	
<input checked="" type="checkbox"/> HIST. PRESV. BOARD	02-16-21	
<input type="checkbox"/> BIDDING DOCUMENTS		
<input checked="" type="checkbox"/> BUILDING PERMIT	08-04-23	
<input type="checkbox"/> PERMIT REVISION		
<input type="checkbox"/> CONSTRUCTION		
<input type="checkbox"/> REVISION		
NO.	REVISION	DATE
1	HP COMMENTS	10-09-23

BUILDING CODE

Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES

Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.

LEGAL DESCRIPTION

BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESO AS: COMM AT NW COR OF TR 2, ELY 85, S 132 S, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

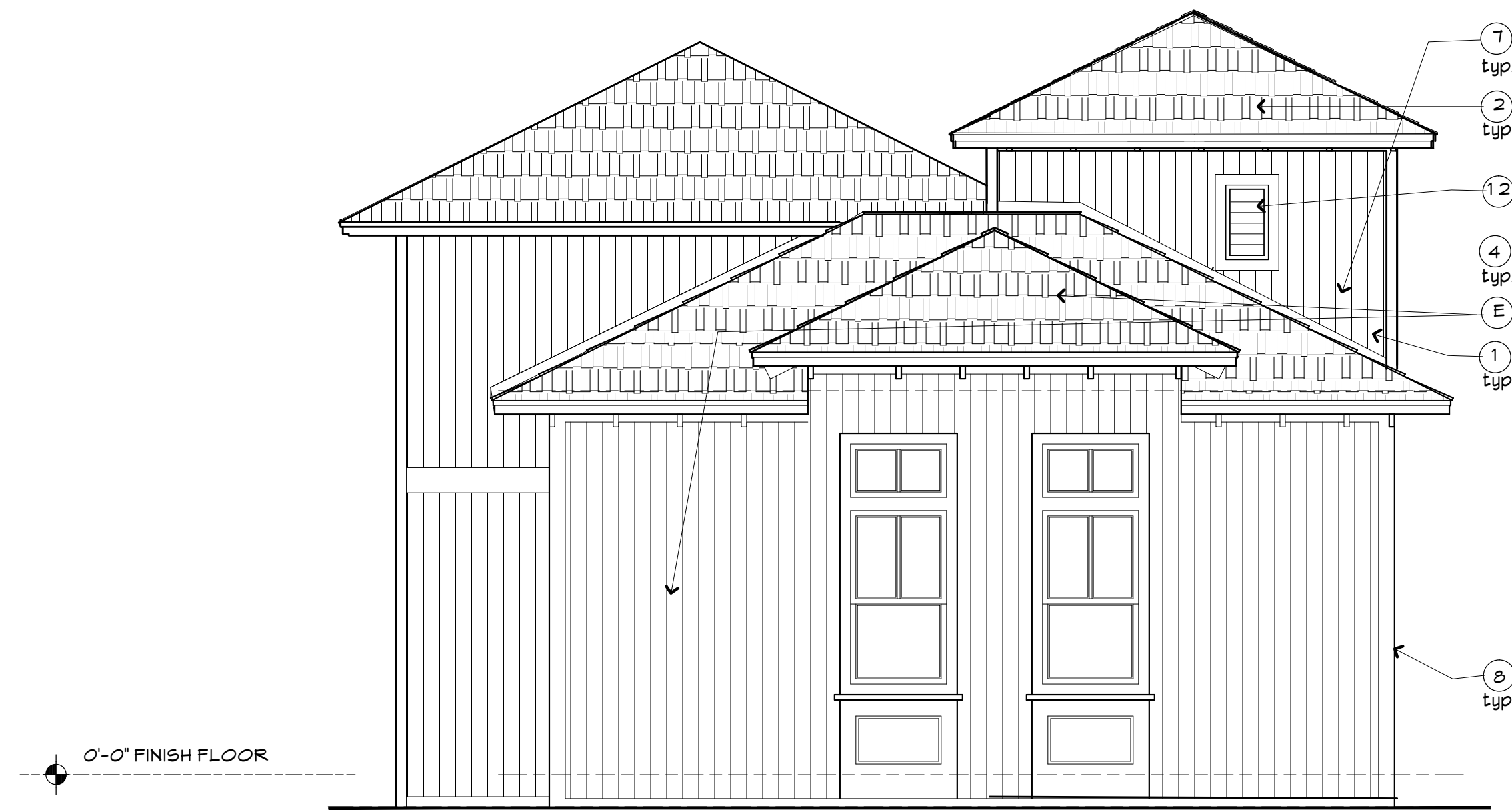
PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5

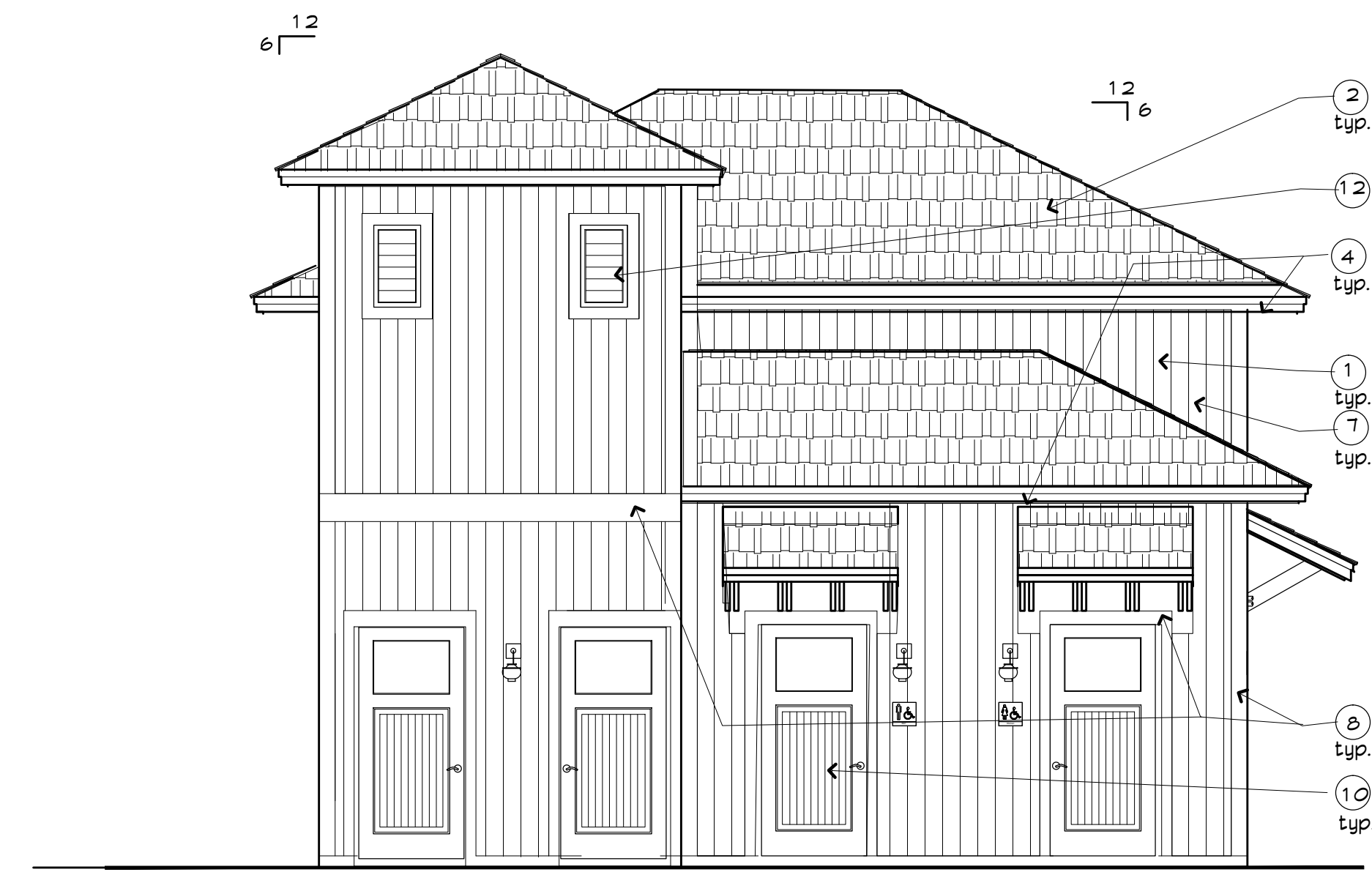
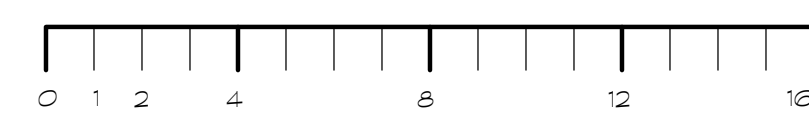
Adjunct Facilities Additions and Alterations for:
STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL

LEO HANSEN, AIA, ARCHITECT
330 /OV1 HWY / 1 2ND / STREET 104
FORT LAUDERDALE, FLORIDA
954-462-8925

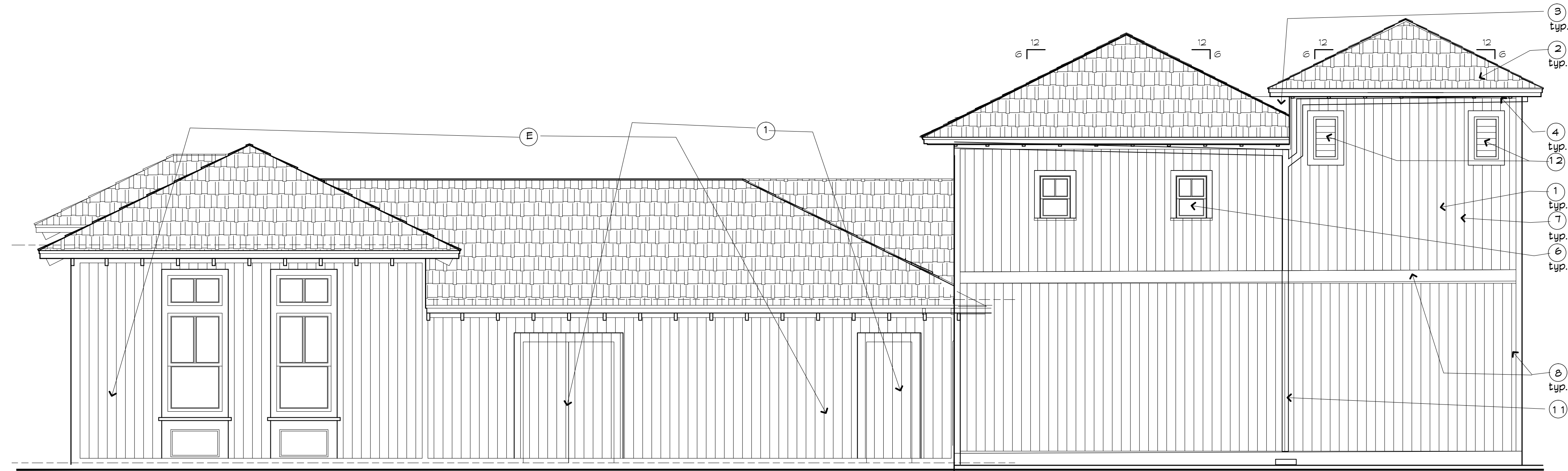
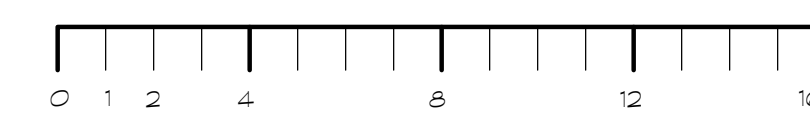
DRAWING NO.
HPB-AB-A1-1



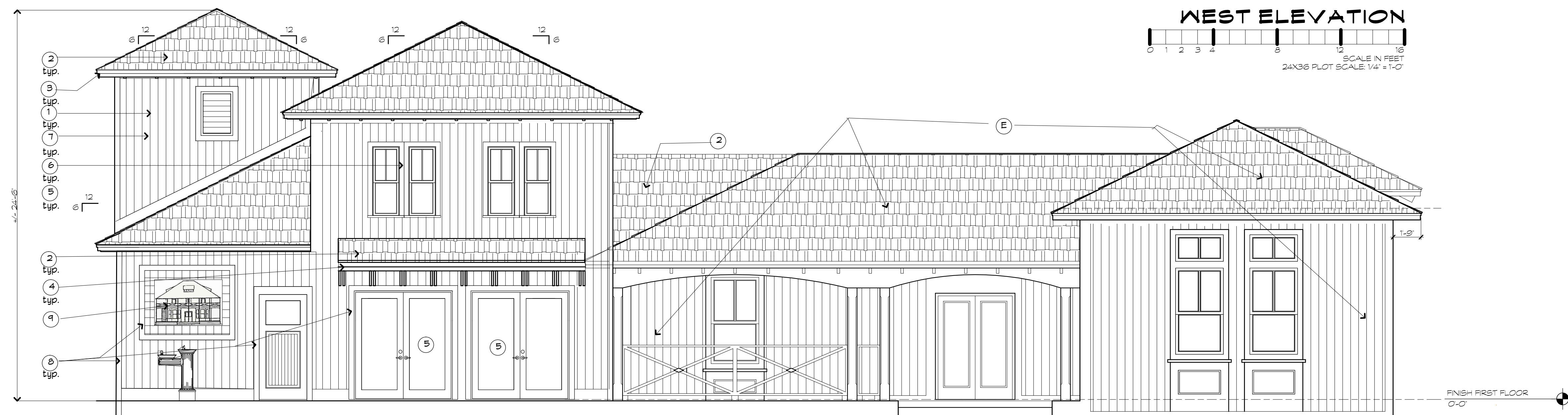
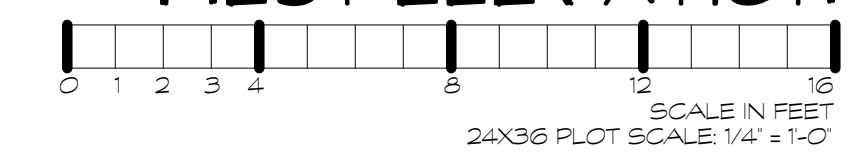
NORTH ELEVATION
24X36 PLOT SCALE 1/4" = 1'-0"



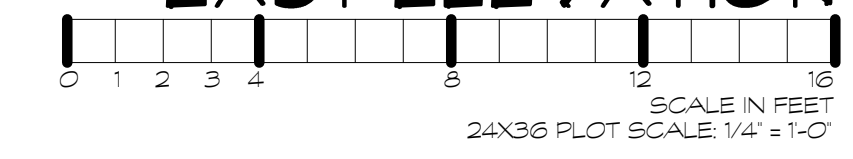
SOUTH ELEVATION
24X36 PLOT SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE IN FEET
24X36 PLOT SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE IN FEET
24X36 PLOT SCALE 1/4" = 1'-0"



MATERIAL AND FINISH KEY	
1	1X4 P.T. VERTICAL WOOD SIDING PAINTED OFF-WHITE TO MATCH EXISTING
2	TEAL CEDAR PRODUCTS WOOD SHINGLES DADE COUNTY NOA 19-0207.02 MATCH SIZE AND CONDITIONS OF EXISTING RESIDENCE NO. 1 GRADE FIRE-RETARDANT
3	COPPER FLASHING
4	COPPER GUTTER
5	CGI ESTATE DOOR FINISH: HAZELNUT BROWN GLAZING: CLEAR HARDWARE: MATCH FINISH LEVER BOTH SIDES
6	CGI ESTATE SINGLE HUNG WINDOW GLASS: MIST FINISH: ANTIQUE WHITE MUNTINS: TOP PANEL ONLY
7	MATCH ANTIQUE WHITE PAINT
8	MATCH DARK GREEN PAINT
9	TILE MOSAIC BY OKNER
10	THERMATRU CLASSIC CRAFT IMPACT CANVAS CGV08029 DOOR W/ GRANITE OPAQUE GLASS AND NEW EARTH PRISMAGUARD FINISH SUBMIT COLOR SAMPLE FOR APPROVAL
11	WHITE ALUMINUM DOWNSPOUT
12	16"X28" RUSKIN ACL645D IMPACT LOUVER FOREST GREEN (36) INSTALL PER MIAMI-DADE COUNTY PRODUCT APPROVAL 16-0627.11
E	EXISTING

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093

DATE

PRINT OR PDF FILE DATE

PRINTED FOR	DATE	
<input type="checkbox"/> PRELIMINARY		
<input checked="" type="checkbox"/> HIST. PRESV. BOARD	02-16-21	
<input type="checkbox"/> PERMIT		
<input type="checkbox"/> PERMIT REVISION		
<input type="checkbox"/> CONSTRUCTION		
<input type="checkbox"/> REVISION		
NO.	REVISION	DATE
△		

BUILDING CODE

Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Existing Buildings, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES

Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.

LEGAL DESCRIPTION

BURNHAM'S SUB 15-29 B TR 1 LESS N 47' & LESS ADDITIONAL POR OF TR 1 DESG AS COMM AT NW COR OF TR 2 ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5

PROJECT

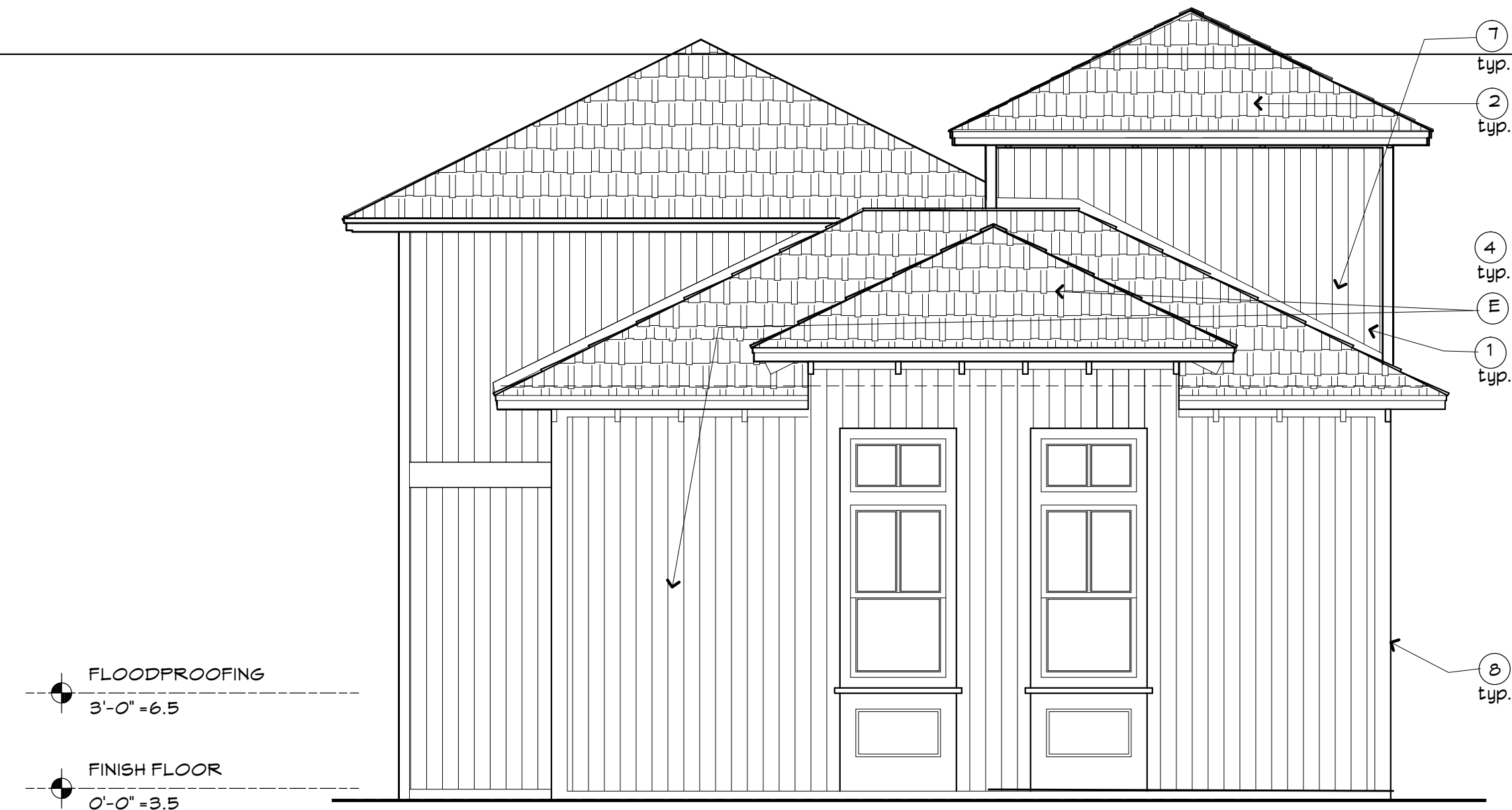
Addition and Alterations to an Existing Administration Building for:

STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL

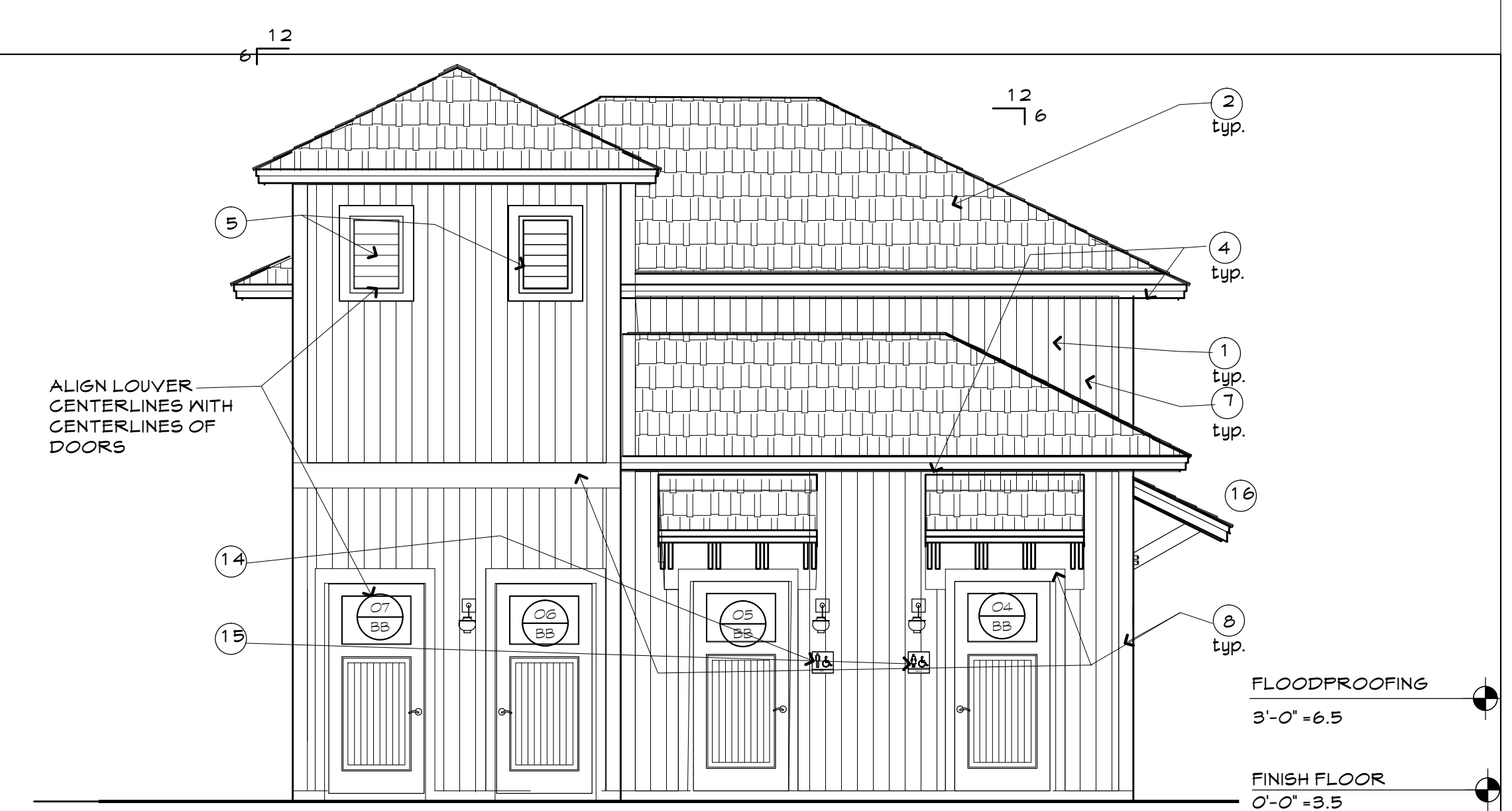
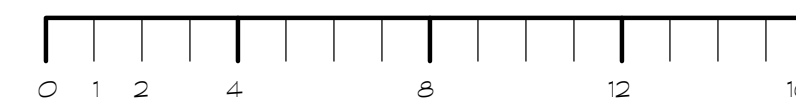
LEO HANSEN, AIA, ARCHITECT

330 70VTH HWY / 1 2ND / STREET 104
FORT LAUDERDALE, FLORIDA
954-462-8925

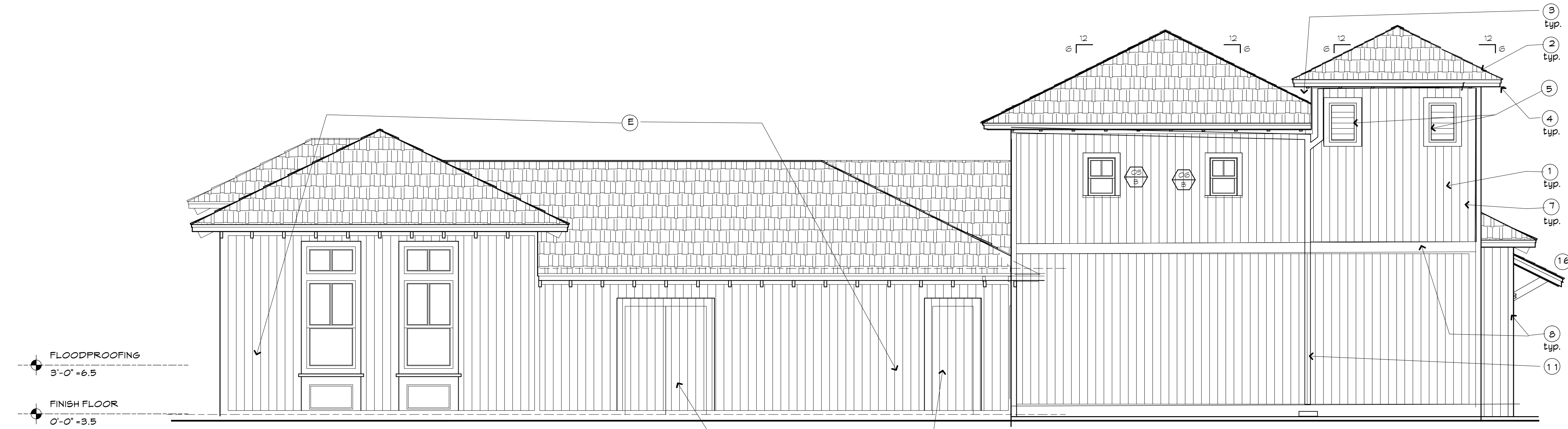
PROJECT NO.	DRAWING NO.
17-012	A2-1



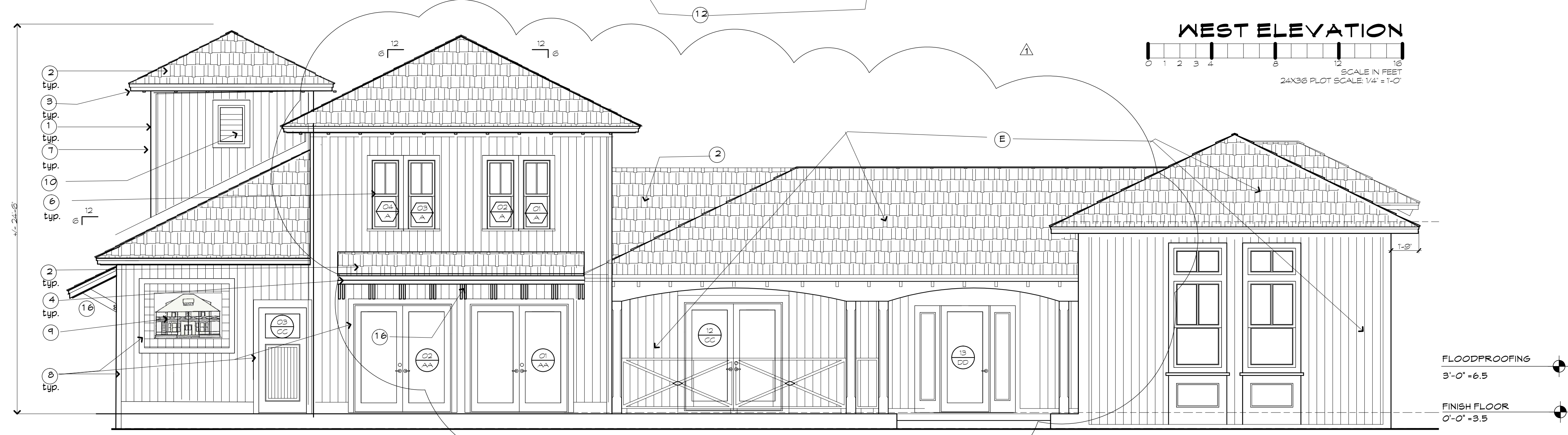
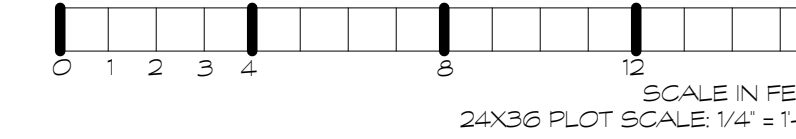
NORTH ELEVATION
24X36 PLOT SCALE: 1/4" = 1'-0"



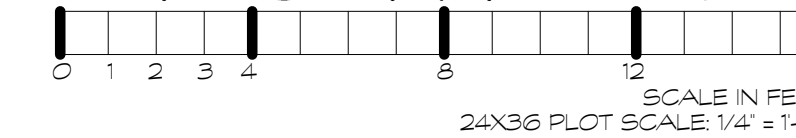
SOUTH ELEVATION
24X36 PLOT SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE IN FEET
24X36 PLOT SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE IN FEET
24X36 PLOT SCALE: 1/4" = 1'-0"



MATERIAL AND FINISH KEY	
1	1X4 P.T. VERTICAL WOOD SIDING PAINTED OFF-WHITE TO MATCH EXISTING
2	IMPERIAL SHAKE CO. MATCH SIZE AND CONDITIONS OF EXISTING RESIDENCE NO. 1 GRADE FIRE-RETARDANT
3	COPPER FLASHING
4	COPPER GUTTER
5	16"X28" RUSKIN AGL645D IMPACT LOUVER FOREST GREEN (96) INSTALL PER MIAMI-DADE COUNTY PRODUCT APPROVAL
6	MATCH WINDOW FRAME COLOR
7	MATCH ANTIQUE WHITE PAINT
8	MATCH DARK GREEN PAINT
9	TILE MOSAIC BY OWNER
10	DECORATIVE LOUVER (MATCH 5)
11	COPPER DOWNSPOUT
12	MATCH EXISTING SIDING CONTINUE PATTERN; REMOVE CUT PIECES AS NEEDED FOR CONTINUITY
14	WASHROOM SIGN BLACK BACKGROUND WITH WHITE MALE SYMBOL AND ACCESSIBLE SYMBOL, BRAILLE
15	WASHROOM SIGN BLACK BACKGROUND WITH WHITE FEMALE SYMBOL AND ACCESSIBLE SYMBOL, BRAILLE
16	EYEBROW OVERHANGS SEE DETAIL 04/A4-1
E	EXISTING

SEAL

LEO CRAMER HANSEN
REGISTERED ARCHITECT FL #9093
DATE 04-07-2023

PRINT OR PDF FILE DATE

PRINTED FOR	DATE
<input checked="" type="checkbox"/> PRELIMINARY	04-26-22
<input checked="" type="checkbox"/> HIST. PRESV. BOARD	02-16-21
<input type="checkbox"/> BIDDING DOCUMENTS	
<input checked="" type="checkbox"/> BUILDING PERMIT	08-04-23
<input type="checkbox"/> PERMIT REVISION	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	

NO.	REVISION	DATE
△	HP COMMENTS	10-09-23

BUILDING CODE
Comply with the requirements, standards, and specifications of the 7th (2020) Edition of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

GENERAL NOTES
Verify all dimensions and existing conditions at the site prior to the fabrication of any portion of the work. It is the intention of these drawings to include all items necessary for the completion of the work.

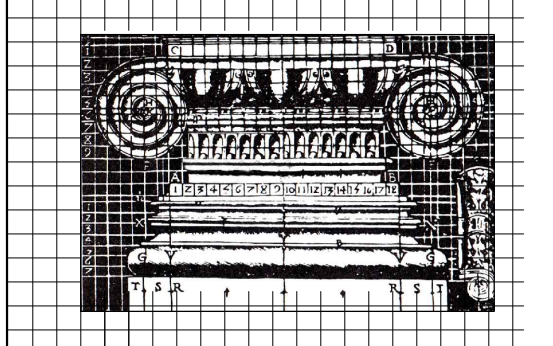
LEGAL DESCRIPTION
BURNHAMS SUB 15-29 B TR 1 LESS N 47 & LESS ADDITIONAL POR OF TR 1 DESIG AS COMM AT NW COR OF TR 2 ELY 85, S 132.5, SE 26.91 TO POB, CONT SE 60.59, S 80, WLY 9, N 140.03 TO POB

PROJECT DATA

FOLIO NO.	504210090010
PARCEL ID	0210090010
ZONING DESIGNATION	H-1
TYPE OF CONSTRUCTION	VB
OCCUPANCY	B
FLOOD ZONE	AE/AH
BASE FLOOD ELEVATION	5



Adjunct Facilities
Additions and
Alterations for:
STRANAHAN HOUSE
335 Southeast 6th Avenue
Fort Lauderdale, FL



LEO HANSEN, AIA,
ARCHITECT
330 /OVI HWY /1 2ND /TREE/NO4
FORT LAUDERDALE, FLORIDA
954-462-8925

DRAWING NO.
HPB-AB-A2-1



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, March 29, 2021

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: PLN-HP21005 - 335 SE 6th Ave, Ft. Lauderdale, Broward County, Florida
“Stranahan House “
Folio #: 504210090010

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced development in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2. P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural, or archaeological value.

Parcel and Findings

The subject property consists of ±.4 acres south of E. Las Olas Boulevard and west of SE 6th Ave. and includes Broward County Property Appraiser folio number 504210090010 (BCPA.net). The parcel is occupied by the historic Stranahan House (FMSF 8BD64) (National Register #73000569, October 2, 1973). In 1894 Frank Stranahan acquire the parcel as part of 10.7 acres from Mary A. and William B. Brickell on which he establish the New River Trading Post. Here, Frank Stranahan established a ferry and dock, a store and a camp that became the primary river crossing on the trail south to Miami.

The property lies in the City of Fort Lauderdale *North New River Archaeological Zone* an area that has demonstrated a high potential for the occurrence of significant historic and prehistoric archaeological deposits. The parcel itself contains the Stranahan N1 archaeological site (FMSF 8BD259) and includes both prehistoric and historic archaeological deposits revealing Tequesta (500 BCE – AD 1763), Seminole (AD 1820+), Pioneer (AD 1880+) and historic - modern 20th century occupations. (AHC 1995; CAHR 2016, FMSF 2021).

A review of the FMSF (Florida Master Site File) shows that one structure (FMSF 8BD64 – Stranahan House) and one archaeological site (FMSF 8BD259 N1 a/k/a Hyde Park) are located within the parcel boundaries. Several archaeological studies have been conducted either on the subject parcel or adjacent parcels in association with the investigation of archaeological site 8BD259 (Strahanan N1 a/k/a/ Hyde Park). The two most significant studies are the *Archaeological Excavations at the Stranahan House* (Carr 1982) and *An Archaeological Assessment of the Icon Las Olas Parcel, Broward County, Florida* (AHC 2006). These two surveys documented the presence of significant prehistoric (Tequesta) archaeological features as well as the Seminole and Pioneer occupation of the original Stranahan camp and trading post site.

Findings

There is high potential for the proposed development to encounter significant archaeological deposits. Prior archaeological investigations on and adjacent to the subject parcel indicate the presence of prehistoric and

historic archaeological deposits of local and national significance. Prior excavations demonstrate that, although the parcel has been heavily utilized and impacted by 20th century development, discrete areas of intact archaeological deposits are located throughout the parcel and furthermore, any ground disturbance activities within the parcel have potential to encounter significant archaeological remains.

Specific considerations:

1. Proposed Development – General Surface Features: As result of extensive development across the parcel in the latter 20th century through the present, it is unlikely that any surface archeological deposits will occur throughout the subject property, however, archaeological investigations (Carr 1982, AHC 2009) demonstrate that even in areas of heavy prior development and ground disturbance intact archaeological deposits may be encountered at a depth as shallow as six (6) inches.
2. Proposed Development - Welcome Center and Gift Shop: Ground disturbances relative to the proposed development may encounter historic features associated with the Stranahan trading post and house, FMSF sites 8BD64 and 8BD259. Archaeological investigations in 1982 included a shovel testing transect running east-west approximately 25 feet north of the existing gazebo structure located centrally in the parcel just north of the house structure. Shovel testing confirmed the location of the original water cistern that was on the parcel. This feature was discovered in shovel test 75.5E/138N, approximately 20 feet west of the proposed Welcome Center and Gift Shop. Remnants of the cistern feature may be encountered during development. (Carr 1982:20, 24)
3. Proposed Development - Education Center Expansion: Ground disturbances relative to the proposed structure may encounter historic features associated with the Stranahan trading post and house, FMSF site 8BD64 and 8BD259. The proposed structure is located above the now-filled Stranahan canal which was located west of the Stranahan House and extended north from the New River through portions of the western limits of the parcel. Archaeological investigations in 1982 included a three (3) foot wide by 110 feet long excavation trench. The trench began approximately 20 feet from the riverbank and proceeded north for 110 feet passing parallel to the west wall of the Stranahan House at approximately ten (10) feet. A hand-hewn log, possibly associated with the original Stranahan dock was encountered, documented, and reburied. Archaeologists noted that the peat-like sediments encountered within the trench likely represented dredge spoil from the adjacent (west) canal. Importantly, these anerobic-sediments have potential to increase preservation of buried materials. More recent excavations at the Icon Las Olas parcel, adjacent to the west, include extensive excavation of the now-filled Stranahan canal. These excavations yielded an extensive collection of historic materials, including one of the most complete historic bottle assemblages in south Florida and other commercial goods likely associated with the Stranahan trading post. (AHC 2009).
4. Proposed Development - Event Pavilion: Ground disturbances relative to the proposed Event Pavilion may encounter historic features associated with the Stranahan trading post and house. FMSF site 8BD64 and 8BD259. 1982 archaeological investigation (test pit 103E/35N) yielded evidence of activities in the vicinity of the historic Seminole Chickee at depths from six (6) to 18 inches and underlying a layer of heavily disturbed (bulldozed) surface soil. This included faunal and ceramic remains and an oyster shell lens that occurred at eight (8) inches which indicated the presence of an earlier prehistoric occupation period. (Carr 1982:26).

Recommendations

In my capacity as archaeological consultant to the City of Fort Lauderdale, and based on the available information, I recommend the following actions as condition of final site plan approval:

1. An archaeologist should perform pre-disturbance shovel testing within the footprint of the following proposed development activities:
 - a. Welcome Center and Gift Shop
 - b. Education Center Expansion
 - c. Event Pavilion
 - d. Any other proposed developments that require footing and/or foundation/pier construction

Standards:

The archaeologist should perform due-diligence shovel tests in the areas of the proposed development and, where possible, conduct shovel tests in the proposed location of any footers/foundations, pier structures and proposed utility installations. Due diligence shovel tests shall be placed judgmentally within the subject parcel and by the archaeologist after consultation with the developer/engineer. Shovel tests shall conform to Chapter 267, *Florida Statutes* and the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code* and the “guidelines for identification, evaluation, recordation, and treatment of cultural resources” set forth in Module Three of the Florida Division of Historical Resource’s Cultural Resource Management Standards and Operational Manual.

2. An archaeologist shall monitor all construction phase ground disturbance activities (demolition, grading, utilities, and construction). The purpose of the archaeological monitor will be to observe, record, and collect archaeological discoveries as they deem appropriate and to identify significant archaeological deposits.
 - a. The archaeologist shall be empowered by the developer/owner/agent to halt ground disturbance activities, if a significant discovery is made for the purpose of identifying, assessing, documenting, and recovering if appropriate, any significant discoveries that may be encountered.
 - b. If the archaeologist deems the discovery to be significant, then the archaeologist shall notify the City historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) within 24 hours of the discover to coordinate the find and to determine any additional requirements.
 - c. Upon completion of monitoring work, a final monitoring report shall be submitted to the City’s historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review, determination of significance, and additional actions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection.
3. The Archaeologist shall submit an interim letter-report of due diligence archaeological testing to the City’s Historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of the due diligence survey. The letter report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed, or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.
4. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City’s historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

5. All archaeological work shall be conducted by a preservation professionals who meet the Secretary of the Interior professional standards (36 CFR part 61 *as amended*) and all work shall conform to Chapter 267, *Florida Statutes* and the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code* and the “guidelines for identification, evaluation, recordation, and treatment of cultural resources” set forth in Module Three of the Florida Division of Historical Resource’s Cultural Resource Management Standards and Operational Manual.
6. An archaeological resources plan should be implemented prior to development activity so that if archaeological or historical resources are encountered during development these resources can be appropriately curated.

Please contact me if you have any questions about this determination or recommendation.

Sincerely,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

ADVANCE FORT LAUDERDALE



RESILIENT HERITAGE - STRATEGIC HISTORIC PRESERVATION PLAN

The [City of Fort Lauderdale's Strategic Historic Preservation Plan](#) was adopted by the City Commission on December 19, 2023. Preparation of the plan was identified as the first goal of the City's Comprehensive Plan under initiatives outlined in the Historic Preservation Element. Within the Comprehensive Plan it states that "the City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources." Funding was obtained from the Florida Department of State's Division of Historical Resources to support this effort and hire our consultant, the Craig Group LLC.

Goal 1: Increase resilience of historic resources to better withstand the threat of flooding and climate-related disasters.

Objective 1.2: Increase property owner knowledge of flood risk and climate-related disasters for historic resources.

Action 1.2.1: Encourage disaster preparedness and adaptation for historic resource owners and promote the benefits of the City's Community Improvement Projects (CIP) underway in flood hazard areas to reduce flood risk to historic properties.

Progress Report: The Historic Preservation website has been updated to include a link to the CIP project tracker:

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation-resilience>

Action 1.2.2: Develop a toolkit and resource list for property owners, contractors, realtors, insurance providers and others as to how best to adapt historic resources to flooding and other disasters.

Progress Report: The Historic Preservation website has been updated to include links related to disaster preparedness and resiliency:

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation-resilience>

Objective 1.3 Analyze risk and develop strategies to increase resilience for historic resource property owners.

Action 1.3.1: Apply for grant funding to develop adaptation strategies and prepare elevation certificates for all historic and archaeological resources. Encourage property owners to seek funding to implement solutions.

Progress Report: The City's Sustainability Division received grant funding in 2023 to conduct a vulnerability assessment which will include a review of historic and archaeological resources. This project is ongoing.

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Goal 2: Conduct new and update existing architectural resource surveys to evaluate properties for potential historic designation and digitize archival records.

Objective 2.1: Locate historic resource information in a central database and provide open access.

Action 2.1.2: Apply for a grant to digitize, archive, and display Sailboat Bend Civic Association Archives.

Progress Report: A grant has been awarded to digitize, archive, and display Sailboat Bend Civic Association Archives; however, a qualified consultant to perform the full scope of work has not been identified and the scope of work may need to be modified in order to move forward with a portion of the scope of work.

Objective 2.2: Conduct architectural resource surveys and provide open access to survey results and conclusions.

Action 2.2.2: Continue to apply to grants, including the Small-Matching Grant offered through the Florida Division of Historical Resources, to conduct architectural resource surveys towards the completion of a city-wide survey.

Progress Report: An Architectural Resource Survey of Riverside Park and Rio Vista was completed in August 2023. A grant has also been awarded to conduct an Architectural Resource Survey of Dorsey Riverbend, South Middle River, and Middle River and a consultant has been retained to conduct the work. This survey is expected to be completed in August 2024. To date, surveys for thirteen areas of the City have been completed. Past Architectural Resource Surveys are posted online:

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/architectural-resource-surveys>

Action 2.2.2(a): Prioritize funding for architectural resource surveys of historically Black communities in Fort Lauderdale and utilize the African-American Research Library and Cultural Center as a resource in identifying and promoting this aspect of the City's architectural and cultural heritage.

Progress Report: A grant has been awarded to conduct an Architectural Resource Survey of Dorsey Riverbend. Additional efforts would be pursued in the future.

Objective 2.3: Develop a protocol for archaeological research, documentation (including oral histories), education, and artifact recovery.

Action 2.3.2: Partner with FPAN to develop educational activities focused on documented sites of tribal significance and assist in the promotion of the annual Public Archaeology Month.

Progress Report: An event was held in March 2023 at the Rivermont Archaeological Site and park to highlight its significance with an interactive scavenger hunt to allow visitors to discover more about the archaeological history of this site, participate in hands on activities to learn more about archaeology, and see the recently opened Waverly Park.

Goal 3: Ensure the City policies related to historic resources are consistent with the Certified Local Government (CLG) obligation to recognize and protect historic resources.

Objective 3.2: Promote existing incentives for inclusion in the City's historic preservation ordinance.

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Action 3.2.1: Promote the State Historic Property Tax Abatement program and the Federal Rehabilitation Tax Credit program through a variety of online sources, including a question on the Certificate of Appropriateness application.

Progress Report: Information has been included on the Certificate of Appropriateness application form making property owners aware that the Ad Valorem Tax Exemption (10-year tax abatement) is available.

Goal 4: Collaborate with City and County agencies, community groups, and non-profit organizations to promote and provide education on historic places and historic preservation efforts.

Objective 4.1: Connect with existing programs and partners to educate residents and visitors about Fort Lauderdale's architectural, cultural, and archaeological heritage.

Action 4.1.3: Explore possible grants to develop interpretive panels, historic markers, street signs and/or street sign toppers, and audio tours to highlight the City's architectural, cultural, and archaeological heritage. Consider a partnership with Riverwalk, Inc. to develop a signage program along the New River.

Progress Report: A grant has been applied for to develop interpretative panels for the Sailboat Bend Historic District. If awarded, the City will be notified in July 2024.

Objective 4.2: Develop "how-to" resource guides and training programs to provide education to property owners, contractors, and the Historic Preservation Board on preservation topics and best practices of historic preservation.

Action 4.2.1: Partner with the Florida State Historic Preservation Office to invite the National Alliance of Preservation Commissions (NAPC) to conduct a Commissions Assistance and Mentoring Program (CAMP) training for City staff, Historic Preservation Board (HPB) members, and local preservation organizations.

Progress Report: The National Association for Preservation Commissions (NAPC) provided training for the Historic Preservation Board (HPB) at a special meeting in September 2023.

Action 4.2.2: Develop and provide brief presentations by subject matter experts or other city agency staff at HPB meetings on historic preservation related topics of interest.

Progress Report: Florida Public Archaeology Network (FPAN) provided a presentation with an overview of archaeology review to the HPB in October 2023.

Below is an overview and status of each goal, objective, and action item outlined in the Strategic Historic Preservation Plan:

Goal 1: Increase the resilience of the historic resources to better withstand the threat of flooding and climate-related disasters.		
Objective 1.1: Investigate adaptation strategies		
	Action 1.1.1: Partner with higher educational institutions (i.e. University of Florida; Florida Atlantic University; University of Miami) and others already working in the	Not Started

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	field of historic preservation and resilience to assist in feasibility, economic, regulatory, and planning studies, and to conduct a design workshop or competition on flooding adaptation strategies to protect historic resources located in the Adaptation Action Areas or Special Flood Hazard Areas.	
	Action 1.1.2: In coordination with members of the Southeast Regional Climate Change Compact and the City's Sustainability Division, identify case studies and successful flooding adaptation, rehabilitation, road repair, seawall, and stormwater improvement projects that could be applied to historic resources to showcase as best practices.	In Progress
	Action 1.1.3: Partner with FEMA Region 4, the Florida State Floodplain Management program, and flood insurance providers to host demonstration projects, workshops, and provide materials to property owners regarding flood risk and the National Flood Insurance Program (NFIP).	Not Started
Objective 1.2: Increase property owner knowledge on flood risk and climate-related disasters for historic resources.		
	Action 1.2.1: Encourage disaster preparedness and adaptation for historic resource owners and promote the benefits of the City's Community Improvement Projects (CIP) underway in flood hazard areas to reduce flood risk to historic properties.	Update Provided on Page 1
	Action 1.2.2: Develop a toolkit and resource list for property owners, contractors, realtors, insurance providers and others as to how best to adapt historic resources to flooding and other disasters	Update Provided on Page 1
	Action 1.2.3: Partner with the Chief Resilience Officer of Broward County, the Sustainability Division, and the Floodplain Program to disseminate information to citizens on FEMA's Community Rating System (CRS) and the National Flood Insurance Program (NFIP). Work together to increase flood resilience for historic resources that could reduce costs for NFIP policyholders.	Planned for 2024
	Action 1.2.4: Encourage property owners to plant more salt-water resistant trees, reduce the creation of new impervious surfaces, and install rain gardens or berms as flood protective measures. Provide resources on the historic preservation website, train applicable staff who perform plan reviews to assist property owners who undertake property improvements, perform an update of the historic preservation design guidelines, provide resources on the historic preservation website and update the historic preservation design guidelines accordingly.	Not Started
	Action 1.2.5: Develop and incorporate a common language for adaptation and resilience in preservation documents, design guidelines, and communications consistent with other City agencies' plans and ordinances.	Not Started
Objective 1.3: Analyze risk and develop strategies to increase resilience for historic resource property owners.		
	Action 1.3.1: Apply for grant funding to develop adaptation strategies and prepare elevation certificates for all historic and archaeological resources. Encourage property owners to seek funding to implement solutions	Update Provided on Page 1
	Action 1.3.2: Conduct intensive level architectural resource surveys of properties most at risk of loss due to new development pressures and from natural disasters, as determined by a vulnerability risk assessment.	Not Started
	Action 1.3.3: Analyze current infrastructure improvements using the CIP's <i>LauderWorks</i> interactive GIS map to determine any adverse impacts to historic resources that could be mitigated through consultation with the Floodplain with Floodplain Manager and the Sustainability Division.	Not Started
	Action 1.3.4: Explore possible grant funding to conduct an economic analysis of the value of historic assets within the Special Flood Hazard Area to Fort Lauderdale's economy including assessing the revenue impact of flooding disasters.	Not Started
Goal 2: Conduct new and update existing architectural resource surveys to evaluate properties for potential historic designation and digitize archival records		
Objective 2.1: Locate historic resource information in a central database and provide open access.		

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	Action 2.1.1: Continue digital documentation of existing archival and survey paper records related to historic resources held by the City of Fort Lauderdale to incorporate into an ArcGIS database.	Ongoing
	Action 2.1.2: Apply for a grant to digitize, archive, and display Sailboat Bend Civic Association Archives	Update Provided on Page 2
Objective 2.2: Conduct architectural resource surveys and provide open access to survey results and conclusions.		
	Action 2.2.1: Provide access to survey results and conclusions on the City's website, including an ArcGIS StoryMap to visually display information and allow for ease of searching.	Update Provided on Page 2
	Action 2.2.2: Continue to apply to grants, including the Small-Matching Grant offered through the Florida Division of Historical Resources, to conduct architectural resource surveys towards the completion of a city-wide survey.	Update Provided on Page 2
	Action 2.2.2(a): Prioritize funding for architectural resource surveys of historically Black communities in Fort Lauderdale and utilize the African-American Research Library and Cultural Center as a resource in identifying and promoting this aspect of the City's architectural and cultural heritage.	Update Provided on Page 2
	Action 2.2.2(b): Identify and record oral histories of individuals knowledgeable of Fort Lauderdale's Black history.	Planned for 2024
Objective 2.3: Develop a protocol for archaeological research, documentation (including oral histories), education, and artifact recovery.		
	Action 2.3.1: Partner with Florida Public Archaeology Network (FPAN) to identify a means to collect and store archaeological data collection and artifact recovery into a centralized ArcGIS database.	Not Started
	Action 2.3.2: Partner with FPAN to develop educational activities focused on documented sites of tribal significance and assist in the promotion of the annual Public Archaeology Month.	Update Provided on Page 2
	Action 2.3.2(a): Prepare an amendment to the historic preservation ordinance to establish a Certificate to Dig (CTD) process.	In Progress
	Action 2.3.4: Apply for a grant to conduct a review of the "Archaeological Survey of Broward County," originally conducted by the Archaeological and Historical Conservancy, Inc., to update portions related to the City of Fort Lauderdale, and to create an archaeological sensitivity map.	Not Started
Goal 3: Ensure the City policies related to historic resources are consistent with the Certified Local Government (CLG) obligation to recognize and protect historic resources.		
Objective 3.1: Review and evaluate City regulations for improvements to enhance the historic preservation program.		
	Action 3.1.1: Amend the Sailboat Bend Historic District ordinance to provide greater clarity on design guidance for historic properties and their surrounding environment.	In Progress
	Action 3.1.2: Amend the Historic Preservation District ordinance to provide a general update to align this section with other ULDR sections and provide greater clarity within the existing text.	In Progress
	Action 3.1.3: Review regulations in the City's ULDR and consider changes to disincentivize destruction of historic resources.	In Progress
Objective 3.2: Promote existing incentives for inclusion in the City's historic preservation ordinance.		
	Action 3.2.1: Promote the State Historic Property Tax Abatement program and the Federal Rehabilitation Tax Credit program through a variety of online sources, including as a question on the Certificate of Appropriateness application	Update Provided on Page 3
	Action 3.2.2: Research and determine the feasibility to create a new local tax incentive for property and structural improvements that reduce historic resource flood risk.	Not Started
	Action 3.2.3: Research and determine the feasibility of establishing a grant or loan program for the rehabilitation of historic resources.	Not Started

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	Action 3.2.3: Coordinate with the Housing and Community Development (HCD) Division, determine the feasibility and usefulness of a residential historic revolving loan fund using the Community Development Block Grant (CDBG) to support historic resources and affordable housing.	Not Started
Objective 4.1: Connect with existing programs and partners to educate residents and visitors about Fort Lauderdale's architectural, cultural, and archaeological heritage.		
	Action 4.1.1: Encourage the Fort Lauderdale Historic Society to support school curriculum on Florida history to providing information and resources to teachers on historic places in Fort Lauderdale	Ongoing
	Action 4.1.2: Support efforts of the Broward Trust for Historic Preservation to promote National Historic Preservation Month.	Ongoing
	Action 4.1.3: Explore possible grants to develop interpretive panels, historic markers, street signs and/or street sign toppers, and audio tours to highlight the City's architectural, cultural, and archaeological heritage. Consider a partnership with Riverwalk, Inc. to develop a signage program along the New River.	Update Provided on Page 3
Objective 4.2: Develop "how-to" resource guides and training programs to provide education to property owners, contractors, and the Historic Preservation Board on preservation topics and best practices of historic preservation.		
	Action 4.2.1: Partner with the Florida State Historic Preservation Office to invite the National Alliance of Preservation Commissions (NAPC) to conduct a Commissions Assistance and Mentoring Program (CAMP) training for City staff, Historic Preservation Board (HPB) members, and local preservation organizations.	Update Provided on Page 3
	Action 4.2.2: Develop and provide brief presentations by subject matter experts or other city agency staff at HPB meetings on historic preservation related topics of interest.	Update Provided on Page 3
	Action 4.2.3: Develop a resource guide to assist property owners in researching the history of their building.	Planned for 2024
	Action 4.2.4: Coordinate with other local government historic preservation offices to develop a resource guide and training for contractors in the construction trades on historic rehabilitation practices.	Not Started
Objective 4.3: Increase property and business owner awareness of benefits and responsibilities owning or managing a historic property		
	Action 4.3.1: Continue to provide an inclusive approach to communicating the value of Fort Lauderdale's architectural and cultural heritage by utilizing paper, electronic, and social media as appropriate to the selected audience.	Ongoing
	Action 4.3.2: Develop a resource list of architects, contractors, structural engineers, property managers, and facility managers who are experienced in the proper rehabilitation and upkeep of historic properties.	Not Started
	Action 4.3.3: Continue to provide updates and maintain a dialog with civic associations containing historic districts on proposed amendments to the ULDR, the benefits of historic preservation, and potential improvements that would ensure the long-term vitality of each historic district.	Ongoing

Legend

Near Term
 Mid Term
 Long Term
 Ongoing/Reoccurring