

HISTORIC PRESERVATION SOLUTIONS, LLC
4748 CHARING CROSS ROAD
SARASOTA, FL 34241

June 22, 2015

Lee Feldman
City of Fort Lauderdale
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

RE: HPB Case No. H15010 - 3017 Alhambra Street, Fort Lauderdale, FL 33304

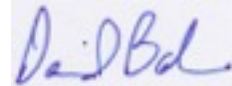
Dear Mr. Feldman:

I am writing to inform you that the process for preparing the historic designation application for 3017 Alhambra Street was completed in collaboration with Marla Sherman Dumas from MSSD Consulting, Inc. Ms. Dumas has been a planning consultant since 2001 and specializes in historic preservation and community/economic development. Her resume is attached.

My employment situation has changed since preparation of the designation application making it difficult to be in Ft. Lauderdale to attend the HPB or City Commission meetings. However, it is my intention to travel from the west coast of Florida to attend the Commission hearing on July 7 regarding HPB Case Number H15010 and will return immediately following the meeting.

In the unforeseen event that I am not able to be present at the July 7 City Commission meeting, please know that Ms. Dumas, my colleague who was involved with the process to prepare the designation application for 3017 Alhambra Street, will be in attendance to provide professional testimony on behalf of the collaboration.

Sincerely,



David Baber
Principal Member

Enc.

cc: Mayor Jack Seiler
Vice Mayor Robert McKinzie
Commissioner Bruce Roberts
Commissioner Romney Rogers
Commissioner Dean Trantalis
City Clerk Jonda Joseph
City Attorney Cynthia Everett

MARLA SHERMAN DUMAS

HIGHLIGHT OF QUALIFICATIONS

Professional Experience:

Over twenty-five years of experience as a public administrator or consultant to various governmental agencies and municipalities concentrating on:

- Community Planning
- Economic Development
- Redevelopment Strategies
- Commercial Revitalization
- Historic Preservation
- Public/Private Partnerships
- Funding Strategies
- Public Involvement
- Permitting
- Other Related Activities

Solid understanding of County, State of Florida and Federal regulations, policies and procedures relating to these types of disciplines.

Historic Preservation Experience:

- Conducted historic structure surveys in support of creation of historic districts which included physical surveys, oral histories and collection of archival documentation
- Drafted design guidelines and zoning regulations for historic districts and conservation areas
- Administered redevelopment activities for Community Redevelopments Agencies (CRAs) that included areas with historic district overlays

Public/Private Partnerships:

- Developed conceptual plans within historic preservation districts that resulted in public/private partnerships responsible for development of hotels, mixed-use projects, garages, public facilities and public open space
- Determined roles and responsibilities of the various participants
- Established criteria for the Request for Qualifications (RFQs) and selection process that resulted in determining the best qualified developer and/or participants for the partnership
- Negotiated development agreements, contracts, amendments and addenda involving complex public/private partnerships and related issues

Community Planning/Economic Development:

- Collaborated on residential zoning classifications that regulated in fill activities for single family historic properties
- Prepared elements of the Comprehensive Plan for Carteret County, North Carolina relating to land use, health and recreation
- Developed a Comprehensive Master Plan for a newly incorporated municipality that received approval by the Florida Department of Community Affairs
- Initiated preparation of Land Development Regulations in support of the approved Comprehensive Plan

- Established a conceptual Streetscape Master Plan to serve as a regulating plan for the entire community as well as a tool to encourage economic investment
- Promoted a Town Center concept to encourage commercial revitalization and mixed-use development opportunities
- Created recognition for existing residential areas under an urban villages concept
- Negotiated with developers, attorneys and architects recognizing density and intensity as critical issues
- Implemented a study to establish impact fees for parks, public facilities and police services

Redevelopment Strategies:

- Authored redevelopment plans and amendments in accordance with State and County code requirements for Community Redevelopment Districts that included historic designations
- Determined funding strategies including Tax Increment Financing (TIF) projections based on tax rolls and forecasts of development activities
- Prepared grant applications and requests for funds in response to notices of funding availability to assist in funding redevelopment efforts
- Created Special Assessment Districts (SAD) programs to facilitate funding for public improvements including beautification and infrastructure projects

Public Involvement:

- Facilitated public meetings and charrettes that included stakeholders, government officials, public employees, community-based organizations, citizen committees, developers, professional organizations and the public-at-large
- Conducted consensus building efforts resulting in planning study recommendations relating to development issues, growth management and revitalization efforts
- Responded to all public inquiries for information regarding plans or projects
- Developed newsletter to keep residents and participants informed about the status of various projects

HISTORICAL COMMISSION

Served on Ordinance Review Committee when created in 2008 tasked with reviewing county ordinances, administration code and policies in order to identify areas needing revision, clarification or enforcement

Served on Cultural Resources Committee since it was established in 2008 in order to better address historic preservation issues throughout Broward County. This committee produced the 2012 report that recommended the establishment of a Certified Local Government designation for Broward County

Developed the concept for the BCHC Heritage Celebration and served as Chairperson for the inaugural event in May 2011 at which keynote speaker for Florida Secretary of State

Continued to assist with Heritage Event by reading all newly published books relating to Broward County history and recommending nominations to receive the Dr. Cooper C. Kirk Award and also recommending nominees for the Judge L. Nance Award, the Stuart B. McIver Award and the Historical Commissioners Award in 2012, 2013 and 2014

Authored Publications

Parkside: An early neighborhood in Hollywood worthy of historic designation, Broward Legacy, Volume 29, Number 1, 2009

Book review: *Pioneer Parish: Saint Anthony Broward's First Catholic Church* by Fr. Jerry Singleton., Broward Legacy, Volume 32, Number 1, 2012.

Preparing book review for next issue of Legacy: The Making of Nova Southeastern University: A Tradition of Innovation, 1964-2014 by Julian M. Pleasants, Ph.D.

EMPLOYMENT HISTORY

July 2001-Present	MSSD Consulting, Inc.
October 1999-June 2001	Community Planning and Development Director City of Sunny Isles Beach Florida
June 1993-September 1999	Miami Beach Redevelopment Agency
Prior to June 1993	Miami Dade County Miami, Florida

EDUCATION AND TRAINING

Bachelor of Arts	Ohio State University, College of Arts and Sciences
Graduate Studies	Florida International University, Public Administration

Various training sessions sponsored by the Urban Land Institute, National Trust for Historic Preservation and the Florida Trust for Historic Preservation

On-going real estate courses and seminars

AFFILIATIONS AND REGISTRATIONS

**Broward County Historical Commission
American Planning Association
Urban Land Institute
Florida Trust for Historic Preservation
Florida Real Estate Sales License**