



H18017

SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

HISTORIC PRESERVATION BOARD (HPB) HISTORIC DESIGNATION APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: HDA

HISTORIC PRESERVATION BOARD (HPB)

Historic Designation Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Technical Specifications of Plan Submittal
Page 3: Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required

NOTE: Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

NOTE: Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

FEES: All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Historic District Designation	\$ 2450.00
<input checked="" type="checkbox"/> Historic Building Designation	\$ 650.00
<input type="checkbox"/> Landmark Designation	\$ 650.00
<input type="checkbox"/> Landmark Site Designation	\$ 650.00

Page 1: HPB - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	H18017
Date of complete submittal	8.17.13

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	TOM FORNEY (THUNDERBIRD LLC)
Property Owner's Signature	[Signature]
Address, City, State, Zip	1100 SW 6TH STREET, FT. LAUDERDALE, FL 33312
E-mail Address	TOM.FORNEY@FORNEYCONSTRUCTION.COM
Phone Number	73-829-3450
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	TOM FORNEY
Applicant / Agent's Signature	[Signature]
Address, City, State, Zip	1100 SW 6TH STREET, FT. LAUDERDALE, FL 33312
E-mail Address	TOM.FORNEY@FORNEYCONSTRUCTION.COM
Phone Number	73-829-3450
Letter of Consent Submitted	N/A

Development / Project Name	HISTORIC DESIGNATION OF 1100 SW 6TH STREET, 33312	
Development / Project Address	Existing:	New:
Legal Description	RIVERSIDE ADDITION AMBLED PLAT 13-B, Block 21, Lots 1-3	
Tax ID Folio Numbers (For all parcels in development)	5042 09 02 2240	
Request / Description of Project	HISTORIC LANDMARK DESIGNATION; SINGLE FAMILY HOME	
Applicable ULDR Sections	SECTIONS: 47-24.11.B	
Total Estimated Cost of Project	\$	(Including land costs)

Future Land Use Designation	N/A
Proposed Land Use Designation	N/A
Current Zoning Designation	RS-8
Proposed Zoning Designation	RS-8
Current Use of Property	RESIDENTIAL
Residential SF (and Type)	SINGLE FAMILY HOME
Number of Residential Units	SINGLE HOME
Non-Residential SF (and Type)	NONE
Total Bldg. SF (include structured parking)	4355 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	44,036 SF	
Lot Density	N/A	
Lot Width	150 FEET	
Building Height (Feet / Levels)	TWO FLOORS	
Structure Length	73.9 FEET	
Floor Area Ratio	N/A	
Lot Coverage	N/A	
Open Space	N/A	
Landscape Area	N/A	
Parking Spaces	N/A	

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front []	N/A	
Side []	N/A	
Side []	N/A	
Rear []	N/A	

Page 2: HPB - Technical Specifications of Application

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.

1. Indicate the **Present Use** and **General Condition** of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.

SEE ATTACHED. PREPARED BY ELEN LIGUCCIONI

2. Describe **architectural, historical and/or archeological significance** of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with **one (1) or more** of the following **criteria**:
 - a) Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
 - b) Its location as a site of a significant local, state or national event.
 - ☒ c) Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
 - d) Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
 - ☒ e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
 - f) Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
 - g) Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
 - h) Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
3. Date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.

Narrative:

SEE ATTACHED. PREPARED BY ELEN LIGUCCIONI

Page 3: HPB - Submittal Checklist

SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

HISTORIC DESIGNATION:

- ☒ Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- ☒ Provide Proof of Ownership
- ☒ Property owners signature and/or agent letter signed by the property owner.
- ☒ 1 sealed survey
- ☒ 1 vicinity map (typically on the survey)
- ☒ 1 zoning and land use map of lands within a 700' radius
- ☒ Legal description of the landmark site, historic building or district written out.
- ☒ Photographs of subject building from all four sides and label the direction each side faces.
- ☒ Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name

TOM FORNEY

Signature

[Signature]

Date

AUGUST 16, 2018

Staff Intake Review

For Planning & Zoning Department staff use only:

Date

Received By

Tech. Specs

Reviewed By

Case No.

Prepared by & Return to:

Walter L. Morgan, Esq.
Morgan, Olsen & Olsen, LLP
633 S. Federal Highway, #400A
Fort Lauderdale, FL 33301

Property folio number: 5042-09-02-2240

Warranty Deed

This Indenture, Made this 18 day of July, 2018, between

THUNDERBIRD, LP, a Texas Limited Partnership,

whose post office address is 8945 Long Point Road, #200, Houston, TX 77055, grantor,
and

THOMAS L. FORNEY and HOLLY H. FORNEY, his wife,

whose post office address is 1100 SW 6th Street, Fort Lauderdale, FL 33312, grantee.

***"grantor" and "grantee" are used for singular or plural, as context requires

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following-described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 1, 2 and 3, Block 21, RIVERSIDE ADDITION TO THE TOWN OF LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Broward County, Florida.

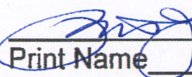
Subject to restrictions, reservations and limitations of record, if any, and taxes for the year 2018, and subsequent years.

Due to the fact that the above property has been conveyed free and clear of any mortgage debt, and no consideration has been paid to grantor, or mortgage assumed, for this transfer of title, and the above grantees are the same beneficial owners of the grantor, minimum documentary stamps have been paid.

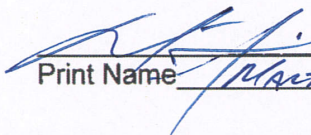
And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:


Print Name ROBERT R. FRETZ JR.

THUNDERBIRD, LP, a Texas Limited Partnership
By: Thunderbird GP, LLC, a Texas Limited Liability Company, its General Partner


Print Name MARTIN JASINSKI

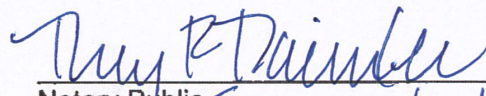
By: 
Thomas Lee Forney, President

STATE OF TEXAS

COUNTY OF HARRIS


The foregoing instrument was acknowledged before me this 18 day of July, 2018, by Thomas Lee Forney, President of Thunderbird GP, LLC, a Texas limited liability company, the General Partner of Thunderbird, LP, a Texas Limited Partnership, on behalf of said entity, who ☒ is personally known to me or who ☐ produced a driver's license as identification.




Notary Public
Print Name: Tracy Daimler
My Commission Expires:

Prepared by:
PATRICK O'NEAL, Esq.
O'Neal & Booth, PA
2900 East Oakland Park Blvd Third Floor
Fort Lauderdale, FL 33306-1804
954-563-4803
File Number: 1100SW6THST

INSTR # 114780631
Recorded 12/15/17 at 03:20 PM
Broward County Commission
2 Page(s)
Deed Doc Stamps: \$10500.00
#1

Return to: 
Morgan, Olsen & Olsen, LLP
633 S Federal Hwy Ste 400A
Fort Lauderdale, FL 33301

Parcel Identification No. 5042-09-02-2240

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2017, between DAVID E. BUCK, individually and as Successor Trustee of the Living Trust Agreement dated May 10, 2012, whose post office address is 2900 E Oakland Park Blvd Ste 100, c/o David E. Buck, Fort Lauderdale, FL 33306 of the County of Broward, State of Florida, grantor*, and THUNDERBIRD, LP, a Texas Limited Partnership, whose post office address is 8945 Long Point Road, Suite 200, Houston, TX 77055 of the County of Harris, State of Texas, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 1, 2 and 3, Block 21, RIVERSIDE ADDITION TO THE TOWN OF LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Broward County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

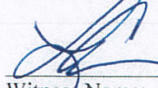
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

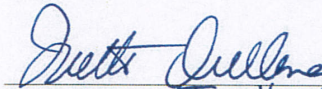
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

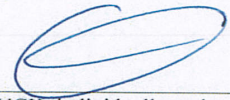
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[SIGNATURES AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

Signed, sealed and delivered in our presence:

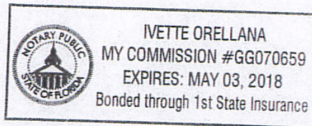

Witness Name: Tanya Gauthier

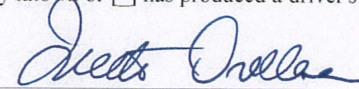

Witness Name: Ivette Orellana


DAVID E. BUCK, individually and as Successor
Trustee of the Living Trust Agreement dated May
10, 2012

State of Florida
County of Broward

The foregoing warranty deed was acknowledged before me this 13th day of December, 2017, by DAVID E. BUCK, individually and as Successor Trustee, who [X] is personally known or [] has produced a driver's license as identification.




Notary Public

Printed Name: Ivette Orellana

My Commission Expires: May 3, 2018



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1100 SW 6 STREET, FORT LAUDERDALE FL 33312-2511	ID #	5042 09 02 2240
Property Owner	THUNDERBIRD LP	Millage	0312
Mailing Address	8945 LONG POINT RD #200 HOUSTON TX 77055	Use	01
Abbr Legal Description	RIVERSIDE ADD AMEN PLAT 1-13 B LOT 1 TO 3 BLK 21		

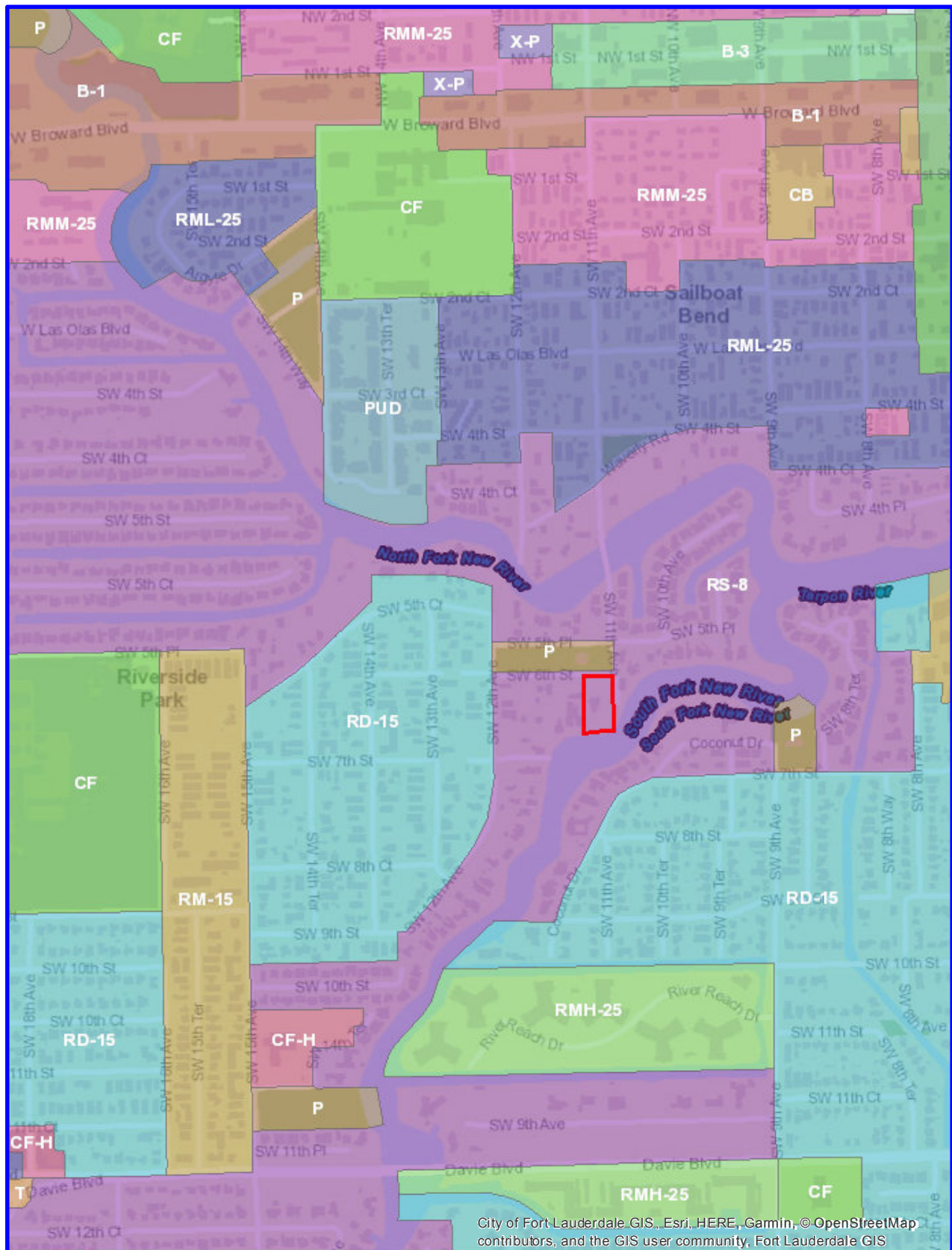
The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$781,690	\$628,310	\$1,410,000	\$1,410,000	
2017	\$781,690	\$1,007,450	\$1,789,140	\$1,789,140	\$33,310.91
2016	\$781,690	\$950,330	\$1,732,020	\$412,430	\$7,324.40

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,410,000	\$1,410,000	\$1,410,000	\$1,410,000
Portability	0	0	0	0
Assessed/SOH	\$1,410,000	\$1,410,000	\$1,410,000	\$1,410,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,410,000	\$1,410,000	\$1,410,000	\$1,410,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/13/2017	WD-Q	\$1,500,000	114780631	\$18.35	42,599	SF
5/10/2012	D-T	\$100	48749 / 751			
7/31/2006	QCD	\$88,000	42566 / 1234			
12/1/1968	WD	\$45,000				
11/1/1966	WD	\$20,600				
				Adj. Bldg. S.F. (Card, Sketch)		4355
				Units/Beds/Baths		2/4/3
				Eff./Act. Year Built: 1938/1924		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



CITY OF FORT LAUDERDALE

Property Reporter Map



GIS
Fort Lauderdale

Map Created by Property Reporter GIS

Printed on: 8/16/2018

CAM No. 18-0988

Exhibit 1

Page 10 of 11

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

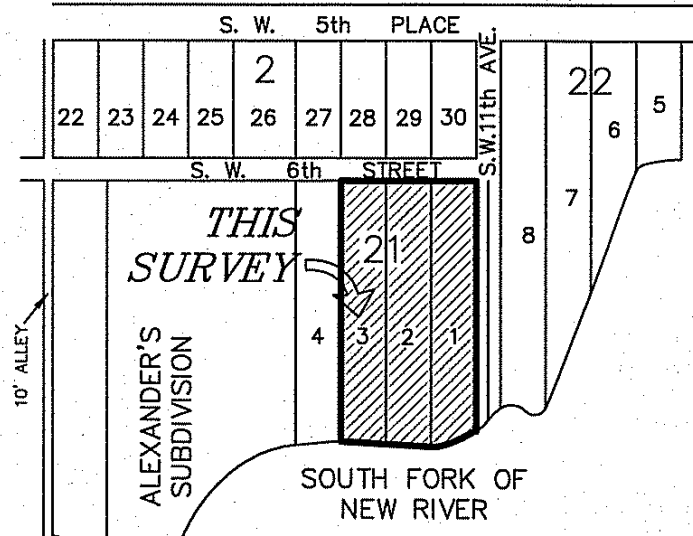


GRAPHIC SCALE



RECORD LAND SURVEY

Lots 1, 2 and 3, Block 21, AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, P.B. 1, PG. 13, B.C.R.



Legal Description

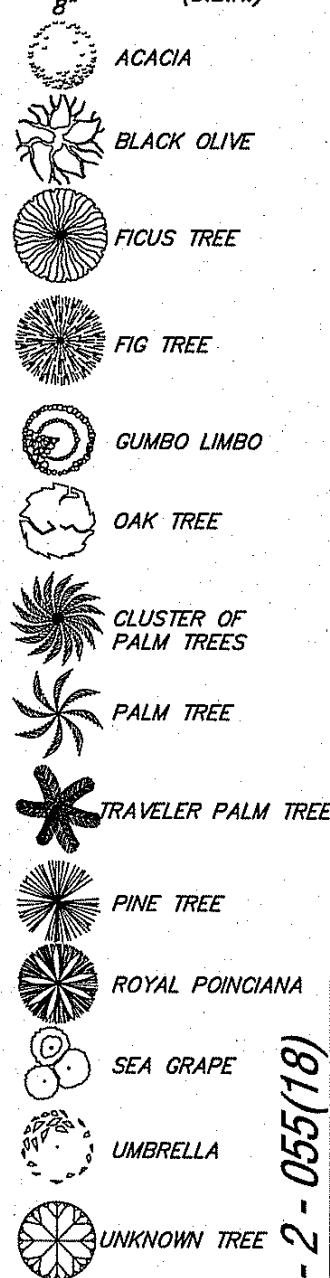
Lots 1, 2 and 3, Block 21, AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 13, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 44,036 square feet or 1.0109 acres, more or less to the wet face of bulkhead.

Location Sketch

Not To Scale

TREE SYMBOLS INDICATES DIAMETER± (D.B.H.)



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/M. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICAN VERTICAL DATUM (1988)
P.R.M. = PERMANENT REFERENCE MONUMENT
MISC. = MISCELLANEOUS
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
CHDIST = CHORD DISTANCE
EL OR ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C. = 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
M.D.C.R. = MIAMI DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = 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
WV = WATER VALVE
GV = GAS VALVE
T = TANGENT
W/F = WET FACE OF BULKHEAD

NOTES:

- 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.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale Benchmark # NW 163, Elevation = 5.98 (NGVD29) converted to 4.39 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 3.42
- This property lies in Flood Zone "xx", Elev. = x.0 Per Flood Insurance Rate Map No. 12011Cxxxxx, Dated: August 18, 2014. Community Panel No. xxxxxx.
- 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.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

FLOOD ZONE HATCH LEGEND:

▨ = FLOOD ZONE "AH" ELEVATION=4'
▨ = FLOOD ZONE "AE" ELEVATION=5'

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 29th day of January, 2018.
Revised to add flood info this 2nd day of March, 2018.
Revised to add Approximate Platted Lot Line this 17th day of May, 2018.
General Revisions added this 23rd day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

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#223-12 THROUGH 16, EFB, LB# 366/43
JOB ORDER NO. T-6015, T-6568, V-3020

FILE NO.:

01-2-055(18)

CHECKED BY:
DRAWN BY: RDR