



CITY OF FORT LAUDERDALE  
CONSTRUCTION SERVICES BUREAU  
DEVELOPMENT APPLICATION – PART I OF II

CASE NO. 13-H-05

DATE: 7/21/05

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted. Upon submittal, staff has five (5) business days to determine completeness, pursuant to Section 47-24.1(1)(1) of the ULDR. Please ensure that Part II of the application is attached.

DEVELOPMENT REQUEST – Check one type ONLY (Use separate applications if additional requests are made)

<b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <input type="checkbox"/> Site Plan <input type="checkbox"/> Rezoning w/Site Plan (Flex Allocation) <input type="checkbox"/> Plat Approval <input type="checkbox"/> Vacation of Street or Alley <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Vacation of Easement <input type="checkbox"/> Other _____	<b>PLANNING AND ZONING BOARD (P&amp;Z)</b> <input type="checkbox"/> Site Plan <input type="checkbox"/> Rezoning w/Site Plan (Flex Allocation) <input type="checkbox"/> Plat Approval <input type="checkbox"/> Vacation of Street or Alley <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Rezoning <input type="checkbox"/> Other _____	<b>HISTORIC PRESERVATION BOARD (HPB)</b> Historic Designation of: <input type="checkbox"/> District <input checked="" type="checkbox"/> Landmark, landmark site, structure, building Certificate of Appropriateness for: <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Relocation <input type="checkbox"/> Other _____
<b>ADMINISTRATIVE REVIEW COMMITTEE (ARC)</b> <input type="checkbox"/> Amendment to Previously Approved Site Plan Level III or IV <input type="checkbox"/> Central Beach Level I (Limited Impact) <input type="checkbox"/> Continuation of Non-Conforming Status <input type="checkbox"/> Delegation Request (Plat) <input type="checkbox"/> Other _____	<b>BOARD OF ADJUSTMENT (BOA)</b> <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Temporary Non-Conforming Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Rehearing Request <input type="checkbox"/> Other _____	<b>CITY COMMISSION (CC)</b> <input type="checkbox"/> Vacation of Easement <input type="checkbox"/> Appeal <input type="checkbox"/> Other _____

<b>PROPERTY OWNER'S NAME:</b> RICHARD P. / M. ELAINE SCHULZE	<b>PROPERTY OWNER'S SIGNATURE:</b> Richard P. Schulze
<b>Address:</b> 543 N. VICTORIA PARK ROAD	<b>State:</b> FL
<b>City:</b> FORT LAUDERDALE	<b>ZIP Code:</b> 33301
<b>Telephone:</b> 954 765-2514	<b>Fax:</b> 954 462-1068
<b>E-mail:</b> ftldue2@aol.com	
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	
<input type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)	

<b>AGENT'S NAME:</b> N/A	<b>AGENT'S SIGNATURE:</b>
<b>Address:</b>	<b>State:</b>
<b>City:</b>	<b>ZIP Code:</b>
<b>Telephone:</b>	<b>Fax:</b>
<b>E-mail:</b>	

<b>DEVELOPMENT/PROJECT NAME:</b> VICTORIA PARK / LAS OLAS PARK (FORMERLY)	
<b>DEVELOPMENT/PROJECT ADDRESS:</b> 1500 NE 4 PL	
<b>Legal Description:</b> LOTS 1 AND 2, CORRECTED PLATS OF LAS OLAS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
<b>All Tax ID Folio Numbers of all Parcels included in development:</b> 020210550 FOLIO ID	
<b>Description of Project (Use separate sheet if necessary):</b> HISTORIC DESIGNATION OF HOME BEING OF THE FOUR OR VERACULAR STYLE OF ARCHITECTURE OF FORT LAUDERDALE AND SOUTH FLORIDA IN THE FORMATIVE STAGES OF BROWARD COUNTY, CIRCA 1941	
<b>Residential Uses/Type of Unit:</b> SINGLE FAMILY	<b>Site Area Square Footage/Acreage:</b>
<b>Number of Residential Units:</b> 2	<b>Total Estimated Cost of Project (Include land costs):</b> \$
<b>Non-Residential Uses: Type/sq.ft.</b>	<b>Site Adjacent to a Waterway:</b> NO
<b>Existing Land Use Designation:</b> RES-MED	<b>Existing Zoning Category:</b> RE-15
<b>Proposed Land Use Designation:</b> RES-MED	<b>Proposed Zoning Category:</b> N/A
<b>Current Use of Property:</b> CHILD CARE FACILITY	<b>Proposed Use of Property:</b> SAME

ADDITIONAL DOCUMENTATION REQUIRED WITH APPLICATION:

- Current survey(s) of property (One copy signed and sealed); Right-of-Way and Easement Vacations Excluded
- All Development Requests require fifteen (15) copies of survey, except for Administrative Review [ONLY three (3) surveys necessary]
- Existing Zoning and Land Use designations of lands within 700 ft. of the subject property must be shown graphically
- General Vicinity Map (scale not less than 1" = 500')
- Any OTHER SPECIFIC REQUIREMENTS AS IDENTIFIED IN SUPPLEMENTAL APPLICATIONS (PART II OF II)

FOR DEVELOPMENT/ZONING SERVICES USE ONLY

<b>Application Type:</b> _____	<b>SUPPORTING DOCUMENTS RECEIVED</b>	<b>PLANS RECEIVED</b>
<b>Application Date:</b> _____	<input type="checkbox"/> Application Fees: \$ _____	<input type="checkbox"/> Survey (1) signed and sealed
<input type="checkbox"/> Mail Public Notice Required	<input type="checkbox"/> Sign Deposit Fees: \$ _____	<input type="checkbox"/> Aerial
<input type="checkbox"/> Sign Public Notice Required	<input type="checkbox"/> Proof of Ownership	<input type="checkbox"/> Vicinity Map
<b>Application Complete:</b> YES _____ NO _____	<input type="checkbox"/> Warranty Deed (BOA)	<input type="checkbox"/> Site Plan
<b>Meeting Date:</b> _____	<input type="checkbox"/> Letter of Consent	<input type="checkbox"/> Elevation
<b>REVIEWED BY:</b> _____	<input type="checkbox"/> Notification Mailing Map	<input type="checkbox"/> Landscape Plan
<b>COMMENTS</b>	<input type="checkbox"/> Notification Mailing Envelopes	<input type="checkbox"/> Reduced sets of plans (11"x17")
	<input type="checkbox"/> Notification Mailing List	<input type="checkbox"/> 700' radius Land Use and Zoning Map
		<input type="checkbox"/> Other
		<b>RECEIVED BY:</b> _____

13-4-05

21, 2005

CITY OF FORT LAUDERDALE CONSTRUCTION SERVICES BUREAU  
300 N.W. 1 AVE  
FORT LAUDERDALE, FL 33301

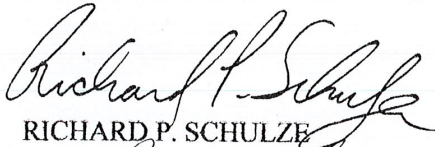
RICHARD & ELAINE SCHULZE  
1500 NE 4 PL  
FORT LAUDERDALE, FL 33301

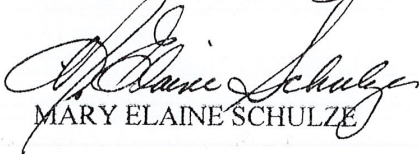
HISTORIC DESIGNATION OF PROPERTIES

TO WHOM THIS MAY CONCERN,

PLEASE BE ADVISED THAT WE WISH TO WAIVE THE 30 DAY REQUIREMENT TO  
ADVERTISE THE HEARING IN ADVANCE. AS WE OWN THE PROPERTIES IN  
QUESTION THERE WILL BE NO NEED.

THANK YOU,

  
RICHARD P. SCHULZE

  
MARY ELAINE SCHULZE



# **HISTORIC DESIGNATION OF HOME**

**"SMALL WORLD SCHOOL"**

**1500 NE 4 PLACE**

**FORT LAUDERDALE, FLORIDA 33301**

**RS-15**

**OWNERS: RICHARD P. & M. ELAINE SCHULZE**

The owners of this historic property would like to request the approval of the Historic Preservation Board in the final designation of this home as an historic property. The research has been completed verifying the origin of the home and a bronze historic plaque has been ordered.

The permit # 13108 was issued on October 14, 1941 to Mrs. Mary G. Cutler. The permit records show Mrs. Cutler as an owner/builder with the estimated building costs of the home as \$4,900.00 using "Day Labor" and no contractor of record. Construction was completed that year and entered the tax rolls as indicated in the 1942-43 City Directory. The home is built in the middle of lots 1 and 2 of block 7, CORRECTED PLAT OF LAS OLAS PARK, according to the plat thereof, recorded in Plat Book 6, page 12, of the public records of Broward County, Florida.

Mrs. Cutler owned the home through 1945 when she sold it to Mrs. Elizabeth S. Duncan. Mrs. Duncan lived in the home until 1963 when she sold it to Prentice S. Johnson who owned it through 1974. In 1974 it was purchased by Mrs. Dolly K. Frazier and Patricia S. Greenwood and the home on the front of the property was turned into a licensed child care facility know thereafter as "SMALL WORLD SCHOOL." with a telephone number of 462-1078 which remains number to this day under the current ownership. In 1976 Mrs. Frazier is listed as the sole owner until she sold the home and business to John & Florence Eadie in 1977. On July 1, 1978 the home and business was purchased by M.(Mary) Elaine McTigue (Schulze, 8/2000).

The home has been run as "Small World School" to this day. Over the years the school was one of six child care facilities in the Las Olas Park/Victoria Park neighborhood. The rapidly changing complection of the community and the veracious appetites of the local realtors and builders has closed all the other schools leaving "Small World School" as the only provider of quality child care east of US-1 and north of New River. As a school we are in our 32 year of operation.

This home remains today as one of the best examples of the Vernacular/Folk style of architecture in Fort Lauderdale and south Florida. It is gabled with an entry way contiguous to the roof line with hand made round wooden pillars. It has a front porch with doorways to both the front bedroom and the livingroom, all under one roof line. The home was constructed of Dade County pine. The workmanship was so good that it remains today in perfect structural condition. The only modification done to the home was an enclosed sun room on the rear with terrazzo floors.

The carriage house at the rear of the double lot is also original and built in the "Bahamian" style with the only modification being the addition of "French Doors" to replace the double barn style doors from 1941. The ground floor was equipped with a full bathroom for non gentile and non

white domestic help which was the law of the day. These segregated facilities were required and every home built before 1950 has them. While we find this to be unthinkable by the standards of today it was the law of that era. These peculiar features add to the charm of south Florida history.

The upstairs apartment has an over hanging screened porch with original louvered panels of the period for sun protection. The second story is larger than the first which is supported by a front post and brace system keeping it under the gable and roof line. The twin ribbon driveway and parking patio are original to the carriage house. Following please find the chronological listing of the ownership on the property:

1941-45	Mrs. Mary G. Cutler
1945-63	Mrs. Elizabeth S Duncan
1963-73	Mr. Prentice S. Johnson
1973-77	Mrs. Dolly K. Frazier & Patricia S. Greenwood
1977-78	John & Florence Eadie
1978 to date	Mrs. M. (Mary) Elaine McTigue (Schulze)

Our intention is to preserve this historic property for the good of the community. If the urban redevelopment is allowed to continue unchecked the history of Fort Lauderdale will be lost to our children. And as we have indicated, the education of children has been our life.

Respectfully submitted,

Richard P. Schulze

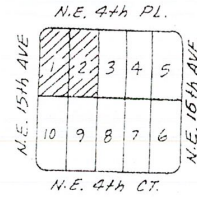


1309 SE 1st Street  
(305) 782-1441

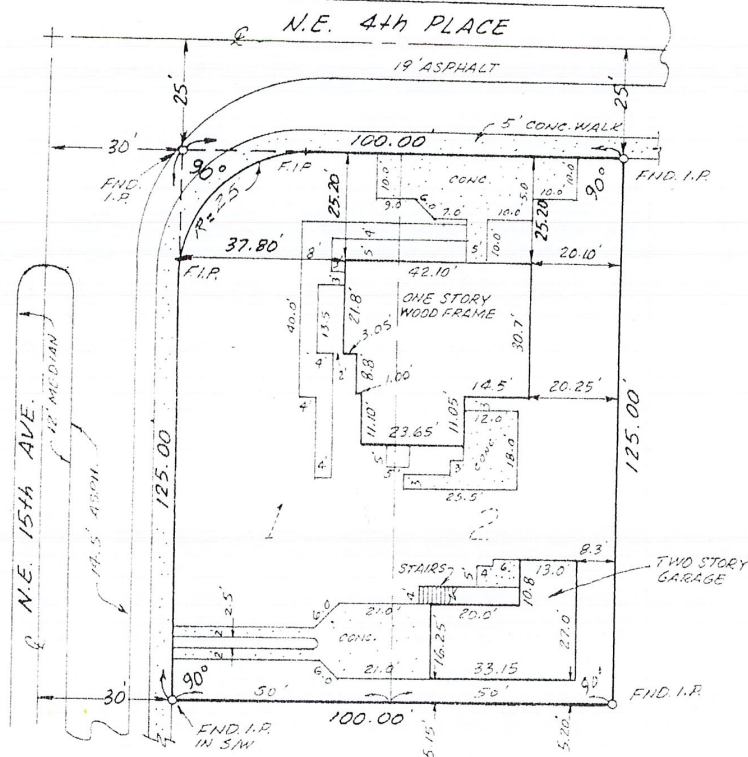
ACCURATE LAND SURVEYORS, INC.

Pompano Beach, FL  
33060

SHEET 2 OF 2



LOCATION SKETCH  
N.T.S.



NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF \_\_\_\_\_  
ALONG THE \_\_\_\_\_ LINE OF \_\_\_\_\_  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDS.

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP RIGHTS OF WAY OR EASEMENTS

**CERTIFICATE**

THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.  
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CARTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING UNDER RULE 21HH.6, F.A.C. ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, SEPT. 1, 1981.

REVISIONS	DATE	BY

*Robert L. Thompson*  
PROFESSIONAL LAND SURVEYOR NO. 3085 - STATE OF FLORIDA  
ROBERT L. THOMPSON

DATE OF SURVEY: 5-20-93  
DRAWN BY: S.V.  
CHECKED BY: RLT  
FIELD BOOK: 106/29

SEAL

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED LAND  
SURVEYOR'S SEAL.



