



Memorandum

Memorandum No: 18-156

Date: October 19, 2018

To: Honorable Mayor and Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

Re: Historic Landmark Rescission of 1500 NE 4th Place

At its October 9, 2018, meeting the City Commission heard a Neighbor Presentation from Ms. Elaine Wilson, owner of a locally designated Historic Landmark located at 1500 NE 4th Place in Victoria Park who is seeking the rescission of the designation. Ms. Wilson provided statements within her presentation and as part of responses to questions from the City Commissioners. Below is an overview of the designated property, the process for rescission of historic landmark status, and a summary of communications between staff and Ms. Wilson.

Address: 1500 NE 4th Place

Historic Landmark Designation: December 20, 2005 under Resolution No. 05-214

Date of Purchase: June 1, 1978

Purchase Price: \$65,000

2018 Assessed Value as per the Broward County Property Appraiser: \$455,470

Date of Historic Preservation Board Meeting: Originally scheduled for October 1, 2018, now scheduled for November 5, 2018.

Process for Amendment or Rescission of a Historic Designation as outlined in the Unified Land Development Regulations (ULDR) Section 47-24.11.B.9:

Amendments and rescissions. The designation of any landmark and landmark site, historic building or historic district may be amended or rescinded through the same procedure utilized for the original designation.

Outline of Process:

1. Submittal of Historic Designation Application to the Department of Sustainable Development.
2. Mail Notice (30) days prior to the date of the HPB Meeting.
3. HPB Meeting with a recommendation to the City Commission.
4. Schedule for a City Commission Meeting within (90) days of the Historic Preservation Board Meeting.
5. Mail Notice (30) days prior to the date of the City Commission Meeting.
6. Newspaper Notices (10) days prior to the date of the City Commission Meeting.
7. City Commission Meeting to approve or deny the request.

Timeline of Request for Historic Landmark Designation Rescission:

- March 7, 2018:** Ms. Wilson and her attorney came to the Department of Sustainable Development as a walk-in requesting to speak with the HPB Liaison, Trisha Logan. Ms. Wilson was provided with an overview of the process as described in Section 47-24.11.B of the ULDR which follows the same process as Historic Landmark Designation. An application for Historic Landmark Designation was also provided which outlines the materials required that are required as part of a complete application. Ms. Logan followed-up with an email reiterating the information discussed verbally and provided a link to the Historic Designation application form.
- May 24, 2018:** Ms. Wilson emailed Ms. Logan with a request for the date for the next application period and cost of submitting the application. Ms. Logan responded with the information requested.
- June 22-26, 2018:** Ms. Wilson emailed Commissioner Glassman's office requesting he look into the removal of the historic designation. Commissioner Glassman contacted staff to further assist and additional information with an updated deadline for submission (July 20, 2018) was provided to Ms. Wilson in an attempt to assist her in understanding the process.
- July 12, 2018:** Ms. Logan met with Ms. Wilson. Following the meeting with Ms. Wilson, Ms. Logan provided Ms. Wilson a list of the existing incentives for designated historic structures in the City of Fort Lauderdale and information regarding window replacement for historic structures.
- July 19, 2018:** Ms. Wilson submitted various letters; an incomplete mail notice and sign notice affidavit forms from a demolition rider application form; a Broward County Property Appraiser summary on the subject property; and a copy of the property survey. Materials submitted were not accompanied by a historic designation application form, the required fee, or other required documentation listed in the application form.
- July 20, 2018:** Ms. Logan wrote an email to Ms. Wilson asking for additional information regarding the documents submitted, stating that if she is applying for the historic landmark rescission and would like to be considered for the September 5, 2018, HPB Meeting that an application would need to be submitted by noon on Friday, July 20, 2018, as stated in previous emails. Also stated within the email was the following deadline for submission which was Friday, August 17, 2018, at noon for placement on

the October 1, 2018, HPB Agenda. All deadlines are attached to mail notice and newspaper notice requirements outlined within the ULDR.

- July 25, 2018:** An application for the rescission of historic landmark designation at 1500 NE 4th Place was submitted to the Department of Sustainable Development. Since the application was filed after the provided deadline, the next available meeting was Monday, October 1, 2018.
- July 30, 2018:** An email was sent to Ms. Wilson to confirm receipt of the application and stated that the submission was incomplete providing an outline of the missing materials and deadlines to submit the remaining materials for placement on the Monday, October 1, 2018, HPB Agenda including the deadline to submit the missing materials no later than Friday, August 17, 2018, at noon.
- August 16, 2018** Materials were received to complete the application.
- August 20, 2018** Ms. Logan emailed Ms. Wilson to confirm receipt of a complete application along with the (15) required copies, which are distributed to the HPB Members. Mail Notice was sent out in accordance with ULDR Section 47-27.7.A.
- September 26, 2018** The Staff Memorandum and Agenda for the October 1, 2018, HPB Agenda were emailed to Ms. Wilson.
- October 1, 2018** HPB Meeting was not held due to lack of quorum. Ms. Wilson was not in attendance.
- October 2, 2018** Ms. Logan emailed Ms. Wilson with an update following the October 1, 2018 HPB and the date of the next HPB Meeting – November 5, 2018.
- October 5, 2018** Mail Notice was sent in accordance with ULDR Section 47-27.7.A.

C: Christopher J. Lagerbloom, Assistant City Manager
Stanley D. Hawthorne, Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors