

Wren Street Inc.
1500 Northeast 4th Place
Fort Lauderdale, Florida 33301

November 5th, 2018

City of Fort Lauderdale | Urban Design and Planning Division | Historic Preservation Board
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: H18014

Historic Preservation Board:

The above referenced case is included on the Agenda for the November 5th, 2018 Historic Preservation Board Meeting.

I am under severe financial hardship with a foreclosure suit pending: CACE-18-021355.

The property has been for sale for some time and although there has been strong and consistent interest, the historic designation has made the property un-sellable. A contract entered into in February of this year was cancelled by the buyer due to the historic designation. We are now under contract again with the removal of the historic designation being a contingency.

The above referenced case has been assigned in response to my request to have the historic designation lifted so I can move forward to sell the property.

Economic hardship is the reason for my request to relieve the property of the historic designation. Along with written correspondence in June of this year (prior to submitting any application with HPB), there have been several verbal conversations acknowledging the same. I inquired multiple times seeking information regarding removal of the designation due to economic hardship. No response was provided to the enclosed email inquiries.

I had originally reached out to Commissioner Glassman's office and was referred to HPB|ULDR. HPB|ULDR was fully informed of the need for relief of the historic designation due to economic hardship. HPB|ULDR directed me to submit an application for rescission, which is the same application used for designation. I was not informed by HPB|ULDR of Section 47-24.11.C.5. I discovered Section 47-24.11.C.5 on October 30th, 2018 through independent research.

As I believed I was submitting an application for the removal of the historic designation due to economic hardship, I included documentation supporting that assertion with the application receipted by ULDR on July 25th, 2018. I was not, at any time, notified by the HPB Office or any government office that a COA and Application for Demolition was available as a remedy for my situation. Had I been notified of the COA and Application for Demolition, I would have certainly filed the COA and Application for Demolition as it is the most appropriate submission for my situation.

At this point, I do not have the luxury of time to go back to the beginning and submit a COA and Application for Demolition and am requesting you consider my existing application taking into account the details of this letter.

My intention in applying for the designation in 2005 was to preserve the property as a beautiful structure for the City of Fort Lauderdale. I never dreamed in 2005 that, thirteen years later, I would be in the position I find myself in today.

It has been suggested that I applied for the historic designation out of an intention to benefit from tax incentives. Although the tax incentive is a wonderful benefit, it was not the motivating factor, as indicated in my 2005 application for historic designation. I did not begin benefitting from the tax incentives until 2009 after it came to my attention that the benefits were not being applied by Broward County. I contacted Broward County and had the error corrected. Had the tax incentive been my motivation for the 2005 application for Historic Designation, I would have certainly been aware that the benefit wasn't being applied.

Please consider my request to have the designation removed at the November 5th, 2018 meeting. I am aware that the recommendation of the staff is that my request be denied but I am hopeful that you will consider all the circumstances surrounding this particular case and vote to remove the designation.

Thank you,



M. Elaine Wilson

Enclosure

CC: Mr. Andrew Fajardo, Department Director
Ms. Trisha Logan, Planner III
Mr. Dean Trantalis, Mayor
Mr. Ben Sorensen, Vice Mayor, Commissioner – District 4
Ms. Heather Moraitis, Commissioner - District 1
Mr. Steven Glassman, Commissioner – District 2
Mr. Robert L. McKinzie, Commissioner – District 3



Cady "KAY-dee" Watson <watson.cady@gmail.com>

Fw: Help! - Historic Designation Elaine Wilson

M. Elaine Wilson <forchildren1st@msn.com>
To: "watson.cady@gmail.com" <watson.cady@gmail.com>

Wed, Oct 31, 2018 at 11:34 AM

From: M. Elaine Wilson <ForChildren1st@msn.com>
Sent: Tuesday, June 26, 2018 2:20 PM
To: Pratima Raju
Subject: RE: Help! - Historic Designation Elaine Wilson

My reason for removing my historical designation is "Financial Hardship".

What are the dates and the amount of fee for filing the papers?

From: Pratima Raju <PRaju@fortlauderdale.gov>
Sent: Monday, June 25, 2018 5:34 PM
To: Steven Glassman <SGlassman@fortlauderdale.gov>; ForChildren1st@msn.com
Cc: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: RE: Help! - Historic Designation Elaine Wilson

Good Afternoon, Elaine

Below are the steps to rescind historic designations.

If you have any questions regarding the process please contact Trisha Logan, Historic Preservation Board Liaison, she will be able to assist you in the process.

Once the Historic Preservation Board makes the recommendation it will then come to the full City Commission.

Thank you,
Pratima Raju

Pratima Raju | Commission Assistant
Commissioner Steve Glassman, District 2 | City of Fort Lauderdale
100 North Andrews Avenue, Fort Lauderdale, FL 33301
praju@fortlauderdale.gov | (954) 828-5923

As requested, here is a link to the Historic Designation Application that I provided to you earlier today:

<http://www.fortlauderdale.gov/home/showdocument?id=926>

As part of the above application, you will need to at a minimum provide all required documentation listed within the application, a statement of how the property no longer meets the criteria for historic designation, and the \$650 fee.

As we discussed, the process for rescinding an historic landmark designation is the same process for designation. For your reference, here is a link to the section of the Unified Land Development Regulation (ULDR) that I also provided to you today:

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIVDEPEPR_S47-24DEPEPR_S47-24.11HIDELALASIBUCEAP

There is a requirement for noticing of a historic designation application at least (30) days prior to the date of the meeting. The next possible Historic Preservation Board (HPB) agenda that you could apply for is the Monday, May 7, 2018 HPB Meeting. If you intend to apply for consideration on this agenda, I would need your completed application no later than Wednesday, March 28, 2018, in order to review the application for completeness and prepare the notice.

Following the Historic Preservation Board (HPB) recommendation for the application, it will then need to appear before the City Commission for consideration within (90) days of the HPB Meeting. Noticing for this meeting also requires a (30) day advance mail notice.

If your potential buyers would like to contact me to discuss the existing historic landmark designation so that they can better understand impacts to the property, please let me know or feel free to pass along my information.

Please let me know if you have any additional questions at this time.

Regards,

Trisha Logan | Planner III | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: <<mailto:tlogan@fortlauderdale.gov>> tlogan@fortlauderdale.gov
<<http://www.fortlauderdale.gov/departments/sustainable-development>> Description: DSD

From: M. Elaine Wilson [ForChildren1st@msn.com]
Sent: Friday, June 22, 2018 10:32 AM
To: Steven Glassman
Subject: Help!

It has been recommended...



Cady \"KAY-dee\" Watson <watson.cady@gmail.com>

Fw: Help! - Historic Designation Elaine Wilson

M. Elaine Wilson <forchildren1st@msn.com>
 To: "watson.cady@gmail.com" <watson.cady@gmail.com>

Wed, Oct 31, 2018 at 11:33 AM

From: M. Elaine Wilson <ForChildren1st@msn.com>
Sent: Tuesday, June 26, 2018 4:30 PM
To: Pratima Raju
Subject: RE: Help! - Historic Designation Elaine Wilson

I am also looking for the information for filing for a "financial hardship". I have seen it but I do not have it.

Thank you, Ms. Elaine

From: Pratima Raju <PRaju@fortlauderdale.gov>
Sent: Tuesday, June 26, 2018 2:25 PM
To: M. Elaine Wilson <ForChildren1st@msn.com>
Cc: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: RE: Help! - Historic Designation Elaine Wilson

Hi Trish,

Could you please provide Ms. Wilson a schedule for her application?

Thank you,
 Pratima Raju

Pratima Raju | Commission Assistant
 Commissioner Steve Glassman, District 2 | City of Fort Lauderdale
 100 North Andrews Avenue, Fort Lauderdale, FL 33301
praju@fortlauderdale.gov | (954) 828-5923

From: M. Elaine Wilson [mailto:ForChildren1st@msn.com]
Sent: Tuesday, June 26, 2018 11:04 AM
To: Pratima Raju <PRaju@fortlauderdale.gov>
Subject: RE: Help! - Historic Designation Elaine Wilson

Thank you for your response.
 Is this done once a year or are there dates in the near future that I may apply?

From: Pratima Raju <PRaju@fortlauderdale.gov>
Sent: Monday, June 25, 2018 5:34 PM
To: Steven Glassman <SGlassman@fortlauderdale.gov>; ForChildren1st@msn.com
Cc: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: RE: Help! - Historic Designation Elaine Wilson

Good Afternoon, Elaine

If you have any questions regarding the process please contact Trisha Logan, Historic Preservation Board Liaison, she will be able to assist you in the process.

Thank you,
Pratima Raju

Commissioner Steve Glassman, District 2 | City of Fort Lauderdale
100 North Andrews Avenue, Fort Lauderdale, FL 33301
praju@fortlauderdale.gov | (954) 828-5923

<http://www.fortlauderdale.gov/home/showdocument?id=926>

As we discussed, the process for rescinding an historic landmark designation is the same process for designation. For your reference, here is a link to the section of the Unified Land Development Regulation (ULDR) that I also provided to you today:

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIVDEPEPR_S47-24DEPEPR_S47-24.11HIDELALASIBUCEAP

There is a requirement for noticing of a historic designation application at least (30) days prior to the date of the meeting. The next possible Historic Preservation Board (HPB) agenda that you could apply for is the Monday, May 7, 2018 HPB Meeting. If you intend to apply for consideration on this agenda, I would need your completed application no later than Wednesday, March 28, 2018, in order to review the application for completeness and prepare the notice.

Following the Historic Preservation Board (HPB) recommendation for the application, it will then need to appear before the City Commission for consideration within (90) days of the HPB Meeting. Noticing for this meeting also requires a (30) day advance mail notice.

If your potential buyers would like to contact me to discuss the existing historic landmark designation so that they can better understand impacts to the property, please let me know or feel free to pass along my information.

Please let me know if you have any additional questions at this time.

Regards,

Trisha Logan | Planner III | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: <<mailto:tlogan@fortlauderdale.gov>> tlogan@fortlauderdale.gov
<<http://www.fortlauderdale.gov/departments/sustainable-development>> Description: DSD

From: M. Elaine Wilson [ForChildren1st@msn.com]

Sent: Friday, June 22, 2018 10:32 AM

To: Steven Glassman

Subject: Help!

It has been recommended...