



HISTORIC DESIGNATION

Rev: 2 | Revision Date: 10/7/2019 | I.D. Number: DSD.UDP.HPB.HD

HISTORIC PRESERVATION BOARD (HPB)

Historic Designation Application

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DEADLINE Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) 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.C.1, requests for historic designation may be made by any of the following, the term applicant shall include those identified in subsections a. through e. below:

- By motion of the HPB; or
- By motion of the City Commission; or
- By any property owner in respect to its own property; or
- A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or
- By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five years and have maintained a recognized interest in historic preservation for at least five years preceding the resolution.

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 first public hearing of the Historic Preservation Board at the cost of the applicant.

FEES All applications for development permits are established by the City Commission, as set forth by resolution and 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 checked="" type="checkbox"/> Historic Landmark, Landmark Site, or Archaeological Site	\$ 650.00
<input type="checkbox"/> Historic District Designation	\$ 2450.00

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Approved by: Ella Parker, Urban Design and Planning Manager
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HPB Historic Designation Application - 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	Date of Submittal	Case Intake
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NOTE: To be filled out by APPLICANT

Applicant Entity Name	Here to Help Homes LLC		
Applicant's Contact Name	Michael Bluem & Christopher Bluem		
Applicant's Signature	<i>M and Chris Bluem</i>		
Address, City, State, Zip	440 NE 4th Ave, Fort Lauderdale 33301		
E-mail Address	mbluem@gmail.com	Phone Number	9546093275

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

Agent's Name			
Agent's Signature			
Address, City, State, Zip			
E-mail Address		Phone Number	

Proposed Landmark or Historic District Name	742 NE 17th Ave, Fort Lauderdale, FL 33304		
Project Address(es) (For all parcels, for a historic district please attach list)	742 NE 17th Ave, Fort Lauderdale, FL 33304		
Legal Description	VICTORIA COURTS 9-49 B LOT 21 CT 2 TOG WITH W1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE EAST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626		
Tax ID Folio Numbers (For all parcels, for a historic district please attach list)	5042 02 14 0180		
Current Zoning Designation	01	Current Use of Property	Residential

Select type of applicant below:

- ☒ By any property owner in respect to its own property (select property owner type below)
- ☒ Real Property Owner
- ☐ Condominium (the condominium association shall be considered the sole owner, so long as the condominium association has the support of the majority of condominium unit owners; applicant must submit proof of support as part of this application).
- ☐ Cooperative (When a building is owned by a cooperative corporation, the corporation shall be considered the sole owner.) ; or
- ☐ A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or
- ☐ By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five years and have maintained a recognized interest in historic preservation for at least five years preceding the resolution.

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CRITERIA FOR HISTORIC DESIGNATION

Pursuant to ULDR Section 47-24.11.C.7, the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service. (Circle all that apply):

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or
- b. Its location as a site of a significant local, state or national event; or
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or
- 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; or
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or
- 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.

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning Counter a complete application, one (1) complete application, and any additional requirements, as specified below. Within thirty (30) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness.

The applicant will be required to submit one (1) original and twelve (12) additional sets of plans/applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

Place a check for each box below to ensure completion of all submittal requirements

- ☒ Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- ☒ Most recently available copy of the Broward County Property Appraiser's record for the property; and
- ☒ Proof of ownership (deed); and
- ☒ Sketch map (all sketch maps shall include a scale and a north arrow):

Historic Landmark, Landmark Site, and Archaeological Site Designations. Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with Chapter 472, Florida Statutes must be provided; or

Historic Districts. Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; and

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- ☒ A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR; and
- ☒ Provide responses in accordance with Section 47-24.11.C.7 of the ULDR explaining how the proposed landmark, landmark site, archaeological site or buildings in the proposed historic district meet the criteria; and
- ☒ Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and
- ☒ Identify the period of significance of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- ☒ Map identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- ☒ Current color photographs of all sides of the property and historic photographs, if available; and
- ☒ Legal description from Broward County Official Records of landmark and landmark site, or archaeological site; and
- ☒ A list of references and citations for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements; and
- ☒ Applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
- ☒ Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.
- ☒ Mail Notice. See page 5 of this application for mail notice and mail affidavit requirements.
- ☒ Criteria Considerations (Section 47-24.11.C.8). Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for listing in the Fort Lauderdale Register of Historic Places. These property types must also fall into one (1) of the following categories, circle any that may apply:
 - a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
 - b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
 - d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
 - e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or
 - f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g. A property achieving significance within the past 50 years if it is of exceptional importance.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name Michael Bluem & Chris Bluem Signature *[Signature]* Date 10/29/20

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MAIL NOTIFICATION

Applicant is responsible for Property Owners MAIL notification as explained below:

TAX MAP(S) - Available from City of Fort Lauderdale GIS Mailer Application (<https://gis.fortlauderdale.gov/mailer>). Subject Neighborhood Association Presidents and Condominium Association Presidents of affected properties are to be clearly shown and delineated. Each property noticed must be numbered on the map to cross-reference with Property Owner Notice List.

PROPERTY OWNERS NOTICE LIST - Available from City of Fort Lauderdale GIS Mailer Application (<https://gis.fortlauderdale.gov/mailer>). List must also include property owner name, property control number (Folio ID) and complete address of all property within the proposed boundary, and all homeowners associations, master associations, municipalities and counties noticed, as indicated on the tax roll. **IMPORTANT!!** If the petitioner or Association President(s) own(s) adjacent property, radius of notice must be measured from boundary of adjacent property.

ENVELOPES - Business size (#10) envelopes addressed (typewritten or labeled - no handwritten addresses) for all addresses along with a copy of the mailing labels before they are affixed to the envelopes shall be submitted to the City with your application. **Stamps only, metered mail will not be accepted.** First class postage required.

Overseas addresses to be posted by first class mail only. Contact Post Office for postage amount. Business size envelopes addressed by certified mail required for all municipalities and/or counties.

Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 N.W. 19 Avenue, Fort Lauderdale, FL 33311.

AFFIDAVIT OF MAIL NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

Case No: UDP-HPD20002

BEFORE ME THIS DAY PERSONALLY APPEARED WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached Property Owner Notice List is, to the best of my knowledge, a complete and accurate list of all Association Presidents, mailing addresses and property control numbers as recorded in the latest official tax rolls.
2. The attached Property Owner Notice List includes, to the best of my knowledge, all affected neighborhood associations, condominium associations in accordance with the requirements of the UDR of the City of Fort Lauderdale.

MI and Chris Blum
Signature

The foregoing instrument was acknowledged before me this 29 day of October, 2020.

By Chris Blum & Michael Blum who is personally known to me, or who has produced
(Name of person acknowledging)
FL DL'S and who did/did not (circle one) take an oath.
(Type of identification)

M. Iaco
(Signature of Person Taking Acknowledgment)

Margaret Iaco
(Name of Acknowledger)

Notary
(Title of Notary)

(Serial Number)



NOTARY SEAL

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Most recently available copy of the Broward County Property Appraiser's record for the property:

[PREVIOUS](#)
[NEXT](#)
[VIEW MAP](#)
[PRINT](#)
[NEW SEARCH](#)
[PHOTOGRAPHS](#)
[BCPA HOME](#)

Click here to display your 2020 TRIM Notice.

Site Address	742 NE 17 AVENUE, FORT LAUDERDALE FL 33304-3421	ID #	5042 02 14 0180
Property Owner	RESNICK, PHILLIP EST %ROSEMARY LINDSEY	Millage	0312
Mailing Address	6278 N FEDERAL HWY #305 FORT LAUDERDALE FL 33308-1916	Use	01
Abbreviated Legal Description	VICTORIA COURTS 9-49 B LOT 21 CT 2 TOG WITH W1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE EAST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626		

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).


IT'S IMPORTANT THAT YOU KNOW:
 The 2021 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
 Click here to see 2020 Exemptions and Taxable Values as reflected on the Nov. 1, 2020 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$120,350	\$186,300	\$306,650	\$306,650	
2020	\$120,350	\$186,300	\$306,650	\$124,220	
2019	\$120,350	\$178,300	\$298,650	\$121,430	\$1,806.98

2021 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$306,650	\$306,650	\$306,650	\$306,650
Portability	0	0	0	0
Assessed/SOH	\$306,650	\$306,650	\$306,650	\$306,650
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	\$306,650	\$306,650	\$306,650	\$306,650

Sales History -- Search Subdivision Sales

Land Calculations

Date	Type	Price	Book/Page or CIN
2/14/1995	WD	\$110,000	23154 / 252
2/1/1991	WD	\$57,500	18281 / 595
8/1/1990	QCD	\$100	
3/1/1989	WD	\$60,000	
10/1/1988	WD	\$70,000	

Price	Factor	Type
\$25.00	4,814	SF
Adj. Bldg. S.F. (Card, Sketch)		894
Units		1
Eff./Act. Year Built: 1956/1950		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

If you see a factual error on this page, please click here to notify us.

Proof of ownership (deed):

See attached

Property Appraiser Sketch:

See attached

A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR:

And

Provide responses in accordance with Section 47-24.11.C.7 of the ULDR explaining how the proposed landmark, landmark site, archaeological site or buildings in the proposed historic district meet the criteria

There is no historical archeological significance of the property, all items referred to in the original application with regards to architecture significance, such as jalousie windows have either been destroyed or replaced by the previous owner a long time ago. Additionally, the property was built "much later" (decades after) than the previously designated cottages located in the Victoria courts subdivision / Victoria courts multi-property designation. As an example the bay windows were changed in the 60's ruining the historical look of the house from the street view. The jalousie windows referenced in the HPB minutes have been removed and boarded and decorative corner boards are rotted and missing.

Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.

Date structure was build: 1994

Ownership history:

Here to Help Homes LLC (Michael & Chris Bluem): 10/23/2020 – Current

Phillip Resnick: 2/14/1995 – 10/23/2020

Glenn Young: 2/25/1991 - 2/14/1995

Trudy Cournyea & James Wilcox: N/A - 2/25/1991

Identify the period of significance of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district

There is no significance of the proposed landmark property, the property was built decades after the historical cottages in the area were built.

Map identifying contributing structures within a proposed historic district or features of the individual landmark site; and

All previously identified features in Mr. Resnick's application and the HPB minutes regarding the original designation have been replaced, removed or rotted decades ago and no longer provide any historical significance to the property or the neighborhood. As previously described in Ms. Graffs statements in the HPB minutes, the bay windows in the front of the house were replaced 1960 and you no longer see any historical significance of the property from the street view.

Legal description from Broward County Official Records of landmark and landmark site, or archaeological site; and

VICTORIA COURTS 9-49 B LOT 21 CT 2 TOG WITH W1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE EAST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626

A list of references and citations for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements:

"Ms. Graff stated the house should not be designated because changes had been made to the house that distracted from its historical architecture value." – HPB Minutes Case # 12-H-06.

Additionally, the house designated historic because accents were added to create the facade of a historic cottage, however the house looks nothing like a historic cottage in the Victoria Parks Subdivision.

Additionally, structural additions and upgrades further reduce any historical significance of the property, if any did ever exist.

Applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and

N/A

Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.

N/A

Mail Notice. See page 5 of this application for mail notice and mail affidavit requirements.

N/A ?

Criteria Considerations (Section 47-24.11.C.8). Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall

not be considered eligible for listing in the Fort Lauderdale Register of Historic Places. These property types must also fall into one (1) of the following categories, circle any that may apply: a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or g. A property achieving significance within the past 50 years if it is of exceptional importance.

N/A: As per letter F of the criteria considerations, due to the remodeling by Mr. Resnick, the rot of the property features and the property being built decades after historic cottages in the area leaving no symbolic value left in the property.

Property Photos









Mail Notice Requirement

Property Address: 742 NE 17th Ave, Fort Lauderdale, FL 33304


Case Number: UDP-HPD20002

Request Description

HPB Meeting Date: 12/7/2020

We, property owners, hereby waive the required mail notice.

Signature:



Date:

10-29-2020

Signature:



Date:

10/29/2020

Notarize:



Date:

10/29/2020

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29th
day of October, 2020 by Chris Bluem and
Michael Bluem

Who is () personally known to me or (X) who has produced

FL DL'S as identification.

M. Iaco

"Mail Notice Requirement"



PREPARED BY AND RETURN TO:

Name: TAHIR NOOHANI of
Title Now, LLC
Address: 450 Northeast 5th Street
Suite 2
Fort Lauderdale, FL 33301

File No: S20-0993BL
Parcel No.: 50-42-02-14-0180

This Warranty Deed is being recorded to correct the
buyer's name.

(Space Above This Line For Recording Data)

Personal Representative's Special Warranty Deed

THIS PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED is executed this 23 day of October, 2020, by Rosemary Lindsey, the duly qualified and acting Personal Representative of the Estate Phillip M. Resnick, deceased, appointed in Case Number PC200003442, in the Circuit Court of Broward County, Florida, whose address is 6278 North Federal Highway, Suite 305, Fort Lauderdale, FL 33308 ("Grantor") to ~~Venture Wood LLC, a Florida Corporation~~ whose address is 738 Northeast 17th Avenue, Unit 2, Fort Lauderdale, FL 33304 ("Grantee"). "Grantor" and "Grantee" are used for singular or plural, as context requires.

*****Here To Help Homes, LLC, a Florida Limited Liability Corporation**

Witnesseth, that the Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described property:

Lot 21, Court 2, Victoria Courts, according to the map or plat thereof, as recorded in Plat Book 9, Page 49, of the Public Records of Broward County, Florida; together with the West one-half of that certain Walk adjacent to the East boundary of Lot 21, which was vacated by Ordinance No. D-89-130 recorded in Official Records Book 17411, Page 626.

Subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor covenants that in the execution of this deed, all court orders and laws of the State of Florida have been complied with in all respects. Grantor also hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

****SIGNATURE PAGE TO FOLLOW****

PERSONAL REPRESENTATIVE'S DEED
Parcel Identification Number: 50-42-02-14-0180
PAGE 2 of 2

IN WITNESS WHEREOF, the Grantor, Rosemary Lindsey, as Personal Representative of the Estate of Phillip M. Resnick, has set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of 2 witnesses:

M. Iaco
Print Name: Margaret Iaco

Rosemary Lindsey PR
Rosemary Lindsey, as Personal Representative of
Estate of Phillip M. Resnick

AKK
Print Name: Angelle King

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 16 day of October, 2020, by Rosemary Lindsey, as Personal Representative of the Estate
of Phillip M. Resnick.

M. Iaco
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification Produced: DC

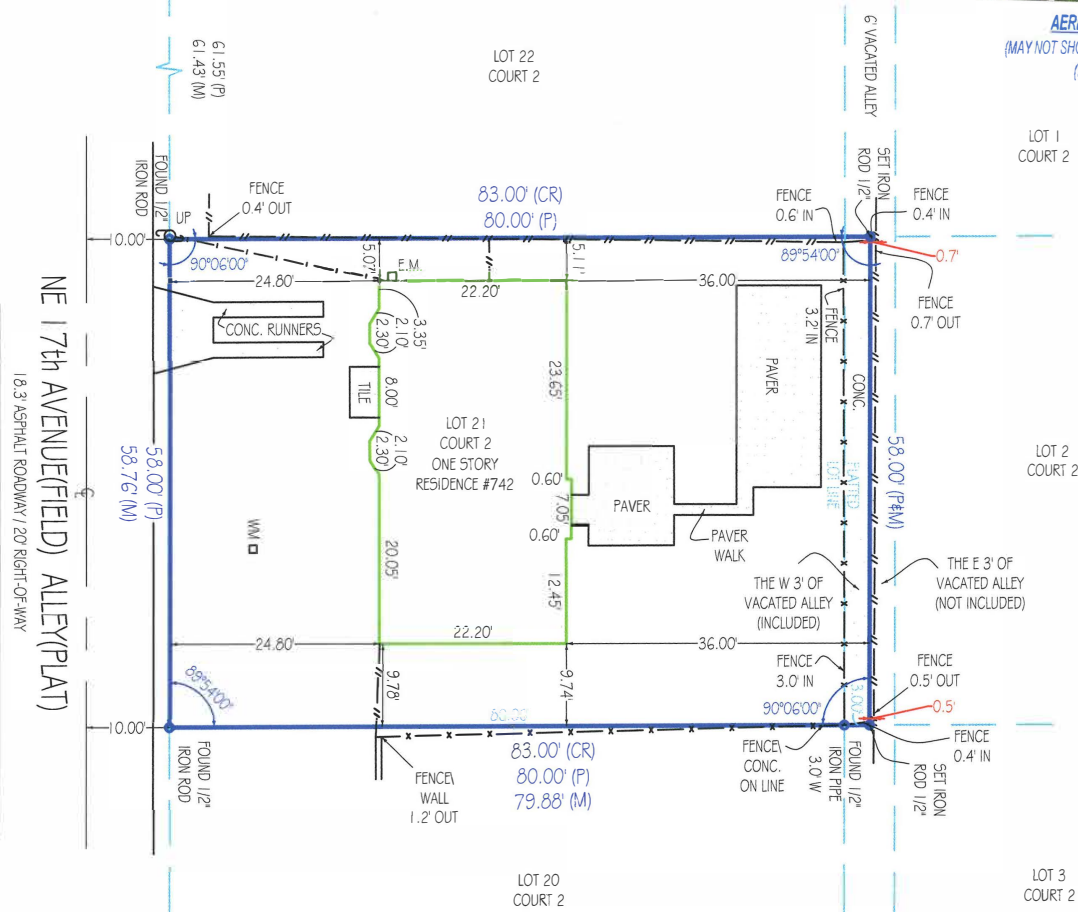


BLOCK
CORNER
AT LOT 22
COURT 2
FOUND 1/2'
IRON ROD

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



ements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE
OWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
ETE RETURNS CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
ETE SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
: (561) 367-3587 Fax: (561) 465-3145

Benchmark: _____
 Benchmark Elev.: _____
 Benchmark Datum: _____

Drawn by: A.I.



LANDTEC
SURVEYING

... measurably better!



Detail by Entity Name

Florida Limited Liability Company
HERE TO HELP HOMES, LLC

Filing Information

Document Number	L20000084583
FEI/EIN Number	NONE
Date Filed	03/18/2020
State	FL
Status	ACTIVE

Principal Address

738 NE 17 AVE
UNIT 2
FORT LAUDERDALE, FL 33304

Mailing Address

738 NE 17 AVE
UNIT 2
FORT LAUDERDALE, FL 33304

Registered Agent Name & Address

BLUEM, CHRISTOPHER R
738 NE 17 AVE
UNIT 2
FORT LAUDERDALE, FL 33304

Authorized Person(s) Detail

Name & Address

Title AP

BLUEM, CHRIS R
738 NE 17 AVE, UNIT 2
FORT LAUDERDALE, FL 33304

Title AP

BLUEM, MICHAEL J
450 NE 5TH STREET, #2
FORT LAUDERDALE, FL 33301

Annual Reports

1/29/2020

Detail by Entity Name

No Annual Reports Filed

Document Images

1. **Applicant:** Phil Resnick
 Location: 742 NE 17th Avenue
 Request: Historic Designation
 Zoned: RCS-15
 Legal: Victoria Courts, Court 2. Lot 21.
 P.B. 9, P. 49.

Case No. 12-H-06

Mr. Ciesielski explained that this case was a request for local historic designation status of a single-family home in Victoria Park, located at 742 NE 17th Avenue, and owned by Phil Resnick. Mr. Ciesielski advised the Board to review the application and decide if the property met one or more of the criteria found in Section 47-24.11.B.6.a.-h. The Board's recommendation, then, would be forwarded to the City Commission and a public hearing would be held to determine if the property met the criteria for historic designation.

Ms. Rathbun explained that the home was first listed in the 1944 Fort Lauderdale City Directory, in which it was indicated that the house had been recently built. Ms. Rathbun described the house as a side-gabled massed plan, constructed of concrete block with stucco wall cladding. The roof was low-pitched with exposed rafter ends. The windows of the front elevation were replaced with shallow bay windows in the 1960s; all of the other windows had the original metal jalousies.

Ms. Rathbun continued that the Resnick house was located in the Victoria Courts subdivision, on the same block as the Victoria Courts Multiple Property Designation. This subdivision covered two city blocks and only structures on half of one block, between NE 17th Avenue and 17th Road, were part of the multiple historic property designation. The Resnick house was built much later than the designated cottages, but the builder had added decorative corner boards, and half timbering to the gable ends that referenced the nearby historic homes. These decorative details were characteristic of vernacular houses of the 1940s and earlier.

In Ms. Rathbun's opinion, the Resnick house met Section 47-24.11.B.6.f of the City of Fort Lauderdale ULDR and was therefore worthy of designation.

Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

B. Historic designation.

6. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:

f. Its distinguishing characteristic as an architectural style valuable for the study of a period, method of construction, or use of indigenous materials

The applicant, Mr. Phil Resnick, offered to answer any questions the Board might have.

Ms. Graff wondered why designation was requested for this house because changes had been made to the house that she felt detracted from its historic architectural value. Ms. Rathbun felt that these changes were not that significant, and the house still had its historic character. Ms. Graff felt the house was not outstanding enough to warrant designation. Mr. Resnick explained to Mr. Haan that he felt the house was unique and should be preserved as a way to give back to the area.

Motion made by Mr. Wieland, seconded by Mr. Welch, to approve the application, citing Section 47-24.11.B.6.f. In a roll call vote, the motion was approved 9 – 1 with Ms. Graff opposed.

Mr. Ciesielski explained that this case was a request for two Certificates of Appropriateness: Relocation and Alterations.

Mr. Ciesielski advised the Board to consider whether the application met the criteria for Relocation in Section 47-24.11.C.3.c. General Criteria, as well as Section 47-24.11.C.3.c.iv. Additional Guidelines for Relocation.

Mr. Ciesielski continued that this request also sought a front yard modification. This included the restoration of the single-family residence on site, construction of an attached three-car garage, covered walkway, and detached structure, the addition of a one-story extension along the eastern façade between the two portions of the existing structure, the addition of a second story, the installation of a swimming pool, adding a covered deck, and changes to windows and doors.

COMMISSION AGENDA REPORT

COMMISSION MEETING DATE: 11-07-2006 AGENDA ITEM: PH-01

COMMISSION REPORT NO: 06-1542

PREPARED BY:

Maic LaFrier 10-24-2006 15:56:59

DEPT: Planning and Zoning

DEPARTMENT DIRECTOR'S SIGNATURE

Michael B. Ciesielski, Planner II, (954) 828-5256

AUTHOR'S NAME, TITLE, AND TELEPHONE NUMBER

George Gretsas 11-02-2006 12:48:17

CITY MANAGER'S SIGNATURE

TITLE 1: HISTORIC DESIGNATION - 742 NE 17 AVENUE - CASE 12-H-06

TITLE 2:

SUBJECT:

Owner/Applicant: Phil Resnick

Zoning: Residential Single Family RCS-15

Public hearing - Historic Designation - 742 NE 17 Avenue

Anyone wishing to speak on this item must be sworn in. Commission will announce any site visits, communications, or expert opinions and make them part of the record.

PROPERTY LOCATION/ADDRESS:

REQUESTED ACTION (STAFF RECOMMENDATION - CONTENT OF MOTION):

Open hearing, close hearing, introduce resolution.

☒ REGULAR AGENDA

☐ Motion

☒ Public Hearing

☐ Resolution

☐ Purchase

☐ Motion for Discussion

☐ Ordinance

☐ Presentation

☐ Citizen Presentation

☐ CONFERENCE

☐ Old/New Business

☐ CRA

☐ Exec Closed Door

☐ Advisory Boards

☐ City Commission Reports

☐ City Manager Reports

☐ COMMISSION MEMO

☐ Guest Speaker

Public Notice Advertised: October 28, 2006

Name of Guest Speaker:

Affiliation of Guest Speaker:

FUNDS APPROPRIATION/TRANSFER (provide index code, subobject, and title of subobject):

No budgetary impact.

FOR PROCUREMENT ITEMS ONLY

PROCUREMENT REFERENCE NO:

TRANSACTION TYPE:

BIDS SOLICITED/RECEIVED:

WBE:

LATE BID:

Vendor:

MBE:

NO BID:

Amount:

Details:

Procurement Recommendation:

Description of Exhibits:

- | | | |
|-------------------------------|--------------------|-----------------------------------|
| 1. 060506 HPB Minutes | 2. HPB Application | 3. Consultant's 060506Memo to HPE |
| 4. Photos of Subject Property | 5. | 6. |
| 7. | 8. | 9. |

EXHIBITS: AVAILABLE VIA HARDCOPY: Exhibit #s:**PRIOR COMMISSION/BOARD ACTION: (attach additional file if necessary)**

On June 5, 2006, the Historic Preservation Board (HPB) recommended (9-1) that the City Commission approve the request for local historic designation and recommended that the City Commission designate the subject property as a historic landmark. A copy of the June 5, 2006 minutes are attached as Exhibit 1.

BACKGROUND/DETAIL: (2000 character limit)

On April 28, 2006, the City received an application from Phil Resnick, property owner at 742 NE 17 Avenue, which requested local historic designation. A copy of this application is attached as Exhibit 2. The HPB recommended approval of this designation at its June 5, 2006 meeting, citing that the subject property met at least one (1) of the criterion for historic designation listed in Section 47-24.11.B.6., that being: Section 47-24.11.B.6.f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

In her memo (Exhibit 3) to the HPB, Merrilyn Rathbun, Consultant to the HPB, listed the characteristics that the subject building possesses. These characteristics include a side-gabled massed plan, a low-pitched shingled roof with exposed rafter ends, half-timbering at the gable ends that reference the nearby Victoria Courts Historic Homes, decorative corner boards, original metal jealousy windows, and a (rear) flush door, transom and sidelights with jalousie windows. Photographs of these characteristics are included as Exhibit 4. Pursuant to Section 47-24.11.B.5, the City Commission shall, at a public hearing, consider the application and the record and the recommendation of the HPB review and shall hear public comment on the application and shall determine whether the proposed application meets the criteria found in Section 47-24.11.B. If the Commission determines that the proposed designation meets the criteria, the Commission shall approve the designation as requested in the application or approve a designation with conditions necessary to ensure that the criteria will be met. If the Commission determines that the proposed designation does not meet the criteria for designation, the Commission shall deny the designation application.

Document Name:**Type:****Expiration Date:** **Attorney's Initials:** cbb

PHIL RESNICK
742 NE 17th AVE
12-H-06
SFH

RESOLUTION NO. 06-175

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DESIGNATING THE BUILDING LOCATED AT 742 N.E. 17th AVENUE, FORT LAUDERDALE, AS A HISTORIC LANDMARK PURSUANT TO SECTION 47-24.11 OF THE UNIFIED LAND DEVELOPMENT REGULATIONS.

WHEREAS, Section 47-24.11.B of the Unified Land Development Regulations of the City of Fort Lauderdale ("ULDR") provides the procedures for designation of landmarks as historic; and

WHEREAS, City staff has submitted to the Historic Preservation Board an application for consideration of the designation of the building located at 742 N.E. 17th Avenue in the City of Fort Lauderdale, as a historic landmark; and

WHEREAS, it has been determined that the application is complete and the proper fee has been paid to the City; and

WHEREAS, the Historic Preservation Board, at a public hearing held on June 5, 2006, with notice to the public given in accordance with Section 47-27.7, Notice Procedures for Public Hearings, reviewed the application submitted by the applicant, evaluated the testimony, survey information and other material presented at the public hearing and recommended the designation of building as a historic landmark based on one or more of the criteria provided in subsection 6 of Section 47-24.11.B of the ULDR; and

WHEREAS, the City Commission has reviewed the application and documentation supporting the application and finds that one or more of the criteria provided in subsection 6 of Section 47-24.11.B of the ULDR has been met;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby approves the designation of the building located at 742 N.E. 17th Avenue as a historic landmark pursuant to Section 47-24.11.B of the ULDR of the City of Fort Lauderdale, Florida. The building so designated is located on the property that is described below:

LOT 21, COURT 2, OF VICTORIA COURTS, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 49,
OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

Location: 742 N.E. 17th Avenue; in the City of Fort Lauderdale, Florida.

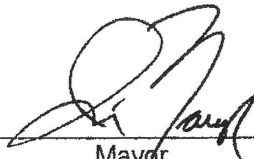
SECTION 3. That the designation shall take effect immediately.

SECTION 4. That the building is accorded all protection under applicable City ordinances now existing or subsequently enacted to preserve them from modification in their exterior appearance, including demolition.

SECTION 5. That a certified copy of this Resolution shall be provided to the applicant, and the City Clerk is hereby directed to record a copy of this Resolution in the Public Records of Broward County, Florida.

SECTION 6. That if any clause, section or other part of this Resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby, but shall remain in full force and effect.

ADOPTED this the 7th day of November, 2006.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
JONDA K. JOSEPH

L:\COMM2006\resos\nov 7\06-175.wpd

06-175