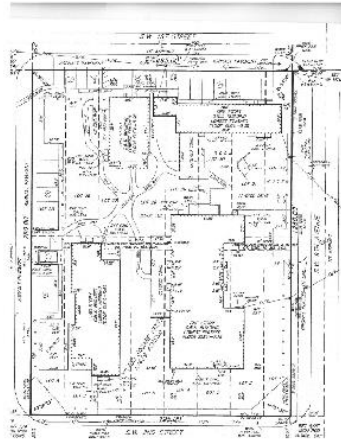


## HOUSE OF HOPE

908 SW 1<sup>st</sup> Street  
Fort Lauderdale, FL 33312

# SITE PLAN



SURVEY  
N.T.S.

SCOPE OF WORK  
PARTIAL COVERAGE  
OF EXISTING FENCE



LOCATION MAP  
N.T.S.

PROPERTY ADDRESS:
908 SW 1st STREET, FORT LAUDERDELE, FL 33312
FOLIO NUMBER
No. 5042 09 09 2350
LEGAL DESCRIPTION
WAVERLY PLACE 2-19 D LOT 1 LESS E 5 FOR ST, 2 TO 8, 25 THRU 31,32 LESS E 5 FOR ST & VAC 10' ALLEYWAY AS DESC IN ORD C-84-56 BLK
RA Primary Zone Social Service Residential Facility (SSRF)

**GENERAL NOTES:**

1. THE GENERAL NOTES AND CONSTRUCTION CONDITIONS HEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY READ BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL ADVISE EACH SUBCONTRACTOR OF ANY OTHER ADMINISTRATIVE CODES ASSOCIATED WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AS SHOWN ON THE SURVEY. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AS SHOWN ON THE SURVEY PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
4. ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
6. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE NEARBY PROPERTY OWNERS OF ALL WORK TO BE PERFORMED ON THEIR PROPERTY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST BE AWARE OF ALL EXISTING UTILITIES AND SERVICES UNDERGROUND AND ABOVEGROUND. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE NEARBY PROPERTY OWNERS OF ALL WORK TO BE PERFORMED ON THEIR PROPERTY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
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15. THE GENERAL CONTRACTOR SHALL SUBMIT PROTECTIVE APPROVALS AND SHOP DRAWINGS FOR ALL WORK TO BE PERFORMED ON THIS PROJECT TO THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
16. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
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18. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
19. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

**SHOP DRAWINGS:**

ALL SHOP DRAWINGS SHALL BE THOROUGHLY CHECKED BY THE GENERAL CONTRACTOR AND SUBMITTED TO THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDELE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) PRIOR TO THE START OF CONSTRUCTION.

DATE	
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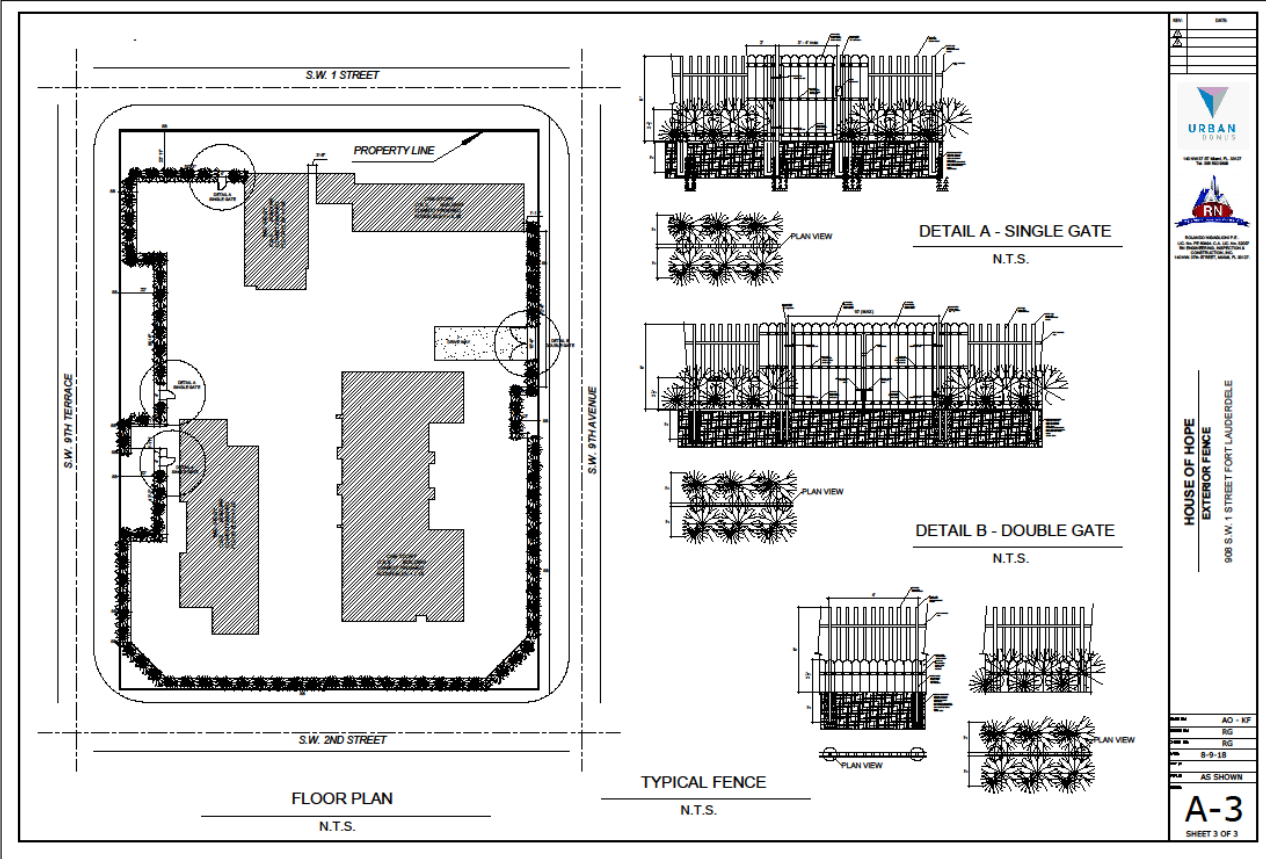
HOUSE OF HOPE  
EXTERIOR FENCE  
908 SW 1 STREET FORT LAUDERDELE

**A-1**  
SHEET 1 OF 3





# SITE PLAN



## MAIN ENTRANCE / WEST FACADE



## NORTH FACADE





## SOUTH FACADE



## EAST FACADE







# **HISTORIC PRESERVATION ULDR REVISIONS**

**Section 47-24.11 Historic designation of landmarks, landmark site or buildings and certificate of appropriateness  
Section 47-27.7 Notice Procedures for Public Hearings**



# Phase 1 ULDR Revisions



**Definitions**



**Historic  
Designation  
Process**



**After-the-Fact  
Work**



**Administrative  
Review**



**Amendments to  
Approved Work**



**Miscellaneous  
Edits and  
Revisions  
Throughout**



# Phase 1 Implementation Timeline



**March - August**

Research and draft of proposed changes prepared

**September**

Presentation to the Historic Preservation Board

**October - November**

Community Outreach Meetings

**December**

Planning and Zoning Board Meeting

**January**

First Reading City Commission

**February**

Second Reading City Commission



# Phase 2



## Timeline of Research and Implementation of Historic Preservation Incentives

September – December 2018

Staff research and meetings with local municipalities, stakeholders, and other interested parties.

January – February 2019

Prepare draft ULDR amendments of proposed incentives.

March – June 2019

Meetings to review proposed changes with stakeholders and interested parties including the HPB.

July 2019

Planning and Zoning Board

August 2019

First Reading at City Commission

September 2019

Second Reading at City Commission



# Phase 3



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## **Outline of New Items Proposed in 2012 Amendments**

- Declaration of Public Policy and Legislative Intent
  - Definitions (addressed in current update)
  - Updates Designation Process (addressed in current update)
  - Updates to Certificate of Appropriateness Review Process (partially addressed in current update)
  - Certificate to Dig (Archaeology)
  - Maintenance of Designated Historic Resources and Demolition by Neglect
  - Incentives: Financial Assistance; Permit Fee Incentive Program; Additional Fees for Demolitions; Conservation Easements; Property Tax Exemption for Commercial Properties
  - Transfer of Development Rights (TDR)
-

## Definitions

Designation

After-the-Fact

Admin Review

Amendments

Miscellaneous  
Edits

# Definitions



- **Addition**
- **Administrative Certificate of Appropriateness**
- **Archaeological Site**
- **Certified Local Government**
- **Contributing Property**
- **Demolition**
- **Designation Report**
- **Fort Lauderdale Register of Historic Places**
- **Historic Preservation Design Guidelines**
- **Historic Resource**
- **Interior Landmark**
- **Major Alteration**
- **Minor Alteration**
- **Minor Demolition**
- **National Register of Historic Places**
- **New Construction**
- **Non-Contributing Property**
- **Owner**
- **Relocation**
- **U.S. Secretary of the Interior's Standards**



# Definitions



## **Major Alteration**

An alteration that increases the existing square footage by 25% or more whether it is visible or not visible from the right-of-way.

## **Minor Alteration**

An alteration that is in accordance with the Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for rehabilitation and does not increase the existing square footage by more than 25% of an exterior wall.

## **Minor Demolition**

An alteration that is in accordance with the Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for rehabilitation and does not remove more than 25% of an exterior wall.

# Definitions



## Contributing Property

A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant because: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period; or it independently meets City of Fort Lauderdale's criteria for designation under Section 47-24.11.B.6 of the ULDR.

## Non-Contributing Property

A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant because: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period; or it does not independently meet City of Fort Lauderdale's criteria for designation under Section 47-24.11.B.6 of the ULDR.

Definitions

**Designation**

After-the-Fact

Admin Review

Amendments

Miscellaneous  
Edits

# Historic Designation Process



- 
- **Revision of application requirements**
  - **Addition of clarification for interior landmarks**
  - **Revision of application review**
  - **Addition of Interim Protection Measures**
    - No building permit may be issued unless the HPB or City Commission finds that the property does not appear to meet the criteria for designation or 180 days have elapsed, unless waived by mutual consent between the owner and the HPB or City Commission.
  - **Addition of Criteria Exceptions as listed in the National Register Bulletin**
-

Definitions

Designation

**After-the-Fact**

Admin Review

Amendments

Miscellaneous  
Edits

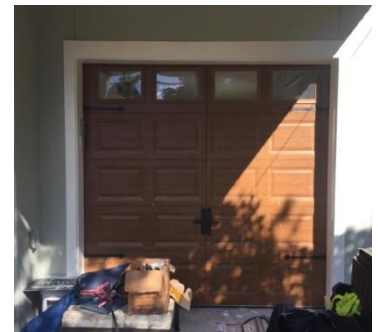
# After-the-Fact Work



- **New section to address and clarify the procedure to review after-the-fact work and the issuance of a Certificate of Appropriateness.**

- When work is performed that qualifies for administrative approval, staff may approve.

- When work is performed that does not qualify for administrative approval, the application must go before the Historic Preservation Board.





# Administrative Review



- **New section to address and clarify the procedure to review an administrative certificate of appropriateness to be approved by staff.**

- Minor alterations that follows the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards
- Minor alteration or minor demolition (does not increase the existing square footage by more than 25% or remove more than 25% of an exterior wall), of a building or structure that meet one of the following:
  - Facade and building restorations and repairs, consistent with historic documentation.
  - To address accessibility, life safety, mechanical and other applicable code requirements.
  - To rear and secondary facades to accommodate utilities, refuse disposal, and storage.
  - Minor alterations to the rear and secondary facades that are not visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by staff.

Definitions

Designation

After-the-Fact

**Admin Review**

Amendments

Miscellaneous  
Edits

# Administrative Review



Definitions

Designation

After-the-Fact

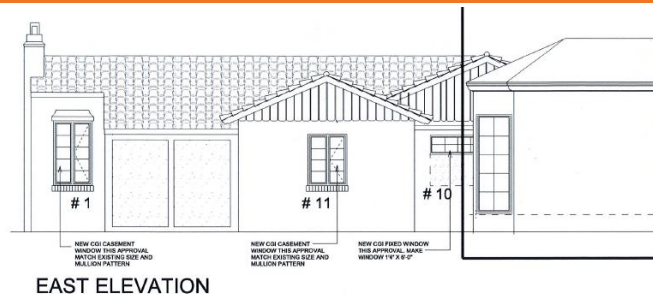
**Admin Review**

Amendments

Miscellaneous Edits

## Examples of Permit Applications eligible for Administrative Review:

- Window replacement with adjustments to openings not visible from the right-of-way such as change in operation. i.e. single-hung window to casement.
- Placement of a shed structure not visible from the right-of-way.
- Rear porch addition less than 25% of the total square footage.
- Replacement of front door or garage do or with new in an appropriate style for the structure.





Definitions

Designation

After-the-Fact

Admin Review

**Amendments**

Miscellaneous  
Edits

# Amendments to Approved Work



- **New section to address and clarify the procedure to review a request to amend a Certificate of Appropriateness issued by the historic preservation board.**
  - When work is performed is minor (does not increase the existing square footage by more than 25% or remove more than 25% of an exterior wall) and does not affect the property's historic character, is in accordance with the Historic Preservation Design Guidelines and Secretary of the Interior's Standards, or alters the scale, massing, or roof form, staff may approve.
  - When work is performed that does not meet the above qualifications, the application must go before the Historic Preservation Board.



# Miscellaneous Edits



- **Miscellaneous Edits and Clarifications**
- **Reference to expiration of a Certificate of Appropriateness**
  - 18 months following date of approval to apply for a building permit; 24 months to obtain a building permit.
- **Historic Preservation Notices**
  - Revisions and clarifications for mail notices, newspaper notice, and sign notice for historic designations.
  - Revisions and clarifications for mail notices and sign notice for Certificates of Appropriateness for Demolition and Economic Hardship Applications.

Definitions

Designation

After-the-Fact

Admin Review

Amendments

**Miscellaneous Edits**



R



**Definitions**

20+ new definitions including major alteration; minor alteration; contributing property; and non-contributing property.



**Administrative Review**

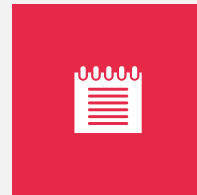
New section to address and clarify the procedure to review an administrative certificate of appropriateness.

E



**Historic Designation Process**

Updates to application requirements and process; addition of interim protective measures; addition of criteria exception measures.



**Amendments to Approved Work**

New section to address and clarify the procedure to review an administrative certificate of appropriateness.

A



**After-the-Fact Work**

New section to address the review of after-the-fact work and the issuance of an updated certificate of appropriateness.



**Miscellaneous Edits and Revisions**

Clarifications and Edits; Reference to expiration of a certificate of appropriateness; Revisions to Historic Preservation Notices.

P

# Implementation Timeline



**For More Information contact:  
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P: 954.828.7101  
E: [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)**

