

## Ordinance No. 2017- 4428

**An ordinance of the City of Sanford, Florida relating to historic preservation and designating the San Lanta gateway feature generally located at the intersection of Sanford Avenue and Plumosa Drive within City right-of-way as a historic landmark; providing for legislative findings and intent; providing for designation and signage; providing for implementing administrative actions and responsibility for implementation; providing for a savings provision; providing for conflicts; providing for severability; providing for codification and the correction of scrivener's errors and providing for an effective date.**

Whereas, Section 5.0 of Schedule "S" of the *Land Development Regulations of the City of Sanford* sets forth the criteria and procedures for designating local historic landmarks and provides as follows:

A. Criteria for designating local historic landmarks. Properties may qualify if, in the judgment of the Board [Historic Preservation Board], a property is at least 50 years old and is of exceptional significance based on the following criteria:

1. Historical, architectural and/or cultural significance;
2. Suitability for preservation or restoration;
3. Educational value.

B. Procedures for designating historic landmarks. The procedure for designating local historic landmarks is as follows:

1. The applicant submits an application to the Planning and Community Development Department.
2. Property owner must sign an affidavit stating that he consents to the designation of his property as a historic landmark.
3. The Planning Department shall schedule a complete application for Board review.
4. The Board shall conduct a public meeting following written notice by mail of the date, time and place of said hearing to the last-known address of the owners of the affected property. In addition, a sign containing the same information shall be placed on the affected property no later than ten days prior to such hearing.
5. The Board may recommend to the City Commission adoption of an ordinance designating one or more historic landmarks based on the criteria described in this section.
6. Upon recommendation of the board, the City Commission may, after holding public hearings preceded by sufficient written notice to the last known address of the owners and occupants of the affected property, adopt an ordinance designating one or more historic landmarks based on the criteria noted above.

7. Upon adoption of the ordinance, the owners and occupants of each designated historic landmark shall be given written notification of such designation by the City Commission.

8. The ordinance shall also provide for a suitable sign or marker on or near the property indicating that the property has been so designated.

; and

**Whereas,** the historic San Lanta gateway feature generally located at the intersection of Sanford Avenue and Plumosa Drive within City right-of-way was determined, in the judgment of the City of Sanford's Historic Preservation Board, to be at least 50 years old and of exceptional significance to the City and its citizens; and

**Whereas,** the historic San Lanta gateway feature dates to circa 1924 and has been damaged several times in recent years due to automobile accidents and the most recent repairs did not restore damaged areas to their original condition; and

**Whereas,** the historic San Lanta gateway feature is the only historic, original masonry gateway feature located within the City; and

**Whereas,** the historic San Lanta gateway feature was the first vertical element constructed in the master planned San Lanta community, designed by noted master architect Elton James Moughton, Sr.; and

**Whereas,** the San Lanta development was envisioned as an upscale residential enclave southeast of downtown Sanford designed in the Spanish Revival and Mission Styles, which were popular during the 1920s Florida Land Boom; and

**Whereas,** by 1920, Florida had a population of 968,470 people and just 5 years later, the population had grown to 1,263,540 with Florida being the perfect destination for migration and many of the people who migrated into Florida were middle class Americans

with families who, unlike visitors of the past, wanted homes and land rather than resorts and hotels; and

**Whereas,** after the Florida Land Boom, Florida entered into a period of severe economic downturn by 1925, which economic and land bust halted construction projects in many communities, including Sanford; and

**Whereas,** in 1925, the inevitable Great Florida Land Bust commenced in the real estate industry as land prices had reached such a zenith that new customers failed to arrive and old customers began to sell their land and, thus, suddenly, the only market for Florida land was for selling land; and

**Whereas,** as a result of the economic and land bust, Florida was financially crippled approximately 5 years prior to the onset of the Great Depression; and

**Whereas,** however, following the Great Depression, the nation's involvement in World War II meant that goods, services and labor were largely focused on war efforts and, for this reason, a robust residential construction climate did not return until after the War; and

**Whereas,** accordingly, the San Lanta neighborhood exhibits two distinct periods of significance, from approximately 1920-1929, then from approximately 1945-1955; and

**Whereas,** the historic San Lanta gateway feature is suitable for preservation and restoration as the original architecture of the gateway feature is largely intact and in excellent repair with only a single column of the feature being altered by a previous repair with such changes being easily reversed to restore historic San Lanta gateway feature to its original condition; and

**Whereas,** the historic San Lanta gateway feature provides an excellent opportunity to educate visitors and residents about the development patterns of early Sanford and how the City was impacted by the Florida Land Boom with educational opportunities to promote the gateway feature exist through printed and digital formats as well as through various social media platforms; and

**Whereas,** the historic San Lanta gateway feature will be restored in compliance with Schedule 'S' of the *Land Development Regulations of the City of Sanford*; and

**Whereas,** the historic San Lanta gateway feature will be rehabilitated by the City as it is located within City right-of-way; and

**Whereas,** the City of Sanford , the State of Florida and the U.S. Department of the Interior all maintain their own separate lists of historic resources and, although similar, each agency also maintains its own eligibility criteria for landmark designation; and

**Whereas,** a resource listed as a historic landmark on one agency's list does not necessarily mean it is listed on the others; and

**Whereas,** the City of Sanford Historic Preservation Board and the Historic Preservation Office of the City have recommended that the historic San Lanta gateway feature be designated a historic landmark;

**Now, Therefore, Be It Enacted By The People Of The City Of Sanford, Florida:**

**Section 1. Legislative findings and intent.**

(a). The City Commission of the City of Sanford hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to this Ordinance and accepts and appreciates the recommendation of the

Historic Preservation Board and the fine work accomplished by that body and its members.

(b). The provisions of this Ordinance are enacted pursuant to the statutory and home rule powers of the City to establish and maintain the appropriate operations of the City.

(c). The City of Sanford has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

(d). The intent of this Ordinance is to establish a policy of the City, in keeping with the vitality and historic ambiance for which it is highly recognized, to enhance and expand public experience and exposure to culture through various art forms, to enhance the appearance of public facilities and places and improve the artistic and cultural environment of the City for its citizens.

**Section 2. Local Landmark Designation/Historical Signage Designation.**

(a). The historic San Lanta gateway feature is hereby designated as a local historic landmark within the City of Sanford.

(b). A suitable historical marker, as approved by the Historic Preservation Board, shall be located nearing close proximity to the historic San Lanta gateway feature indicating that the structure has been designated an historic landmark by the City.

**Section 3. Repair and Refurbishment.**

(a). The repair and refurbishment of the historic San Lanta gateway feature shall be completed by the City and the City Manager, or designee, is delegated authority to take all actions necessary to implement that process and those actions and activities.

(b). The Historic Preservation Officer of the City shall certify compliance with the provisions of this Ordinance.

**Section 4. Implementing Administrative Actions.**

Without limiting in any way the provisions of Section 3 of this Ordinance, the Historic Preservation Officer of the City and the City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to bring into effect the provisions of this Ordinance.

**Section 5. Savings.**

The prior actions of the City of Sanford relating to historic preservation and all similar or related matters are hereby ratified and affirmed.

**Section 6. Severability.**

If any section or portion of a section of this Ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this Ordinance.

**Section 7. Conflicts.**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**Section 8. Codification; Scrivener's Errors.**

(a). The provisions of this Ordinance shall be codified as determined to be appropriate by the Code codifier in consultation with the Historic Preservation Officer of the City.

(b). The sections of this Ordinance may be renumbered or relettered and the words of this Ordinance may be changed to section, article or some other appropriate word or phrase to accomplish codification.

(c). The divisions and provisions of this may be renumbered or relettered in the absolute discretion of the Code codifier.

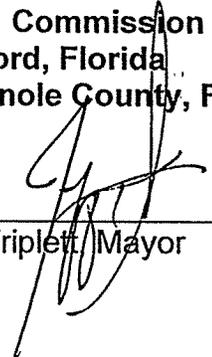
(d). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the authorization of the City Manager, or designee, without the need for a public hearing.

**Section 9. Effective Date.**

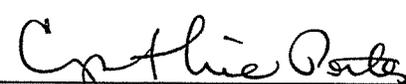
This ordinance shall become effective immediately upon its passage and adoption.

**Passed and adopted** this 11<sup>th</sup> day of December, 2017.

**City Commission of the City of  
Sanford, Florida  
Seminole County, Florida**

  
\_\_\_\_\_  
Jeff Triplet, Mayor

Attest:

  
\_\_\_\_\_  
Cynthia Porter, City Clerk

Approved as to form and  
Legality:

  
\_\_\_\_\_  
William L. Colbert, Esquire  
City Attorney

  
\_\_\_\_\_  
Lonnie N. Broudy  
ACA



WS	___	RM	___	X
Item No.	7.D			

**CITY COMMISSION MEMORANDUM 17-316  
DECEMBER 11, 2017 AGENDA**

**TO:** Honorable Mayor and Members of the City Commission  
**PREPARED BY:** Cynthia Porter, City Clerk  
 Christine Dalton, AICP, Historic Preservation Officer/Community Planner  
**SUBMITTED BY:** Norton N. Bonaparte, Jr., City Manager  
**SUBJECT:** Consideration of Landmark Designation of San Lanta Gateway Feature

**STRATEGIC PRIORITIES:**

- Unify Downtown & the Waterfront
- Promote the City's Distinct Culture
- Update Regulatory Framework
- Redevelop and Revitalize Disadvantaged Communities

**SYNOPSIS:**

Ordinance No. 4428, for landmark designation of the San Lanta Community gateway feature located at 1425 Sanford Avenue, is being presented for second reading and adoption.

**FISCAL/STAFFING STATEMENT:**

N/A

**BACKGROUND:**

The Historic Preservation Board has recommended approval for landmark designation of the San Lanta gateway feature, circa 1924. The project is generally located at the intersection of Sanford Avenue and Plumosa Drive in City Right of Way. On March 15, 2017 a group of property owners and citizens attended a Historic Preservation Board meeting and inquired as to the potential of getting the structure designated as a Historic Landmark within the City of Sanford. The citizens and property owners were interested in landmark designation of the structure so future repairs would be required to have Certificate of Appropriateness approved prior to the repairs being undertaken. A Certificate of Appropriateness would delineate how the repairs would be undertaken. The historic gateway feature dates to circa 1924 and has been damaged several times in recent years due to automobile accidents. The most recent repairs did not restore damaged areas to original condition.

*Schedule S, Historic Preservation, City of Sanford Land Development Regulations state:*

Properties may qualify if, in the judgment of the HPB, a property is at least fifty (50) years old and is of exceptional significance based on the following criteria: (S-13)

1. Historical, architectural and/or cultural significance;

2. Suitability for preservation or restoration;
3. Educational value.

On October 18, 2017, the Historic Preservation Board determined that the San Lanta gateway feature is eligible for landmark designation based on the following:

**Historical, Architectural and/or Cultural Significance**

The San Lanta gateway feature is the only historic, original masonry gateway feature in the City. The structure was the first vertical element constructed in the master planned San Lanta community, designed by noted master architect Elton James Moughton, Sr.

San Lanta was envisioned as an upscale residential enclave southeast of downtown Sanford designed in the Spanish Revival and Mission Styles, which were popular during the 1920s Florida Land Boom. Florida entered into a period of severe economic downturn by 1925, which halted construction projects in many communities, including Sanford. Florida was financially crippled approximately 5 years prior to the onset of the Great Depression. Following the Great Depression, the nation's involvement in World War II meant that goods, services and labor were largely focused on war efforts. For this reason, a robust residential construction climate did not return until after the war. The San Lanta neighborhood exhibits two distinct periods of significance, from approximately 1920-1929, then from approximately 1945-1955.

**Suitability for Preservation or Restoration**

The San Lanta gateway feature is suitable for preservation and restoration. The original architecture of the gateway feature is largely intact and in excellent repair. One column of the feature was altered by a previous repair, but those changes can be reversed to restore the structure to its original condition.

**Educational Value**

The San Lanta gateway feature provides an excellent opportunity to educate visitors and residents about the development patterns of early Sanford and how the City was impacted by the Florida Land Boom. Educational opportunities to promote the gateway feature exist through printed and digital formats as well as through various social media platforms.

The City Commission approved the first reading of Ordinance No. 4428 on November 13, 2017.

The City Clerk advertised notice of the public hearing in the Sanford Herald on November 12, 2017.

**LEGAL REVIEW:**

The Assistant City Attorney assisted in the preparation of the agenda memorandum and drafted the proposed Ordinance.

**RECOMMENDATION:**

Staff recommends that the City Commission adopt Ordinance No. 4428.

**SUGGESTED MOTION:**

"I move to adopt Ordinance No. 4428."

Attachment: Ordinance No. 4428