

HILLSBOROUGH COUNTY HISTORIC LANDMARK DESIGNATION

The Hillsborough County Board of County Commissioners adopted the Historic Preservation Program as part of the Land Development Code (LDC Section 3.03.00) in 1992, creating the Historic Resources Review Board (HRRB). The HRRB has an important role in identifying and protecting historic resources within unincorporated Hillsborough County.

There are currently 29 properties that are designated as local historic Landmarks. Landmark designation criteria requires eligible historic resources to be at least 50 years old and meet one or more of the following criteria as stated in LDC Section 3.03.03(D).

1. Is associated in a significant way with the life of a person important in the past.
2. Is the site of an historic event with significant effect upon the community, state, or nation.
3. Exemplifies the historical, cultural, political, economic, or social trends of the community, state or nation.
4. Embodies those distinguishing characteristics of an architectural style, period or method of construction.
5. Is the work of an architect or builder whose work has influenced the development of the community, state or nation.
6. Contains elements of design, detail, materials or craftsmanship of outstanding quality or represents a significant innovation or adaptation to the Florida environment or constructed of materials not now used.
7. Has value as a building that is recognized for the quality of its architecture and that retains sufficient features showing its architectural significance.
8. Has yielded, or is likely to yield, archaeological information important in prehistory or history.
9. Is a geographically definable area or neighborhood united by culture, architectural styles or physical development, which has historic or cultural significance in the community.
10. Because of its prominence or spatial location, contrasts of siting, age or scale is an easily identifiable visual feature of the community and contributes to the distinctive quality or identity of the community.
11. Is where veterans of America's wars are buried and where public tribute may be paid in their memory.

Effects of Designation as a Landmark

The effects of Landmark designation are outlined in LDC Section 3.03.03.(E). Upon designation of a Landmark by the Board of County Commissioners (BOCC),

1. The property becomes eligible for the SPI-HC zoning category should the owner so desire.
2. The property may become eligible for consideration for economic incentives.
3. The HRRB, with the owner, may prepare a plan for the long-term preservation of the Landmark.
4. The property shall be subject to regulation by the HRRB. A Certificate of Appropriateness issued by the HRRB shall be required prior to any alteration of the Landmark.
5. Hillsborough County and all public utility and transportation entities shall be required to obtain a Certificate of Appropriateness prior to initiating any changes in the character of street paving, sidewalks, trees, utility installations, lighting, walls, interior partitions or walls, fences, structures and buildings on property, easements or streets, included within or adjacent to the designated Landmark.
6. The property may become eligible for development rights transfer for historic sites.

Economic Incentives

1. Owners of historic resources that have a local Landmark designation and/or are listed in the National Register of Historic Places may take advantage of the Hillsborough County Historic Preservation Ad Valorem Tax Exemption Program.
2. Not-for-profit Landmarks may be eligible to apply for the Hillsborough County Historic Preservation Matching Grant Program, which provides funds for approved exterior renovations.

Landmark Designation Process

The Landmark designation process is outlined in LDC Section 3.03.03.

A. Initiation

1. The HRRB and its staff shall identify and receive recommendations for potential Landmarks.
2. The HRRB shall review each potential Landmark in light of the criteria for Landmark designations and determine whether or not to initiate the designation process.
3. The HRRB shall, upon its decision to initiate the designation process, direct staff to prepare a written report and analysis of the proposed Landmark under the criteria and any other standards the HRRB may deem necessary. The report shall also include a legal description of the property to be designated and a description of the structures to be designated.

B. Review and recommendation by the HRRB

1. The HRRB shall hold a public hearing on each proposed Landmark designation within 60 days of the date to the HRRB's decision to initiate the designation process. Notice shall be given pursuant to the notice requirements contained in LDC Section 03.03.03.F, including notification to the property owner.
2. The HRRB shall review each potential Landmark in light of the criteria for Landmark designations, public testimony, and evidence presented at the public hearing and make a recommendation to the BOCC to approve, disapprove, or modify the proposed Landmark designation.
3. The HRRB shall prepare a written Landmark Designation Report for each Landmark designation. The report shall include the testimony given at the public hearing, an architectural or archaeological description, a statement of significance including a brief history, and the criteria by which the Landmark is considered worthy of designation. A site plan and photographs shall be included in the report. When available, floor plans of the building should be included. The report shall contain sufficient specific information about the property to serve as a guide for the evaluation of any future proposed changes to the property.
4. The HRRB shall forward its recommendation and the Landmark Designation Report to the Hillsborough County City-County Planning Commission for review of the proposed Landmark designation as it relates to the Comprehensive Plan. The Planning Commission shall forward their comments to the HRRB and BOCC within 30 days.
5. The HRRB shall forward The Planning Commission recommendation and the HRRB recommendation to the BOCC within 30 days of the close of the HRRB public hearing.

C. Review and Determination by the Board of County Commissioners

1. The BOCC shall hold a public meeting on the proposed designation within 60 days of receipt of the HRRB recommendation. Notice shall be given pursuant to the requirements of LDC Section 03.03.03.F, including notification to the property owner. The BOCC shall review the proposed Landmark designation in light of the criteria, the HRRB recommendation and The Planning Commission comments, and shall approve, modify or disapprove of the proposed Landmark designation at the public meeting.
2. The HRRB shall notify the property owner of the designation of the Landmark.
3. The Landmark designation shall be recorded in the official record books of Hillsborough County, with the registry of deeds and noted on the Official Zoning Atlas of Hillsborough County.
4. Landmark designation by the BOCC shall be subject to the procedures and regulations of the HRRB in addition to the other provisions of the LDC and other regulations of Hillsborough County.
5. Within three (3) days of the oral decision by the BOCC to designate a Landmark, the property owner may appeal the BOCC decision to the Circuit Court of Hillsborough County. The nature of the appeal shall be by writ of certiorari.

Public Notice

Upon establishment of a public hearing date, notice of the public hearing shall be given:

1. By the County Administrator posting a sign(s) no later than 15 calendar days prior to the public hearing date in a conspicuous place upon the property which is the subject of the application; and
2. By the Administrator causing the publication of a notice one time at least 15 calendar days prior to the public hearing date in a newspaper of general circulation in Hillsborough County; and
3. By proof of mailing receipt to all owners of property, as reflected on the current year's tax roll, and, where common property lies within the required notice distance, to all condominium and owners' associations, lying within 500 feet in every direction when the subject parcel is within the Agricultural and Residential-1 Categories of the Comprehensive Plan, and 300 feet in every direction when the parcel is within any of the remaining Plan categories. If a subject parcel contains more than one land use designation, the greatest applicable notice distance shall apply. Said notice by mail is the responsibility of the applicant and shall be mailed no later than 15 calendar days prior to the public hearing date; and
4. By proof of mailing to all duly registered neighborhood organizations whose boundaries lie within one mile of the subject site. Said notice by mail is the responsibility of the applicant and shall be mailed no later than 15 calendar days prior to the public hearing date.