



REQUESTS: Amend Section 47-24-7 City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Update the Noticing Requirements for Historic Designation Applications Submitted by an Eligible Non-Profit Corporation

Case Number	UDP-T25007
Applicant	City of Fort Lauderdale
ULDR Sections	Section 47-24-7
Action Required	Recommend approval or denial
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Background:

At its February 18, 2025, and April 1, 2025, regular meeting, the City Commission requested that staff prepare recommendations for improvements to the required notices for historic designation application that are submitted by an eligible non-profit organization. In response to this request, an amendment to the existing historic designation notice requirements were developed.

An amendment to ULDR Section 47-24-7, Historic Designation includes additional noticing requirements for non-profit organizations submitting a historic designation application prior to submittal and a public participation notice and meeting prior to the Historic Preservation Board Meeting. Additional edits were included to ensure consistency of noticing for each required public hearing and improved readability.

At the June 2, 2025, HPB meeting, staff will be presenting the proposed amendments and is requesting that the HPB make a motion to provide a recommendation of either approval or denial to the Planning and Zoning Board.

AMENDMENTS SUMMARY

The proposed amendments to Section 47-27.7 - Historic Designation Noticing Requirements include but are not limited to the following:

1. A requirement for a mail notice to be sent by a non-profit corporation applying for historic designation at least (30) days in advance of submitting an application notifying the property owner(s) and registered agent(s) of the request.
2. A Public Participation meeting required for applications that are submitted by a non-profit at least (30) days prior to the Historic Preservation Board Meeting.
3. Miscellaneous edits throughout to provide consistency within this section of the ordinance.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment aligns with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Historic Preservation Element
GOAL:	Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.
OBJECTIVE:	Objective HP 3.1: Unified Land Development Regulations (ULDR) Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.
POLICY:	Policy HP 3.1.1: Continuously update and revise ULDR criteria to address current historic preservation needs.



HISTORIC PRESERVATION BOARD REVIEW OPTIONS:

The HPB may recommend either approval or denial to the Planning and Zoning Board.

Once the Historic Preservation Board makes a recommendation on the proposed amendments that will be forwarded to the Planning and Zoning Board and City Commission. Following review by the Historic Preservation Board, the Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and recommend approval or denial of the proposed amendments to the City Commission.