




REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.7 to Update the Notice Requirements for Historic Designation Applications Submitted by an Eligible Non-Profit Corporation

Case Number	UDP-T25007	
Applicant	City of Fort Lauderdale	
Commission District	City-Wide	
ULDR Sections	Section 47-27.7. – Historic Designation	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authored By	Trisha Logan, AICP, Principal Urban Planner	 R

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 applications that are submitted by an eligible non-profit organization. In response to this request, an amendment is proposed to ULDR Section 47-27.7, Historic Designation, modifying the existing historic designation notice requirements.

The proposed amendment includes additional noticing requirements for non-profit organizations submitting a historic designation application prior to its submittal, and includes a requirement for a public participation notice and public participation meeting to be held prior to the Historic Preservation Board Meeting. Additional edits were included to ensure consistency of noticing for each required public hearing.

At the June 2, 2025, HPB meeting, the Board voted unanimously (6-0) to endorse the proposed amendments.

AMENDMENTS SUMMARY

The proposed amendments to Section 47-27.7, Historic Designation, 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 thirty (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 organization at least thirty (30) days prior to the Historic Preservation Board Meeting.
3. Miscellaneous edits throughout to provide consistency within this section of the ordinance.

The proposed text amendment is provided as **Exhibit 1**.

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.

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We are Community.

PLANNING & ZONING BOARD REVIEW OPTIONS:

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.

EXHIBITS:

Exhibit 1: Proposed Text Amendment