



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0353

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Greg Chavarria, City Manager

DATE: May 7, 2024

TITLE: Public Hearing – Quasi-Judicial Resolution Approving Historic Designation as a Historic Landmark of the Property Commonly Known as Pier 66 Hotel Tower, located at 2301 SE 17th Street – Historic Preservation Board Case No. UDP-HPD22001 – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving historic designation of the property known as “Pier 66 Hotel Tower” located at 2301 SE 17th Street as a Historic Landmark, in accordance with Section 47-24.11.C.7. of the Unified Land Development Regulations (ULDR) and as specifically described in the Legal Description.

Background

On July 10, 2018, the City Commission approved a motion to enter into a Development Agreement with Tavistock Development Company, Pier 66 Parking LLC, Pier 66 Ventures, LLC, and Sails Ventures, LLC (Collectively Known as TS Entities) to redevelop the subject property. The July 10, 2018, City Commission Minutes are provided as Exhibit 1.

On August 31, 2018, the Development Agreement was executed. Outlined within the agreement, the developer agreed to seek historic designation of the Pier 66 Hotel Tower located on the site. Timing of designation outlined within the agreement stated that the developer would pursue historic designation either at the receipt of a certificate of occupancy or five years following the date of the agreement, which would fall on August 31, 2023. The Development Agreement is provided as Exhibit 2.

On November 18, 2022, the Development Services Department received a complete application for historic landmark designation of 2301 SE 17th Street from the property owner. Consideration of the historic landmark designation application was scheduled for the December 5, 2022, Historic Preservation Board (HPB) meeting. The property owner waived the requirement for a 15-day advance mail notice in accordance with ULDR Section 47-27.7.A.2. Although the mail notice requirement was waived, staff provided mail notice in advance of the HPB meeting with information pertaining to the meeting, and an outline of the interim protective measures placed on the subject property.

On December 5, 2022, the HPB reviewed the application and recommended, by a vote of 7-0, that the City Commission approve the request for historical designation as a historic landmark. The HPB considered the staff report prepared by Trisha Logan, Principal Urban Planner and HPB Liaison, and the historic designation application and report prepared by the applicant.

Staff and the applicant concluded that the Pier 66 Motor Hotel Addition/Pier 66 Hotel Tower application meets criteria (c) and (e) of ULDR Section 47-24.11.C.7 for historic designation as a historic landmark, which state as follows:

- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; and
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.

Additional information concerning the history and significance of the building may be found within the HPB staff report, provided as Exhibit 3, the historic designation application, provided as Exhibit 4, and the historic designation report, provided as Exhibit 5.

The HPB concluded that the property met Section 47-24.11.C.7.c. and 47-24.11.C.7.e. of the ULDR and voted to recommend that the City Commission approve the request for historic designation as a historic landmark. Minutes of the December 5, 2022, HPB meeting are provided as Exhibit 6.

ULDR Section 47-24.11.C.9, Historic Designation Approval, states that “unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site.”

Within the application presented to the HPB, the entire site was considered for historic designation and was recommended for approval to the City Commission. In 2024, the applicant submitted a revised application to request the designation of the tower only as opposed to the entire site upon which the building is located. This legal description in the amendment application excludes a portion of the base of the tower which has been modified and is not considered to be a contributing architectural feature. Section 8.1 of the Development Agreement states as follows in the pertinent part:

Developer further agrees that, upon the earlier to occur of (a) receipt of a certificate of occupancy for the restored Pier 66 Tower and the balance of the attached hotel, or (b) five (5) years following the date of this Development Agreement, the Developer at its expense shall diligently, and once the application is filed, timely seek historic designation from the City for the Pier 66 Tower. Historic Designation will be sought on the exterior envelope of the tower portion of the building only, as the current building at

the base of the Tower was added many years after the Tower and is not considered historic. No certificate of occupancy shall be granted by the City for the construction of any new principal structure on the Pier 66 North Property until a certificate of occupancy is achieved for the Pier 66 Tower renovation and the Pier 66 Tower has been designated historic. Notwithstanding the foregoing and without limitation hereby, any temporary use or modifications to the marina on the Pier 66 North Property or the renovation of the Pelican Bar or Panorama Ballroom shall not be considered the construction of a new principal structure for the purposes hereof.

An updated sketch and legal description of the requested boundary is provided as Exhibit 7 and an updated historic designation report that includes the updated legal description is provided as Exhibit 8.

Designation Process

In accordance with ULDR Section 47-24.11.C.7, the criteria for the designation of property as a landmark, landmark site, or historic district shall be based on one (1) or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

In this case, staff and the applicant identified that the property located at 2301 SE 17th Street is eligible for historic designation under Criterion (c) and Criterion (e) of ULDR Section 47-24.11.C.7.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Historic Preservation Element
- Goal 1: The City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources.
- Objective HP 1.2: Resource Identification Consistent with the Certified Local Government agreement, historic, architectural, and archaeologically significant resources in the City of Fort Lauderdale shall be identified.
- Policy HP 1.2.2: Evaluate the historical resources of Fort Lauderdale for eligibility as historic landmarks, pursuant to the historic preservation ordinance and/or nomination to the National Register of Historic Places and develop a priority schedule

Attachments

Exhibit 1 – July 10, 2018, City Commission Minutes

Exhibit 2 – Development Agreement

Exhibit 3 – HPB Staff Report

Exhibit 4 – Historic Designation Application

Exhibit 5 – Historic Designation Report

Exhibit 6 – December 5, 2022, HPB Minutes

Exhibit 7 – Sketch and Legal Description

Exhibit 8 – Updated Historic Designation Report

Exhibit 9 – Resolution Landmark Designation – Approving

Exhibit 10 – Resolution Landmark Designation (Building Only) - Approving

Exhibit 11 – Resolution Landmark Designation – Denying

Prepared by: Trisha Logan, AICP, Principal Urban Planner, Development Services

Department Director: Christopher Cooper, AICP, Development Services