



REQUEST: Amend Section 47-24.11 City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Include an Option to Designate Thematic Historic Districts and to Amend Existing Historic Preservation Criteria and Procedures.

Case Number	UDP-T22007
Applicant	City of Fort Lauderdale
ULDR Sections	Section 47-24.11
Action Required	Recommend approval or denial
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BACKGROUND

At the October 4, 2021, Historic Preservation Board meeting, the board made a motion to send a Communication to the City Commission requesting an amendment to the existing historic preservation ordinance to include thematic historic district in the historic preservation ordinance that would enable the designation of noncontiguous historic districts. The Communication to the City Commission is provided as **Exhibit 1**. At its November 2, 2021, meeting the City Commission requested that staff prepare this amendment for consideration.

A Thematic Historic District recognizes a group of properties that are united together through a common theme but are not located within a contiguous area. This designation type is different than a Historic District since all properties included within a Thematic Historic District do not need to be located within a contiguous boundary.

AMENDMENTS SUMMARY

The proposed amendments to Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness include the following:

- Proposed language that will incorporate the ability to designate a “Thematic Historic District” in the City of Fort Lauderdale; and
- Additional definitions for “applicant,” “agent,” “site improvement,” “Thematic Historic District,” “Thematic Historic Resource,” and “visible from the public right-of-way,” as well as updates to other definitions that further clarify the text contained within the ordinance; and
- Modifications to the historic designation section to clarify the application process and procedures for historic designation as well as to amend or rescind a historic designation; and
- Modifications to review criteria for Certificates of Appropriateness including general criteria and criteria for new construction; and
- Proposed language to amend the administrative review process and (staff level review and approval) to add site improvements with reference to the City of Fort Lauderdale’s Historic Preservation Design Guidelines; and
- Reference to Sections 166.03 and 553.79, Florida Statutes that affect our review process and procedures; and
- Miscellaneous edits to address any inconsistencies throughout the text to clarify the process for obtaining certificates of appropriateness and requirements.



A draft of the proposed text amendment is provided as **Exhibit 2**.

PUBLIC PARTICIPATION

City staff sent a memorandum to the Council of Fort Lauderdale Civic Associations informing the community about the proposed amendments on July 22, 2022, which is illustrated in **Exhibit 3** attached hereto. Staff also reached out the President of the Sailboat Bend Civic Association to offer a presentation by staff on the proposed amendments. Staff followed up with an email concerning the status of the proposed amendments on July 22, 2022, which is attached hereto as **Exhibit 4**.

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.

HISTORIC PRESERVATION BOARD REVIEW OPTIONS:

The Historic Preservation Board shall review and make 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.

EXHIBITS:

- Exhibit 1:** October 4, 2021, Communication to the City Commission
- Exhibit 2:** Proposed Text Amendment to ULDR Section 47-24.11
- Exhibit 3:** July 21, 2022, Memo to Council of Fort Lauderdale Civic Associations
- Exhibit 4:** July 21, 2022, Memo to Sailboat Bend Civic Association President