



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#20-0213**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** February 18, 2020

**TITLE:** Ordinance Amending Sections 47-3.2 and 47-24.11 of the Unified Land Development Regulations (ULDR); to Provide for Waivers for Setback Requirements and Waivers for Distance Separation Requirements for Designated Historic Landmarks and Contributing Properties Located within a Historic District – Planning and Zoning Board Case No. PLN-ULDR-19120001 – **(Commission Districts 1, 2, 3 and 4)**

---

**Recommendation**

It is recommended that the City Commission consider an ordinance amending Section 47-24.11 of the Unified Land Development Regulations (ULDR) to provide waivers for setback and distance separation requirements for historic properties and an amendment to section 47-3.2. of the ULDR to provide a reference to section to 47-24.11.H. for waivers for historic properties.

**Background**

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. Following this conference meeting staff outlined a three-phased approach to amending the historic preservation ordinance and identifying potential incentives to enhance historic preservation efforts.

As part of phase one, staff focused on key amendments to the ULDR that streamline the historic application review and approval process, allowing staff to process certain applications administratively resulting in greater efficiencies and providing applicants with a greater level of clarity regarding individually designated properties or those within a designated historic district. The amendments were approved by the City Commission on September 12, 2019.

As part of phase two, staff developed several recommendations for historic preservation incentives. An initial incentive through an amendment to the ULDR to allow for parking reductions and exemptions for adaptive reuse projects for historic resources was approved by the City Commission on October 2, 2019.

The proposed amendments attached hereto as Exhibit 1 are to allow waivers for the requirements for setbacks and distance separation between buildings and structures for designated historic landmarks and contributing properties located within a historic district. An additional amendment is to provide a reference to the waivers provision in Section 47-3.2 of the ULDR.

The waivers are recommended to promote and encourage preservation of historic resources. The proposed text amendments for waivers were presented to the Historic Preservation Board (HPB) at the December 2, 2019 meeting. Draft meeting minutes are provided on page 5 of Exhibit 3.

At its January 15, 2020, meeting the Planning and Zoning Board (PZB) recommended approval of the proposed amendments with a vote of 8-0. Meeting minutes are provided as Exhibit 2 and the PZB staff report is provided as Exhibit 3.

After the ordinance was recommended for approval by the Planning and Zoning Board, staff added a provision to the Ordinance to clarify that historic designations which exclude the entire site upon which the structure or building is located, are not eligible for waivers.

### **Public Outreach**

City staff informed interested parties as well as sent a memorandum to the Council of Fort Lauderdale Civic Associations informing the community about the proposed amendments on November 21, 2019. This communication is provided on page 20 of Exhibit 3.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

This item is a *Fiscal Year 2020 Commission Annual Action Plan* priority, included within the Management Agenda, advancing the Business Development initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Business Development Focus Area
- Goal 5: Build an attractive global and local economic community marketplace
- Objective: Create a responsive and proactive business climate to attract emerging industries

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

### **Related CAMs**

CAM 20-0107 and CAM 20-0214

### **Attachments**

Exhibit 1 – Ordinance

Exhibit 2 – January 15, 2020, Draft PZB Minutes

Exhibit 3 – January 15, 2020, PZB Staff Report and Exhibits

---

Prepared by: Trisha Logan, Department of Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development