



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.11 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	
Commission District	City-Wide	
ULDR Sections	Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
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BACKGROUND

At the October 4, 2021, Historic Preservation Board (HPB) 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 the ability to designate a thematic historic district. At its November 2, 2021, conference meeting the City Commission requested that staff prepare this amendment for consideration. October 4, 2021 HPB Minutes are provided as **Exhibit 1**.

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. Thematic historic districts are different from a traditional historic district in that properties included in a thematic district are not located in a continuous area, meaning the structures may be scattered throughout a neighborhood, several blocks, or even city-wide. Additionally, the properties that are within the boundary but that are not identified as a thematic historic resource would not be reviewed by historic preservation for any changes or modifications to their properties.

In a traditional historic district, a geographic boundary is defined and all properties within that boundary must be review by historic preservation for any changes or modifications to the exterior of the structures and properties, regardless of whether or not the property is contributing or non-contributing.

The inclusion of the option to designate a Thematic Historic District follows the existing process for historic designation and the properties included in the thematic district would need to meet at least one of the seven criteria for historic designation. Properties would also be evaluated for their architectural integrity to ensure that the physical fabric present is representative of its significance. Once a complete application is received, a historic designation application for a district would require three public hearings including the HPB, Planning and Zoning Board (PZB), and City Commission.

At the August 1, 2022, HPB meeting, the board reviewed the proposed text amendment to include thematic historic district in the historic preservation ordinance and requested a minor modification to the definition of a "Thematic Historic District." A motion was made stating that the HPB supports the proposed ordinance.

At the October 19, 2022, PZB meeting, the Board requested that staff conduct additional public outreach and return to the PZB in February 2023.



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.

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 attached as **Exhibit 3**. Staff also reached out the President of the Sailboat Bend Civic Association to offer a presentation by staff on the proposed amendments on July 22, 2022, which is attached as **Exhibit 4**.

Following the October PZB meeting, staff scheduled a webinar on December 7, 2022, to review the proposed amendments. Invitations to the webinar as well as further information concerning the proposed amendments were sent to all Civic Association presidents, and posted information on the City’s calendar, the historic preservation webpage, the Nextdoor account, and Twitter. Additionally, information was provided on the City’s historic preservation webpage including links to examples of other thematic historic districts designated in other municipalities. The invitation to the webinar and outline of proposed changes is attached as **Exhibit 5**.

The webinar on December 7, 2022, provided an overview of the proposed changes, the historic designation process, and examples of other thematic historic districts. There were 22 registrants for the webinar. One participant asked questions related to application costs; staff anticipates that fees would be the same as the existing historic district application fee of \$2400. The presentation was posted on the City’s historic preservation webpage and registrants as well as others who expressed interest were emailed the webpage link. No other comments were received during this period of public outreach.



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 3:	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:** October 4, 2021, Historic Preservation Board Minutes
- Exhibit 2:** Proposed Text Amendment
- Exhibit 3:** July 22, 2022, Memo to Council of Fort Lauderdale Civic Associations
- Exhibit 4:** July 22, 2022, Memo to Sailboat Bend Civic Association President
- Exhibit 5:** Webinar Invitation and Outline of Proposed Changes