



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

#26-0414

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

FROM: Rickelle Williams, City Manager *Rickelle Williams*

DATE: June 16, 2026

TITLE: **REVISED OFR-1** - First Reading - Ordinance Amending City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District", Including an Update to the List of Historic Districts, Update the List of Permitted Uses, Modification of Dimensional Requirements, including an Increase in Height, Modification to Sign Regulations and ULDR Section 47-24.11, "Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness," to Amend the Effective Date, To Provide for an Approval Process for an Administrative Certificate of Appropriateness when Visible from the Public Right-Of-Way – Case No. UDP-T26002 – (**Commission Districts 2 and 4**)

Recommendation

Staff recommends the City Commission approve an ordinance amending the City of Fort Lauderdale's Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District", including an update to the list of historic districts, an update to the list of permitted uses, modification of dimensional requirements including an increase in height, and modification to sign regulations; and to ULDR Section 47-24.11, "Historic designation of landmarks, landmark site or buildings and certificate of appropriateness," to amend the effective date and to provide for an approval process for an administrative certificate of appropriateness when visible from the public right-of-way.

Background

The City Commission adopted the H-1 zoning district ordinance on April 1, 1975. The ordinance was adopted to preserve the buildings and structures that are designated through the H-1 Historic Preservation District zoning. There are two (2) areas in the city that have the H-1 zoning district classification that include the Himmarshee Village and the Stranahan House. The Himmarshee Village Historic District was zoned H-1 on July 1, 1975, by Ordinance No. C-75-69 and was named as the Himmarshee Village Historic District on March 2, 1976, by Resolution No. 76-100. The Stranahan House was zoned as H-1 on June 15, 1982, by Ordinance No. C-82-50, locally designated on the City of Fort Lauderdale's Historic Register on June 5, 2007, by Resolution No. 07-110, and listed on the National Register of Historic Places on October 2, 1973.

Amendments proposed to ULDR Section 47-16, "Historic Preservation District" were prepared in response to comments provided at the Himmarshee Revitalization Plan Open House event held on November 13, 2023. The comments expressed a need to address issues related to the Special Entertainment District (SED) Ordinance, as well as existing redevelopment restrictions in the area, which are perceived as holding back the economic development of the historic district and hindering its overall success. The proposed updates to the Historic Preservation District (H-1) zoning district are intended to enhance the area's unique identity and character by focusing on preserving its architectural significance and historic heritage, while balancing future redevelopment within the district.

Amendments proposed under this CAM do not amend SED regulations within the City's Code of Ordinances which are being processed through a separate effort. Additionally, the ULDR amendments will only pertain to the Himmarshee Village portion of the H-1 zoning district and not Stranahan House.

At the March 2, 2026, Historic Preservation Board (HPB) meeting, the Board voted unanimously (5-0) to endorse the proposed amendments. The March 2, 2026, HPB Meeting Minutes are attached as Exhibit 2.

On April 15, 2026, the Planning and Zoning Board (PZB), acting as the local planning agency (LPA), reviewed the application and recommended approval (7-0), finding the proposed changes are consistent with the City of Fort Lauderdale Comprehensive Plan. The April 15, 2026, PZB Staff Report is provided as Exhibit 3. The April 15, 2026, PZB Meeting Minutes are provided as Exhibit 4.

Proposed ULDR Amendments

The proposed amendments to Section 47-16, Historic Preservation District are outlined below:

1. Update List of Historic Districts to separately identify the Himmarshee Village Historic District and the Stranahan House.
- ~~2. Amend the Use Table to streamline and bring uses up to date.~~
3. Update Sign Requirements to align with existing sign code and provide administrative review for signs that comply with the City's Historic Preservation Design Guidelines.
4. Add Dimensional Standards Table (Table 1 below provides a summary of these changes):
 - Update existing building standards including setbacks, open space requirements, minimum lot size, minimum lot width, and maximum structure length.
 - Increase building height limitation for new construction and additions allowing up to six (6) stories, with a stepback of fifteen feet (15') required above

three (3) stories, along SW 2 Street and up to three (3) stories along SW 2 Avenue and SW 3 Avenue.

- Establish building setbacks from the centerline of the right-of-way to maintain a consistent street frontage.
- Option for additional bonus height for a maximum height of nine (9) stories along SW 2 Street if criteria are met (Note A in the Dimensional Requirements Table).

Table 1: Proposed Dimensional Requirements Table

Requirement	SW 2 Avenue and SW 3 Avenue, Stranahan House	SW 2 Street
Minimum lot size	5,000 sq. ft.	5,000 sq. ft.
Maximum structure height	35 ft (3 stories)	6 stories (See Note A)
Maximum shoulder height	None	3 stories
Required setback	None	15 ft
Maximum structure length	100 ft	150 ft
Minimum lot width	50 ft	50 ft
Minimum front yard	25 ft (See Note B)	Setback a minimum of 45 feet measured from the centerline of the street
Minimum corner yard	10 ft setback measured from the property line	45 ft setback measured from the centerline of the street
Minimum side yard	5 ft	None
Minimum rear yard	15 ft	None
Minimum distance between buildings	10 ft (residential Only)	None
Open Space Requirements	20 percent	10 percent

There are also proposed amendments to Section 47-24.11 to provide for a fifteen (15) business day administrative approval with a call-up process for review by the HPB of certain development applications that are visible from the public right-of-way. These applications include requests that meet ULDR criteria and the Historic Preservation Design Guidelines but propose modifications to the appearance of the structure. A detailed summary of each proposed ULDR amendment section including intent and a description of section is provided in the April 15, 2026, PZB Staff Report, attached as Exhibit 3.

The proposed amendments to the Use Table and Use Limitations to streamline and bring uses up to date has been removed from the ordinance in order to comply with Florida Statute Section 166.041(3)(c). This Statute requires that Ordinances that change the actual list of permitted, conditional, or prohibited uses within a zoning category provide two (2) advertised public hearings which did not occur in advance of this scheduled City

Commission meeting. A separate amendment to include the updated Use Table will be scheduled for Public Hearings in August and September 2026.

Public Outreach

As part of a vision planning effort for the Himmarshee Village area, an open house for the Himmarshee Revitalization Plan was held on November 13, 2023. Comments related to the future of the area expressed a need to address issues related to the existing redevelopment restrictions in the area, which have been perceived as holding back the economic development of the historic district and hindering its overall success. Specific next steps were outlined in a summary report of this initiative including the development of an action plan referred to as the Himmarshee Activation Strategy. Within the action plan, several tasks were outlined to achieve the revitalization goals including an existing conditions assessment and preparation of ULDR amendments to develop options that would ensure compatible development to protect community character.

A public outreach meeting was held on January 29, 2026, to provide an overview presentation of the ULDR amendments to property owners and stakeholders within the Himmarshee Village area. Comments received were primarily supportive, but some participants voiced concerns about the increase in height, particularly along SW 2 Street. Additionally, staff provided an overview to the Director of the Stranahan House who shared the updates with their board members.

Follow-up meetings were held with members of the Broward Trust for Historic Preservation to provide additional clarification of the proposed amendments, as well as several meetings with individual property owners. Multiple small group meetings with area non-profits, business owners, and property owners, were also held throughout this effort for related items included in the Himmarshee Activation Strategy where updates on the ULDR amendments were provided or discussed.

In addition to presentations made at the HPB and PZB meetings, staff provided an overview of the proposed text amendments to the Economic Development Advisory Board (EDAB) at its April 12, 2026, meeting.

A memo was also sent to the Council of Fort Lauderdale Civic Associations (CFLCA) providing an overview of the proposed amendments. The Memo to the Council of Fort Lauderdale Civic Associations (CFLCA) is provided as Exhibit 5.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This is a 2026 Commission Priority, advancing Public Spaces and Cultural initiatives.

This item supports the 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

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

- Neighborhood Enhancement Focus Area
- Historic Preservation Element
- Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – March 2, 2026, HPB Meeting Minutes

Exhibit 3 – April 15, 2026, PZB Staff Report

Exhibit 4 – April 15, 2026, PZB Meeting Minutes

Exhibit 5 – Memo to the Council of Fort Lauderdale Civic Associations (CFLCA)

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

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