



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

**#22-0889**

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**TO:** Honorable Mayor & Members of the Fort Lauderdale City Commission  
**FROM:** Greg Chavarria, City Manager  
**DATE:** October 3, 2022  
**TITLE:** Evaluation of the Potential Hardy Park Historic District - (**Commission District 4**)

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On May 3, 2022, a Neighbor Presentation was provided by Reed Tolber to the City Commission concerning the designation of a proposed Hardy Park Historic District. Mr. Tolber proposed the district include three structures that are each currently designated as historic landmarks, the vacant lot at the northwest corner, and the right-of-way included in the intersection of South Andrews Avenue and Southwest 7th Street.

These structures include the following:

South Side School (Landmark and Listed on the National Register)

Address: 701 S. Andrews Avenue

Property Owner: City of Fort Lauderdale

Coca-Cola Bottling Plant (Landmark)

Address: 612 S. Andrews Avenue

Property Owner: Broward County

South Side Fire Station (Landmark)

Address: 700 S. Andrews Avenue

Property Owner: Reed Tolber

Vacant Lot

Address: 647 S. Andrews Avenue

Property Owner: 647 Andrews LLC; Luckey Management

South Andrews Avenue: Broward County Road

Southwest 7th Street: City of Fort Lauderdale Street

Following Mr. Tolber's introduction of the potential historic district, the City Commission requested that staff return to a Conference meeting to provide a presentation on the potential designation.

Staff has determined that the three landmark buildings and Hardy Park could qualify for historic designation as a historic district under Criterion (g) which states: “g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.”

Historic District designation of the three landmark buildings and Hardy Park would not include the vacant lot at the northwest corner. When determining boundaries for a historic district, a vacant parcel that is separated by a right-of-way would not be included unless in rare circumstances where the vacant parcel was part of planned development, for which the district is designated, and its inclusion supports the historic context. Additionally, historic district designation would not include the purview of historic preservation over any portion of the public right-of-way. Public right-of-way is not included in the definition of a historic district within the Unified Land Development Regulations (ULDR) and the ULDR does not allow for individual designation of streets, roadways, or rights-of-ways.

Initiation of a historic designation application on behalf of the City of Fort Lauderdale would require a motion from the City Commission or the Historic Preservation Board. A motion approving this initiation would direct staff to prepare an application, that once complete, would proceed through the historic designation process.

### **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

### **Attachment**

Exhibit 1 – Proposed Hardy Park Historic District Presentation

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Prepared by: Trisha Logan, AICP, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services