



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0503

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

FROM: Greg Chavarria, City Manager

DATE: May 16, 2023

TITLE: Motion for Discussion – City Commission Request for Review – Certificate
of Appropriateness for Demolition – Case No. UDP-HP23016 – 301 SW
14th Way - (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider a motion to set a hearing to review the approval of a Certificate of Appropriateness (COA) for Demolition of a one-story single-family residence, a metal shed, and two wood frame sheds (Case No. UDP-HP23016) and determine whether to set a de-novo hearing to review the application.

Background

The City Clerk has received a statement of intent (see Exhibit 1) filed from the office of District 2 Commissioner Steven Glassman, pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-26A.2, City Commission Request for Review (CRR) to review the approval of the COA for Demolition.

The applicant, Curt John Fretham, is proposing to redevelop the property located at 301 SW 14th Way, which is the site of an existing one-story single-family residence, a metal shed, and two wood frame sheds. The site has a Residential - Single Family land use designation and is within the Residential Single Family/Low Medium Density (RS-8) Zoning District.

The Historic Preservation Board (HPB) reviewed and approved the project by a vote of (6-1) on May 1, 2023, with the following staff conditions:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This property is located in an Archaeologically Significant Zone and a Cultural Resource Assessment Survey (CRAS) by a qualified professional is required. The completed survey must be submitted and reviewed by preservation staff prior to submitting a building permit application for demolition. Following the review of the completed survey, additional archaeological testing or monitoring comments may

apply.

3. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

The application and supporting documents are provided as Exhibit 2. The May 1, 2023, HPB Staff Report is attached as Exhibit 3. The May 1, 2023, Draft HPB Meeting Minutes are attached as Exhibit 4.

City Commission Action

In accordance with Section 47-24.11.D.6. of the ULDR, a certificate of appropriateness is subject to City Commission Request for Review in Section 47-26A.2. of the ULDR. The approval of a certificate of appropriateness is not effective until 30 days after approval by the HPB, if a motion is not adopted by the City Commission seeking to review the application within this 30-day period, pursuant to the process provided in Section 47-26A.2. of the ULDR.

In accordance with Section 47-26A.2.A. of the ULDR, the City Commission may adopt a motion to set a hearing to review the application if it is found that the demolition is in an area which due to characteristics of the demolition and the surrounding area, requires additional review in order to ensure that the development standards and criteria have been met and to ensure that the area surrounding the development is protected from the impacts of development.

In accordance with Section 47-26A.2.B. of the ULDR, the City Commission motion approving a CRR shall set a date for the City Commission to consider the application, no later than 60 days from the date the motion is adopted. Review by the City Commission shall be by de novo hearing supplemented by the record below and the same standards and criteria applicable to the development permit shall be applied. At the conclusion of the hearing, the City Commission shall take action approving, approving with conditions or denying the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Create a continuum of education services and support

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

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.

Attachments

Exhibit 1 – Statement of Intent

Exhibit 2 – COA Application and Supporting Documents

Exhibit 3 – May 1, 2023, HPB Staff Report

Exhibit 4 – May 1, 2023, Draft HPB Meeting Minutes

Prepared by: Trisha Logan, AICP, Principal Urban Planner, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services