



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

#18-0588

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 10, 2018

TITLE: Update to the Central Beach Architectural Resource Survey

Background

As directed by the City Commission, staff has updated the Central Beach Architectural Resource Survey. At its June 5, 2018, meeting, staff made a presentation to the Historic Preservation Board (HPB) to provide an update on the findings and recommendations of the survey.

In 2008, City staff and the Fort Lauderdale Historical Society, acting as the City's Preservation Consultant, performed an Architectural Resources Survey of the Central Beach area in the City of Fort Lauderdale. This initial survey is only a preliminary study to identify areas that have historic or architectural significance. The study primarily used the age of the structure as a guideline, with all structures built over fifty years ago considered to be contributing.

Between May 2017 and July 2017, an in-the-field survey was conducted in the Central Beach area to update survey efforts that previously took place. This survey expands on the previous analysis to further refine the status of each property as either contributing or non-contributing, the potential to establish historic districts, as well as the development of additional historic context.

Within the survey, there are four sub-survey areas:

- Birch Estates
- Sunrise Lane
- Harbor Drive
- Lauder-del-Mar

For each of these areas staff has analyzed the data and provided options for the City Commission to consider. To review these options please refer to Exhibit 2 through 8.

On June 5, 2018, staff presented the draft survey to the Historic Preservation Board (HPB) for discussion and comment. Although this was merely a discussion item on the HPB agenda, staff sent notice to property owners or homeowner associations that may have

an interest in the results of the survey. At this meeting the HPB was generally in favor of the effort, however they brought up the following comments and concerns:

- Additional studies regarding the impacts of historic designation, specifically economic impacts and environmental concerns in relation to climate change and sea level rise.
- Extensive public outreach should be part of the process, including a presentation on the results of the survey to the Central Beach Alliance, and any other Civic Association that may be affected.
- Move forward with preliminary efforts that will enhance the existing historic preservation program. These efforts include updates to the ULDR and adoption of additional incentives which will only affect existing historic landmarks and districts at this time.

Attached as Exhibit 9 are the minutes from the HPB meeting which contain the Communication to the City Commission.

Next Steps

Should the City Commission direct staff to move forward with the draft survey outlining options for potential individual designations, historic districts, or thematic districts, additional research would need to be completed to implement the following next steps for consideration:

Unified Land Development Regulations Amendments:

1. Define “contributing” and “non-contributing” structures.
2. Implement language to address interim protective measures for properties that are currently within the historic designation process.
3. Develop further incentives for locally designated historic landmarks and contributing structures within historic districts.
4. Revise current requirements to address the treatment of non-contributing structures.
5. Develop language that defines and explains thematic districts that coincides with the existing process for historic designation.

Additional Studies:

1. Conduct an environmental study to evaluate the impacts of historic preservation in relation to sea level rise and climate change; providing protocol for emergency management and methods for modifying structures that are below Base Flood Elevation.
2. Conduct an economic study to evaluate the impacts of historic preservation on potential development, property values, heritage tourism, and business viability.

Public Outreach:

1. Presentation by staff on the results of the survey and any other direction given by the City Commission to the Central Beach Alliance, and any other Civic Association that may be affected.

2. Preparation of educational materials to answer questions related to historic designation.
3. Workshops with property owners to present options outlined within the survey with further discussion.

Designation Nomination Reports:

1. Preparation of designation nomination reports for areas that have merit as historic districts, thematic historic districts, and individual historic landmarks.
2. If directed, follow steps outlined within the ULDR for designation (attached as Exhibit 10).

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

Attachment

Exhibit 1 – Presentation

Exhibit 2 – Central Beach Architectural Resources Survey Report

Exhibit 3 – Appendix A – Birch Estates

Exhibit 4 – Appendix B – Sunrise Lane

Exhibit 5 – Appendix C – Harbor Drive

Exhibit 6 – Appendix D – Lauder-del-Mar

Exhibit 7 – Appendix E – Potential Historic Landmarks

Exhibit 8 – Appendix F – Glossary of Architectural Terms

Exhibit 9 – HPB Draft Minutes

Exhibit 10 – ULDR Section 47-24.11.B. Historic Designation

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