



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

**#19-0541**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** August 20, 2019

**TITLE:** Ordinance Amending Sections 47-27.7. and 47-27.8., of the Unified Land Development Regulations Revising the Notice Requirements of the Existing Historic Preservation Ordinance – Case No. T19005 – **(Commission Districts 1, 2, 3 and 4)**

---

**Recommendation**

It is recommended that the City Commission consider an ordinance amending Section 47-27.7. and 47-27.8, of the Unified Land Development Regulations revising the notice requirements of the existing historic preservation ordinance.

**Background**

At the July 10, 2018, Conference meeting, the City Commission asked for recommendations regarding potential amendments to the existing historic preservation ordinance (meeting minutes provided as Exhibit 1). Following this Conference meeting, on August 28, 2018, a Commission Memorandum No. 18-131 was sent to the Mayor and City Commission outlining potential amendments and incentives, provided as Exhibit 2. A follow-up Commission Memorandum No. 18-182 providing a status and adjusted timeline was sent on December 20, 2018, provided as Exhibit 3.

The proposed amendments for this item are to *Section 47-27.7, Historic designation* and include the following:

- Modifications to the existing notice procedures for historic designation.
- Added notification of the President of the civic association that is officially recognized by the City of Fort Lauderdale for Historic Landmark and Historic District designation applications.

The proposed amendments to *Section 47-27.8, Certificate of appropriateness and economic hardship exception* include the following:

- Revision to notice procedure to include sign requirements for new construction projects.

The proposed ordinance is attached as Exhibit 4.

City staff initially presented the proposed amendments to the historic preservation sections of the Unified Land Development Regulations at the September 5, 2018, Historic Preservation Board meeting. Meeting minutes are provided as Exhibit 5. On March 4, 2019 (meeting minutes are provided as Exhibit 6), and April 1, 2019 (meeting minutes are provided as Exhibit 7).

At its April 17, 2019 meeting, the Planning and Zoning Board approved a motion to defer this item to the May 15, 2019 Planning and Zoning Board meeting. As part of the motion, the Planning and Zoning Board asked for this item to return to the Historic Preservation Board, requesting that the Historic Preservation Board support, oppose, or support with recommended revisions. The Planning and Zoning Board requested the Historic Preservation Board's opinion of whether they should wait to approve this amendment until Phase 2 (incentives) are ready (meeting minutes are provided as Exhibit 8).

At its May 6, 2019, meeting the Historic Preservation Board approved two motions. The first indicates the Historic Preservation Board support for Phase 1 changes to the historic preservation ordinances and recommends that staff investigate additional ways to provide additional notice to a property owner when the Historic Preservation Board proposes historic designation. This motion passed 9-1. The second motion states that in response to the Planning and Zoning Board's request that the Historic Preservation Board does not recommend deferring the Phase 1 amendments until Phase 2 (incentives) are ready. The second motion passed unanimously. Meeting minutes are provided as Exhibit 9.

The Planning and Zoning Board recommended on May 15, 2019 approval of Case No. T19005 for the proposed amendments to Section 47-27.7. and 47-27.8. of the Unified Land Development Regulations, entitled "Historic designation" and "Certificate of appropriateness and economic hardship exception." Meeting minutes are provided as Exhibit 10 and the Planning and Zoning Board's staff report is provided as Exhibit 11. The recommended approval also included proposed changes in a staff memorandum that was dated May 13, 2019, and was made part of the record. Staff memorandum is provided as Exhibit 12.

As required by Section 10.03 of the City Charter, entitled "public hearings and public notice," additional changes have been included to these proposed amendments to reflect requirements for a newspaper advertisement to be published at least 12 days before the date of a public hearing.

### **Public Outreach**

Staff presented the amendments to the Sailboat Bend Civic Association, as well as to a group of preservation stakeholders that included owners of locally designated Historic Landmarks. After the initial public outreach meetings, neighbors expressed an interest in holding additional public outreach meetings to associations that may also be affected by the updated ordinance. Following this request, a document that addressed Frequently Asked Questions, provided as Exhibit 13, was sent to all civic and business associations

which offered the option for City staff to present to any interested group on the topic. Following a request from the Central Beach Alliance Board, staff presented the proposed Unified Land Development Regulations amendments at the Central Beach Alliance Board and general membership meetings held in January 2019.

Feedback received during the course of public outreach included a request to add notification of the president of the civic association that is officially recognized by the City for Historic Landmark and Historic District designation applications.

A summary of comments from outreach meetings are provided as Exhibit 14.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

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

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
  - Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
    - Strategic Initiative 1: Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations for optimal neighborhood growth, including parking, landscaping, setbacks, change of use and reuse, etc.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Connected*.

### **Attachments**

Exhibit 1 – July 10, 2018, City Commission Conference Meeting Minutes  
Exhibit 2 – City Commission Memorandum No. 18-131  
Exhibit 3 – City Commission Memorandum No. 18-182  
Exhibit 4 – Proposed Ordinance  
Exhibit 5 – September 5, 2018, Historic Preservation Board Meeting Minutes  
Exhibit 6 – March 4, 2019, Historic Preservation Board Meeting Minutes  
Exhibit 7 – April 1, 2019, Historic Preservation Board Meeting Minutes  
Exhibit 8 – April 17, 2019, Planning and Zoning Board Meeting Minutes  
Exhibit 9 – May 6, 2019, Historic Preservation Board Meeting Minutes  
Exhibit 10 – May 15, 2019, Planning and Zoning Board Meeting Minutes  
Exhibit 11 – May 15, 2019, Planning and Zoning Board Staff Report  
Exhibit 12 – May 13, 2019, Staff Memorandum  
Exhibit 13 – Frequently Asked Questions for Proposed Updates  
Exhibit 14 – Summary of Comments from Public Outreach Meetings

---

---

Prepared by: Trisha Logan, Department of Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development