



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#21-0432

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 18, 2021

TITLE: Resolution Adopting the Sailboat Bend Historic District Architectural Resource Survey Update Report; and Assigning a "Contributing" or "Non-Contributing" Status to all Properties within the Sailboat Bend Historic District – Historic Preservation Board Case No. UDP-HPD20001 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting a resolution approving the Sailboat Bend Historic District (SBHD) Architectural Resource Survey Update Report (SBHD Report) and assigning a “Contributing” or “Non-Contributing” status to all properties within the SBHD.

Background

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City’s historic preservation ordinance. In response to request, staff outlined a three-phased approach to amend the historic preservation ordinance and identify potential incentives to enhance historic preservation efforts.

As part of Phase Three of described effort, an updated Architectural Resource Survey of the SBHD was conducted by subject matter experts, who meet the Secretary of the Interior’s qualifications for professionals in historic preservation. The survey aimed to identify any changes within the district since the previous study, which was performed in 2009. The original survey for SBHD was conducted in 1991. The SBHD was designated as a Historic District by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted, which included the initial SBHD Study, met the criteria for its designation as a historic district.

As part of the updated survey, a total of 458 properties were surveyed with 175 identified as contributing, 275 as non-contributing, 35 as either vacant lots or parking lots, and 16 identified as park parcels. A typical practice is to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources. A periodic reassessment is a requirement based on the designation of the City as a Certified Local Government (CLG) by the State of Florida.

The following objectives were established to implement the process of the resurvey of the area:

1. Adjust the boundaries of the existing historic district to exclude properties fronting Broward Boulevard and a portion of the Village of Sailboat Bend Planned Unit Development (PUD), except for the West Side School and surrounding park space; and
2. Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
3. Amend Section 47-17, SBHD of the Unified Land Development Regulations (ULDR) so that it is consistent with the changes to the "Administrative Certificate of Appropriateness" review process set forth in ULDR Section 47-24.11, of the ULDR; and
4. To update the "Material and design guidelines" in ULDR Section 47-17.

(Please note that staff was directed to maintain the existing boundaries of the SBHD. More information can be found in the following section of this memo.)

Prior Reviews

A proposal for the modifications to the existing boundary lines of the SBHD was presented to the Historic Preservation Board (HPB) on January 6, 2020 for their recommendation to the City Commission. The HPB recommended denial of the proposed modifications to the existing boundary lines and sent a Communication to the City Commission requesting that this effort not move forward. The recommendation which was presented at the January 21, 2020 City Commission Conference Meeting. At said meeting, the City Commission gave direction to staff to not move forward with the modification to the boundary of the SBHD and the item did not move forward to the Planning and Zoning Board.

Architectural Resource Survey and Assignment of Contributing and Non-Contributing Status

The following proposal is now being presented for consideration to the City Commission:

- Adoption of the Sailboat Bend Historic District Architectural Resource Survey Update Report (SBHD Report); and
- Assignment of a "Contributing" or "Non-Contributing" status to all properties within the SBHD.

Consideration of the proposed amendments to the ULDR will be scheduled for a separate meeting at a date later this year.

Staff introduced the proposed updates to the SBHD, included in this item, for consideration at the October 5, 2020 HPB meeting. At its November 2, 2020 meeting, the HPB made a motion to schedule a special meeting related to the SBHD Report. The intent was to provide the HPB with an overview and discussion of the survey prior to placing it

on the HPB agenda for a vote from the board. Subsequently, an HPB special meeting was held on December 21, 2020. At its January 4, 2021 regular meeting, the HPB requested that the item be scheduled under “For the Good of the City” on its February 1, 2021 agenda for additional board discussion. At the February 1, 2020 meeting, the HPB spoke in favor of the SBHD Report and proposed amendments and voted on a motion to send a Communication to the City Commission commending staff for their efforts in developing the updates.

The HPB reviewed the proposed resolution to adopt the SBHD Report and the assignment of Contributing and Non-Contributing status on April 5, 2021. A motion to recommend adoption of the resolution by the City Commission was approved by a vote of 6-1 at the April 5, 2021 HPB meeting. The April 5, 2021 HPB meeting minutes, which include public input communications submitted in advance of the HPB meeting and accepted into the record, are attached as Exhibit 1. The April 5, 2021 HPB staff report is attached as Exhibit 2 and contains a detailed summary of the proposed resolution and public outreach efforts. The full Architectural Resource Survey Update Report is provided as Exhibit 3 and the associated Appendices are provided as Exhibits 4 through 10. A memorandum to the Council on Fort Lauderdale Civic Associations is attached as Exhibit 11. A letter to all property owners within the Sailboat Bend Historic District is attached as Exhibit 12. A list of Frequently Asked Questions, and public comments that were received between September 2020 through December 2020 are attached as Exhibit 13 and Exhibit 14, respectively.

Public Notice

In advance of the HPB meeting on April 5, 2021, a mail notice for the HPB public hearing was sent to all property owners on March 5, 2021. In addition, a newspaper notification for the HPB public hearing was placed in the Sun-Sentinel on March 25, 2021.

In advance of this City Commission meeting, ten sign notifications were posted at primary entrances throughout the SBHD.

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 Community.

Attachments

Exhibit 1 – April 5, 2021 HPB Minutes

Exhibit 2 – HPB Staff Memorandum
Exhibit 3 – SBHD Architectural Resource Survey Update Report
Exhibit 4 – Appendix A – Key Maps
Exhibit 5 – Appendix B – SBHD Contributing and Non-Contributing Map
Exhibit 6 – Appendix C – SBHD List of Contributing and Non-Contributing Properties
Exhibit 7 – Appendix D – SBHD Photo List
Exhibit 8 – Appendix E – Contributing Property Forms
Exhibit 9 – Appendix F – Existing Incentives
Exhibit 10 – Appendix G – Police Station
Exhibit 11 – Memorandum to the Council on Fort Lauderdale Civic Associations
Exhibit 12 – Letter to SBHD Property Owners
Exhibit 13 – Frequently Asked Questions
Exhibit 14 – Public Comments
Exhibit 15 – Resolution – Approving
Exhibit 16 – Resolution – Denying

Prepared by: Trisha Logan, AICP, Historic Preservation Planner,
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development