



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0651

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

FROM: Christopher Cooper, Acting City Manager

DATE: August 18, 2026

TITLE: Public Hearing - First Reading - Ordinance Amending the City of Fort
Lauderdale Unified Land Development Regulations (ULDR) Section 47-16,
“Historic Preservation District”, Including an Update to the List of Permitted
Uses and Limitations on Permitted Uses – Case No. UDP-T26002 –
(Commission Districts 2 and 4)

Recommendation

Staff recommends the City Commission approve an ordinance amending the City of Fort Lauderdale’s Unified Land Development Regulations (ULDR) Section 47-16, “Historic Preservation District”, including an update to the list of permitted uses and limitations on permitted uses.

Background

The City Commission adopted the H-1 zoning district ordinance on April 1, 1975. The ordinance was adopted to preserve the buildings and structures that are designated through the H-1 Historic Preservation District zoning. There are two (2) areas in the city that have the H-1 zoning district classification that include the Himmarshee Village and the Stranahan House. The Himmarshee Village Historic District was zoned H-1 on July 1, 1975, by Ordinance No. C-75-69 and was named as the Himmarshee Village Historic District on March 2, 1976, by Resolution No. 76-100. The Stranahan House was zoned as H-1 on June 15, 1982, by Ordinance No. C-82-50, locally designated on the City of Fort Lauderdale’s Historic Register on June 5, 2007, by Resolution No. 07-110, and listed on the National Register of Historic Places on October 2, 1973.

Amendments proposed to ULDR Section 47-16, “Historic Preservation District” were prepared in response to comments provided at the Himmarshee Revitalization Plan Open House event held on November 13, 2023. The comments expressed a need to address issues related to the Special Entertainment District (SED) Ordinance, as well as existing redevelopment restrictions in the area, which are perceived as holding back the economic development of the historic district and hindering its overall success. The proposed updates to the Historic Preservation District (H-1) zoning district are intended to enhance the area’s unique identity and character while balancing future redevelopment within the district.

Amendments proposed under this CAM do not amend SED regulations within the City's Code of Ordinances which are being processed through a separate effort.

At the March 2, 2026, Historic Preservation Board (HPB) meeting, the Board voted unanimously (5-0) to endorse the proposed amendments. The March 2, 2026, HPB Meeting Minutes are attached as Exhibit 2.

On April 15, 2026, the Planning and Zoning Board (PZB), acting as the local planning agency (LPA), reviewed the application and recommended approval (7-0), finding the proposed changes are consistent with the City of Fort Lauderdale Comprehensive Plan. The April 15, 2026, PZB Staff Report is provided as Exhibit 3. The April 15, 2026, PZB Meeting Minutes are provided as Exhibit 4.

On July 2, 2026, the City Commission approved related amendments to ULDR Section 47-16, Historic Preservation District, including an update to the list of historic districts, modification of dimensional requirements including an increase in height, and modification to sign regulations. Amendments to update to the list of permitted uses and limitations on permitted uses was scheduled separately to comply with public hearing requirements in Florida Statute Section 166.041(3)(c).

Proposed ULDR Amendments

The proposed amendments to Section 47-16, Historic Preservation District are outlined below:

1. Amend Permitted Use Table to align uses with other uses listed in the ULDR. The following is a summary of changes:
 - Fifteen (15) uses remain same.
 - Thirty-six (36) uses were updated for consistency to match current use descriptions in the ULDR.
 - Four (4) new uses were added including indoor Motion Picture Theater (less than five (5) screens), Bed and Breakfast Dwelling, Public/Private Recreation, and Book Store.
 - Seven (7) uses were removed including candle shop, gasoline sales on restored premises originally designed for this purpose, general store in character with historic district, millinery and modistes, silversmith, sale of reproduced or restored antique cars, and telegraph office.
2. Amend limitations of permitted uses to more succinctly state the intent and to remove the restriction on the motion picture theater use.

Public Outreach

As part of a vision planning effort for the Himmarshee Village area, an open house for the Himmarshee Revitalization Plan was held on November 13, 2023. Comments related to the future of the area expressed a need to address issues related to the existing redevelopment restrictions in the area, which have been perceived as holding back the

economic development of the historic district and hindering its overall success. Specific next steps were outlined in a summary report of this initiative including the development of an action plan referred to as the Himmarshee Activation Strategy. Within the action plan, several tasks were outlined to achieve the revitalization goals including an existing conditions assessment and preparation of ULDR amendments to develop options that would ensure compatible development to protect community character.

A public outreach meeting was held on January 29, 2026, to provide an overview presentation of the ULDR amendments to property owners and stakeholders within the Himmarshee Village area. Comments received were primarily supportive, but some participants voiced concerns about the increase in height, particularly along SW 2 Street. Additionally, staff provided an overview to the Director of the Stranahan House who shared the updates with their board members.

Follow-up meetings were held with members of the Broward Trust for Historic Preservation to provide additional clarification of the proposed amendments, as well as several meetings with individual property owners. Multiple small group meetings with area non-profits, business owners, and property owners, were also held throughout this effort for related items included in the Himmarshee Activation Strategy where updates on the ULDR amendments were provided or discussed.

In addition to presentations made at the HPB and PZB meetings, staff provided an overview of the proposed text amendments to the Economic Development Advisory Board (EDAB) at its April 12, 2026, meeting.

A memo was also sent to the Council of Fort Lauderdale Civic Associations (CFLCA) providing an overview of the proposed amendments. The Memo to the Council of Fort Lauderdale Civic Associations (CFLCA) is provided as Exhibit 5.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This is a 2026 Commission Priority, advancing Public Spaces and Cultural initiatives.

This item supports the 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- Neighborhood Enhancement Focus Area
- Historic Preservation Element

- Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – March 2, 2026, HPB Meeting Minutes

Exhibit 3 – April 15, 2026, PZB Staff Report

Exhibit 4 – April 15, 2026, PZB Meeting Minutes

Exhibit 5 – Memo to the Council of Fort Lauderdale Civic Associations (CFLCA)

Exhibit 6 – Business Impact Estimate

Exhibit 7 – Ordinance

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