

From: [Trisha Logan](#)
To: dtbb@sbcglobal.net
Cc: [Anthony Fajardo](#); [Ella Parker](#); [Jim Hetzel](#)
Subject: Proposed H-1 Zoning District Ordinance and Historic Preservation Ordinance Amendments
Date: Tuesday, March 3, 2026 4:24:54 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon, Bill.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding proposed amendments to the H-1 Zoning District ordinance and the historic preservation ordinance undertaken by the Development Services Department.

Background

The proposed amendments to the Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District" include updates to the list of historic districts, permitted uses, modifications to dimensional requirements and sign regulation provisions. Additional amendments are proposed to ULDR Section 47-24.11, "historic designation of landmarks, landmark site or buildings and certificate of appropriateness," to amend the effective date and to provide for an approval process for an administrative certificate of appropriateness when visible from the public right-of-way.

These updates are prepared in response to comments that were 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 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 code are intended to enhance the area's unique identity and character, focusing on preserving its architectural significance and historic heritage, while balancing future redevelopment within the district.

Regarding redevelopment, stakeholders emphasized the importance of remaining flexible and finding the right mechanisms to ensure new development is compatible in scale, height, intensity and the district's historic character, with the objective of maintaining a cohesive urban fabric that represents the timeless charm and enhances the built heritage, while creating a more recognizable and appropriate sense of place.

Amendment Summary

The proposed amendments to Section 47-16, Historic Preservation District, include:

1. Update List of Historic Districts to separately identify the Himmarshee Village Historic District and the Stranahan House.
2. Add Dimensional Standards Table:
 - Update existing building standards including setbacks, open space requirements, minimum lot size, minimum lot width, and maximum

structure length.

- Increase building height limitation for new construction and additions allowing up to six (6) stories, with a stepback required above three (3) stories, along SW 2 Street and up to three (3) stories along SW 2 Avenue and SW 3 Avenue.
 - Establish building setbacks from the centerline of the right-of-way to maintain a consistent street frontage.
 - Option for additional bonus height along SW 2 Street if criteria are met.
3. Amend Use Table to streamline and bring uses up to date.
 4. Update Sign Requirements to align with existing sign code and provide administrative review for signs that comply with the City's Historic Preservation Design Guidelines.

Additional changes are proposed to amend Section 47-24.11 to provide a seven (7) business day administrative staff approval with call-up process for review by the Historic Preservation Board for certain development applications that are visible from the public right-of-way. These applications include requests that meet ULDR criteria and the Historic Preservation Design Guidelines but are a modification to the appearance of the structure.

In addition, the effective date of approval was adjusted for applications subject to City Commission Request for Review (CRR), where the timeframe for the effective date of approval cannot be issued for seven business days unless the City Commission notifies staff of an intent to call an item up for review.

Next Steps

The HPB has recommended approval of the amendments, and the proposal will be presented for consideration to the Planning and Zoning Board at the April 15, 2026, meeting. Ultimately the item will be presented to the City Commission at two readings.

If you have any comments or questions, please let me know.
Regards,



**Trisha Logan, AICP | Principal Urban Planner
and Historic Preservation Board Liaison**

**Urban Design & Planning Division | Development Services
Department**

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-7101

E: tlogan@fortlauderdale.gov

WeAreFTL