




AGENDA ITEM #3

CASE NUMBER	UDP-T26002
APPLICANT	City of Fort Lauderdale
REQUEST	Amend Unified Land Development Regulations (ULDR) Section 47-16, "Historic Preservation District", Including an Update to the List of Historic Districts, Update the List of Permitted Uses, Modification of Dimensional Requirements, including an Increase in Height, Modification to Sign Regulations and ULDR Section 47-24.11, "Historic Designation of Landmarks, Landmark Site or Buildings and Certificate of Appropriateness," to Amend the Effective Date, To Provide for an Approval Process for an Administrative Certificate of Appropriateness when Visible from the Public Right-Of-Way
COMMISSION DISTRICTS	2 – Steven Glassman and 4 – Ben Sorensen
ULDR SECTIONS	<u>Section 47-16</u> Historic Preservation District <u>Section 47-24.11</u> Historic designation of landmarks, landmark site or buildings and certificate of appropriateness
NOTIFICATION REQUIREMENTS	10-day legal ad
ACTION REQUIRED	Recommend approval or denial to City Commission
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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. In addition, there are proposed amendments 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 were prepared in response to comments provided at the Himmarshree 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.

Staff conducted an initial analysis to the existing building standards for the district, including taken into account the differences between the subarea character to the properties fronting SW 2 Street as well as the character of properties fronting SW 2 Avenue and SW 3 Avenue in order to develop updated dimensional standards.



Dimensional regulations define the physical limits of land development, including minimum lot sizes, setbacks, maximum building height, lot coverage, and density. These requirements vary by zoning district and are applicable when a property owner is seeking to redevelop or add to the existing buildable envelope of a parcel as prescribed for a particular area. Updated dimensional standards for the H-1 zoning district would apply to any new construction or new additions within the H-1 zoning district.

Most of the regulations remain the same or similar to current code provisions, but certain modifications have been made to address each subarea character. One primary difference is the front setback requirement for the properties fronting SW 2 Street which has been modified from the requirement of a five (5) foot front yard setback, to a forty-five (45) foot front yard setback as measured from the centerline of the street.

Another primary difference is the proposed increase in building height. The current height permitted in the H-1 zoning district is twenty-five (25) feet. Existing structures located within the historic district range from one (1) to three (3) stories in height.

Along SW 2 Street, the increase in building height would permit proposing redevelopment to be constructed up to an overall height of six (6) stories but would require the building to stepback after three (3) stories to maintain a consistent low scale street frontage and provide compatibility between neighboring structures within the district. The additional height permitted along SW 2 Street beyond the stepback offers a better transition into the neighboring Downtown Regional Activity Center - City Center (RAC-CC) zoning district, where height is unlimited and is restricted only by the Federal Aviation Administration (FAA).

Along SW 2 Avenue and SW 3 Avenue, properties would be permitted to construct up to an overall height of three (3) stories on a parcel within the district. This height limitation will maintain appropriate building scale and compatibility between neighboring structures within the historic district. Table 1 provides a summary of these changes.

Table 1: Proposed Dimensional Requirements Table

Requirement	SW 2 Avenue and SW 3 Avenue, Stranahan House	SW 2 Street
Minimum lot size	5,000 sq. ft.	5,000 sq. ft.
Maximum structure height	35 ft (3 stories)	6 stories (See Note A)
Maximum shoulder height	None	3 stories
Required stepback	None	15 ft
Maximum structure length	100 ft	150 ft
Minimum lot width	50 ft	50 ft
Minimum front yard	25 ft (See Note B)	Setback a minimum of 45 feet measured from the centerline of the street
Minimum corner yard	10 ft setback measured from the property line	45 ft setback measured from the centerline of the street
Minimum side yard	5 ft	None
Minimum rear yard	15 ft	None
Minimum distance between buildings	10 ft (residential Only)	None
Open Space Requirements	20 percent	10 percent



A Certificate of Appropriateness (COA) application to the Historic Preservation Board (HPB) is required for major alterations (including a new addition), new construction, demolition, or relocation of a building. Any property owner may apply for any one of these requests, however approval is not guaranteed. All proposals would still be required to adhere to criteria outlined in ULDR Section 47-24.11.D for COAs as well as the City's Historic Preservation Design Guidelines.

While not adopted by resolution, an Architectural Resource Survey of the Himmarshee Village Historic District provides an overview of the historic context of the area and histories of each individual property. This information would be utilized as part of the staff analysis of any COA application submitted to the HPB.

PREVIOUS REVIEWS:

At the March 2, 2026, HPB meeting, the Board voted unanimously (5-0) to endorse the proposed amendments. During the discussion the board asked about including additional requirements concerning fencing or barriers for sidewalk cafes. Within the City's Historic Preservation Design Guidelines there are requirements for any fencing placed in front of a property. We are also in the process of implementing a Tactical Urbanism and Streetscape Beautification Plan for SW 2 Street which will inform future installations of streetscape elements including barriers for sidewalk cafes. This plan may also inform future amendments to the H-1 Zoning District ordinance. Attached are the March 2, 2026, HPB Meeting Minutes as Exhibit 3.

ULDR AMENDMENTS:

Below is a detailed summary of each proposed ULDR amendment section including intent and a description of section content. The Proposed ULDR Text Amendments are attached as Exhibit 2.

Section 47-16.1. List of districts.

Intent: Update list of Historic Districts.

Description: Update List of Historic Districts to separately identify the Himmarshee Village Historic District and the Stranahan House.

Section 47-16.2. Intent and purpose.

Intent: Minor edits to intent and purpose.

Description: Include language to specify that this section is applicable to all structures within a H-1 historic preservation zoning district.

Sec. 47-16.4. Certificate of Appropriateness.

Intent: Restructure order of the requirements within the ordinance.

Description: Relocated Certificate of Appropriateness process from Section 47-16.6 to 47-16.4.

Sec. 47-16.5. List of Permitted Uses.

Intent: Insert the list of uses in a table format and updated to correspond with other uses listed in the ULDR.

Description: Amendments to this section include reformatting the use in a table form with the following changes:

- Fifteen (15) uses remain same.
- Thirty-six (36) uses were updated for consistency to match the 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.

Sec. 47-16.6. Limitations on permitted uses.

Intent: Restructure order of the requirements within the ordinance and modify limitations to meet current conditions.

Description: Relocated existing requirements for limitations of uses and remove specific language concerning exclusions related to modern technology and period related uses.

Sec. 47-16.7. Dimensional requirements.

Intent: Add a dimensional standards table that addresses a height increase and regulations that will create form-based regulations for the area.

Description: Amendments to this section include:

- 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 additional criteria are met such as Superior lining with no exposed parking, an active rooftop on the top floor, and a minimum of a 15-foot floor to ceiling height on the first floor
- New streetscape standards aligned with local street sections in the Downtown Master Plan.

Sec. 47-16.8. Sign regulations.

Intent: 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.

Description: Amendments to this section include:

- Update current sign review process that requires all new signs submit a Certificate of Appropriateness application to HPB. This update will allow signs that meet the City's Historic Preservation Design Guidelines for Commercial Properties or a change of copy on an existing sign it can go directly to building permit review. If a sign is not in keeping with City of Fort Lauderdale's Historic Preservation Design Guidelines for Commercial Properties or exceed the number of permitted signs it would need a Certificate of Appropriateness application to the HPB.
- Update sign requirements to align with modern standards (such as removal of requirement to use incandescent light bulbs).



Sec. 47-16.9. Site amenity requirements.

Intent: Minor edits to remove non-applicable language.

Description: Removal of the words "mall" and "terraces" within the description of site amenity requirements.

Section 47-24.11.D Certificate of appropriateness

Intent: To revise the City Commission Request for Review Period to align review timeframes with Florida Statutes, Section 166.033.

Description: Provide for an effective date of approval 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.

Section 47-24.11.E.5 Administrative certificate of appropriateness

Intent: To allow for staff review of certain Certificate of Appropriateness applications that are visible from the public right-of-way.

Description: Provide a seven (7) business day administrative staff approval with call-up process for review by the Historic Preservation Board for certain Certificate of Appropriateness 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.

PUBLIC OUTREACH:

A public outreach meeting was held on January 29, 2026, to provide an overview presentation to the property owners and stakeholders within the Himmarshee Village area. Several questions were posed during the meeting to clarify the proposed amendments. Comments received at this outreach meeting were primarily supportive concerning the proposed amendments, but some participants voiced concerns about the increase in height, particularly along SW 2 Street.

A memo was also sent to the Council of Fort Lauderdale Civic Associations (CFLCA) providing an overview of the proposed amendments. The Memo to Council of Fort Lauderdale Civic Associations (CFLCA) is provided as Exhibit 3.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment aligns with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

- ELEMENT: Historic Preservation Element
- GOAL: Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.
- OBJECTIVE: Objective HP 3.1: Unified Land Development Regulations (ULDR) Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.
- POLICY: Policy HP 3.1.1: Continuously update and revise ULDR criteria to address current historic preservation needs.

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



PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval or denial of the proposed amendments to the City Commission.

EXHIBITS:

1. March 2, 2026, HPB Meeting Minutes
2. Proposed ULDR Text Amendments
3. Memo to CFLCA