




**REQUEST:** Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

<b>Case Number</b>	T19004
<b>Applicant</b>	City of Fort Lauderdale
<b>ULDR Sections</b>	Section 47-24.11
<b>Notification Requirements</b>	10-day legal ad
<b>Action Required</b>	Recommend approval or denial to City Commission
<b>Authored By</b>	Trisha Logan, Urban Planner III 

**BACKGROUND:**

At the July 10, 2018, City Commission 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 was sent to the Mayor and commissioners outlining potential amendments and incentives (provided as Exhibit 2). A follow-up commission memorandum providing a status and adjusted timeline was sent on December 20, 2018 (provided as Exhibit 3).

While there are numerous items to be addressed in updating the City's Unified Land Development Regulations (ULDR) related to historic preservation, it is important to address several elements within the existing code framework to provide a solid foundation for the overall program. One of the primary benefits of these proposed edits, revisions, and additions is to allow staff to process applications administratively and expeditiously, which alleviates the amount of time spent on processing applications to the Historic Preservation Board (HPB), and saves both time and resources for the property owner, as well as adding more certainty into the process.

The proposed amendments are aimed to have a substantial positive impact on the overall historic preservation program by streamlining the application process and providing neighbors with a greater level of comfort and clear expectations for processing applications on properties that are individually designated or are located within a designated historic district.

**AMENDMENT SUMMARY**

The proposed amendments to *Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness* include the following:

- Additional definitions including "contributing property," "non-contributing property," "Fort Lauderdale register of historic places," and "Historic preservation design guidelines" as well as other definitions that further clarify the text contained within the ordinances;
- Modifications to designation process to re-define who may apply for historic designation;
- Inclusion of interim protection measures for properties within the historic designation process with penalties and inclusion of criteria exceptions;
- Proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale's Historic Preservation Design Guidelines;
- Proposed language to address amendments to work previously approved by the historic preservation board allowing for a more streamlined process with specific criteria;
- Proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties;
- Proposed language for bond requirements through the Code of Ordinances for relocation of a historic landmark or structure in a historic district;



- Miscellaneous edits to address inconsistencies throughout the text to ensure clarity of the process and requirements.

The proposed text amendments are attached as Exhibit 4.

**PUBLIC OUTREACH**

City staff initially presented proposed amendments to the historic preservation sections of the ULDR at the September 5, 2018, Historic Preservation Board (HPB) Meeting. Since the initial presentation to the HPB staff has also 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 5, was sent to all Civic and Business Associations which offered the option for City staff to present to any interested group on the topic. In response, the only Civic Association that requested a presentation was the Central Beach Alliance Board and presentations by staff were made at the board and general membership meetings which were held in January 2019.

Feedback received during the course of public outreach included concerns about the broadness of scope and who may apply for historic landmark designation in the City of Fort Lauderdale. Re-defining who may apply for historic designation was not initially addressed, but is now included within the proposed amendments. Language utilized is based on examples from other cities in the state of Florida including the City of Miami Beach, the City of Miami, the City of West Palm Beach, the City of Gainesville, and the City of St. Petersburg.

A compilation of comments from the public outreach meetings are attached as Exhibit 6.

On April 1, 2019, current drafts of the proposed amendments were presented to the Historic Preservation Board. Staff reviewed each section with the board members with specific points of clarification requested for definitions of minor alterations and minor demolition in correspondence with the proposed language for administrative certificates of appropriateness, specifically related the visibility of proposed work from the right-of-way, which has now been addressed. Other points of discussion were related to the proposed definition of "applicant" for a historic landmark designation application, the updated noticing requirements, and approvals of after-the-fact work. Several of the board members commended staff for their efforts in the preparation of the proposed amendments and requested updates as they moved through the remainder of the review process.

**COMPREHENSIVE PLAN CONSISTENCY:**

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

- ELEMENT: Historic Preservation Element
- GOAL 1: Goal 1: To provide for the identification, recognition and evaluation of the historic resources of Fort Lauderdale and to enhance public awareness and involvement in various applicable aspects of historic preservation.
- OBJECTIVE: Objective 1.5: The City shall continue to enact, amend, or revise, as appropriate, regulatory measures that will further its historic preservation goals.
- POLICY: Policy 1.5.2: The Fort Lauderdale Code of Ordinances shall be amended to incorporate the findings and recommendations found within the



Historic Preservation Element and to be consistent with amendments to the Historic Preservation Element, when appropriate.

This ULDR amendment is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

**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 of the proposed amendments to the City Commission.

**EXHIBITS:**

1. July 10, 2018, City Commission Conference Meeting Minutes.
2. City Commission Memorandum No. 18-131.
3. City Commission Memorandum No. 18-182.
4. Section 47-24.11, Historic designation of landmarks, landmark site or buildings and certificate of appropriateness, Proposed Text Amendment.
5. Frequently Asked Questions for Proposed Updates.
6. Summary of Comments from Public Outreach Meetings.



# City of Fort Lauderdale

City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
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## Meeting Minutes

Tuesday, July 10, 2018

1:30 PM

City Commission Conference Room

### City Commission Conference Meeting

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor - Commissioner*  
*BEN SORENSEN Vice Mayor - Commissioner - District IV*  
*HEATHER MORAITIS Commissioner - District I*  
*STEVEN GLASSMAN Commissioner - District II*  
*ROBERT L. McKINZIE Commissioner - District III*

*LEE R. FELDMAN, City Manager*  
*JOHN HERBST, City Auditor*  
*JEFFREY A. MODARELLI, City Clerk*  
*ALAIN E. BOILEAU, Interim City Attorney*

## CALL TO ORDER

Mayor Trantalis called the Conference Meeting to order at 1:45 p.m.

## ROLL CALL

**Present:** Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Mayor Ben Sorensen, Commissioner Robert L. McKinzie (arrived at 5:13 p.m.) and Mayor Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Interim City Attorney Alain Boileau, City Auditor John Herbst and Sergeant at Arms Tanisha Stevens

**No e-comments were submitted for this meeting.**

Mayor Trantalis announced Agenda items would be taken out of order to accommodate Florida Department of Transportation (FDOT) personnel and their presentation for Agenda Item BUS-1.

## OLD/NEW BUSINESS

### BUS-1 [18-0732](#)

Florida Department of Transportation Pedestrian Bridge over the New River Project Update

City Manager Feldman gave a brief review of the history of this item. Representatives of the Florida Department of Transportation (FDOT) and Broward County School Board (School Board) are in attendance to present their position for a safe alternative to walking and bicycling through the Henry E. Kinney Tunnel (Tunnel).

Mayor Trantalis recognized Scott Peterson, Planning and Design, FDOT. Mr. Peterson gave a presentation on the FDOT Feasibility Study.

***A copy of the FDOT PowerPoint presentation is attached to these minutes.***

schools are a community effort. Ms. Fertig recommended all stakeholders work collaboratively for the success of all children.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King confirmed his membership on the Broward County Diversity Advisory Board, commenting on his work with the School Board. He discussed his position on funding both public and private schools in the City.

**BUS-3 18-0588**

**Update to the Central Beach Architectural Resource Survey**

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief review of DSD's draft of the Architectural Resource Survey (Survey). He acknowledged the reason for this presentation is to receive Commission feedback noting the need for extensive public outreach. Mr. Fajardo introduced Trisha Logan, Historic Preservation Officer, who gave the Survey presentation.

Ms. Logan gave a brief history of the Survey that began in 2008 with assistance from the Fort Lauderdale Historical Society and incorporated into the Master Plan in 2011. In 2013, the State Historic Preservation Office determined several areas surveyed were eligible for registration on the National Register of Historic Places (National Register) and that occurred in 2013 and 2015. In 2017, a resurvey was implemented. The area surveyed was the Central Beach Area from Sunrise Boulevard to Holiday Drive and Harbor Drive as illustrated in the presentation. Ms. Logan expounded on how the Survey was conducted and details for buildings qualifying for historic designation and those structures warranting further research.

Ms. Logan expounded on updates to the Unified Land Development Regulations (ULDR), additional studies, public outreach and preparation of historic designation nomination. She discussed changes to the Central Beach Area over the last five years, including properties which were demolished, nomenclature and tax incentives regarding historic properties.

***A copy of this presentation is attached to these minutes.***

Mayor Trantalis recognized, David B. Kyner, 416 Palm Avenue and Chair of the Historic Preservation Board. Mr. Kyner commented on his ownership of historic homes in numerous cities. He suggested the Commission accept the findings and recommendations of the Survey, and moving forward. Mr. Kyner confirmed the need for extensive community outreach to educate the community and discussed

recommendations for individual designations and contributing factors.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street and Historic Preservation Board Member. Ms. Mammano recommended going forward with the modifications, including better defined terms and identification of economic incentives and procedures to the existing Ordinance.

Mayor Trantalis recognized Arthur Marcus, 1800 N. Andrews Avenue and member of the Historic Preservation Board. Mr. Marcus confirmed his qualifications as an architect and preservationist, noting the Survey is the beginning of a much larger process. He expounded on aspects of buildings and the need for protection within designated Historic Districts. Mr. Marcus expounded on this topic, citing the Town Square shopping area at the corner of Oakland Park Boulevard and A1A as an example.

Mayor Trantalis recognized Russell Dion, 701 Bayshore Drive. Mr. Dion commented on aspects of the Study and his opposition to designation of his property without his agreement. He also commented on incentives for historic designation, the effect of historic designation on property values and voluntary designation. Mr. Dion submitted backup from the National Bureau of Economic Research about property values to Mayor Trantalis.

***A copy of Mr. Dion's submission is attached to these minutes.***

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on his viewpoint that historic designation can be viewed as adverse condemnation and its impact on neighboring properties.

Mayor Trantalis recognized Dan Lindblade, President and CEO of the Greater Fort Lauderdale Chamber of Commerce (Chamber). Mr. Lindblade commented on the discussion of Historic Designation at the Chamber's recent Board Meeting, confirming that a motion to oppose historic preservation was rescinded. He commented on the business community's economic concerns over blanket labeling of Historic Districts. The Chamber would like to participate in the process and urges careful consideration.

Mayor Trantalis recognized Tim Schiavone, 911 Sunrise Lane, owner of the Parrot Lounge and designated representative of the North Beach Village Merchants Association. Mr. Schiavone commented on how this procedure impacts individuals. He requested the Commission be



reasonable and fair, noting his willingness to participate in the process to work together. He noted the need for property owners' consent in order for these efforts to be successful.

Mayor Trantalis recognized Steve Gonely, 700 Antioch. Mr. Gonely discussed costs related to his home's window replacement located in a Historic District. He also commented on other issues related to his home's renovations and infrastructure concerns.

Mayor Trantalis recognized Dayaldas Lalwani, 3132 NE 9th Street. Mr. Lalwani commented on his family's business in the Central Beach Area. He discussed the community's opposition to this issue, a lack of clear definitions, and the need for transparency and community involvement.

Mayor Trantalis recognized Greger Nilzen, 3003 Terramar St. Mr. Nilzen commented on his North Beach Village residence, business and beautification efforts in this area. He commented on his opposition to blanket Historic Designation and desire for improved streetscapes and landscaping in North Beach Village. Mayor Trantalis commented on developers previous efforts in the North Beach Area. Mr. Nilzen commented on the need for area upgrades.

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms. Laughlin commented on historic preservation, stating that it cannot be forced on people. She discussed practical realities for opposing the historic designation of the Central Beach Area, commenting on reasons regarding property rights and the need for consent of property owners. Ms. Laughlin submitted her comments for the record.

***A copy of Ms. Laughlin's comments is attached to these minutes.***

Mayor Trantalis recognized Stephen Tillbrook, Esq., 200 East Las Olas Boulevard and Chair of the Government Affairs Committee for the Greater Fort Lauderdale Chamber of Commerce. Mr. Tillbrook discussed his redevelopment work in the City, commenting on the vision and goals. He noted neighbors were not consulted in the Survey, commenting on the flawed criteria as it relates to what constitutes a contributing property, expounding on this point.

Mayor Trantalis recognized Courtney Crush, Esq., Crush Law, P.A., 333 New River Drive and on behalf of several property owners in the Central Beach Area. Ms. Crush confirmed the need for additional time for her client's consultants to review and digest the Survey. She commented on the history of efforts regarding the Central Beach Master Plan since

2008. Ms. Crush expounded on issues regarding this Survey, confirming her clients' opposition to blanket Historic Designation.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on the number of structures that are fifty years old and would be considered as contributing factor to Historic Designation. He recommended this be voluntary, expounding on the reasoning.

Mayor Trantalis recognized Dev Motwani, 2415 Del Mar Place. Mr. Motwani discussed his family being long time property owners in the Central Beach Area and his ownership of two historic properties in the City. He confirmed his support of historic preservation in the right context and done the right way. Mr. Motwani noted the Study was correct. However, the Study was based on flawed Unified Land Development Regulations (ULDR), expounding on this point. As a first step, Mr. Motwani recommended making appropriate changes. He confirmed his opposition, commenting on the many challenges associated with living in a Historic District.

Mayor Trantalis recognized Tom McMannus, 632 Intracoastal Drive. Mr. McMannus recommended reconsidering the process, confirming his opposition to the blanket historic designation and commenting on the unintended consequences. He urged working with the community.

Commissioner Glassman thanked Staff for their work and the members of the community for their input. He commented on his position and the need for the City to holistically determine how to handle historic preservation while respecting history. Commissioner Glassman noted the City of Fort Lauderdale applied and received its federal and state recognized Certification as a Local Government, commenting on the corresponding level of responsibility regarding historic preservation and the importance of education. He commented on the four historic areas in the City and the need to look at them holistically.

Commissioner Glassman recommended increased incentives, commenting on the options available, discussing the history of this topic and the City's Master Plan's recommendations to address historic preservation. Further comment and discussion ensued on establishing a Historic Preservation Trust Fund (HPTF), addressing the Florida Master Site File and changes in the ULDR. Commissioner Glassman recommended more groundwork be done in the recommendation portion of the backup to this Agenda item.

Commissioner Moraitis commented on the need to assist with improving

areas rather than taking over areas, noting initiatives in the Birch Road area. She confirmed her opposition to overlay zoning, commenting on the need to preserve property rights and support for property owners who consent to having their property designated as historic. Commissioner Moraitis commented on the need for incentives, additional studies and her position to preserve property rights.

Vice Mayor Sorensen commented on his position, confirming the importance of historic preservation and concurring with concerns of blanket designation. He noted the importance of neighbor and property owner engagement to move this issue forward and addressing incentives. Vice Mayor Sorensen commented on the opportunity and importance of improving the ULDR to facilitate a clear understanding and expectation.

Mayor Trantalis acknowledged the work of Mr. Kyner and the Historic Preservation Board. He commented on the identity of the City and the economic benefits as it relates to Historic Preservation, discussing examples of other municipalities' identifiable attributes. Mayor Trantalis commented on his long-held position to address and improve the economic impact on historic property owners and the transfer of development rights. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 3:44 p.m.

Mayor Trantalis reconvened the meeting at 4:07 p.m.

**BUS-4** [18-0576](#)

**Uptown Urban Village Project - Land Use Plan Amendment Status**

Mayor Trantalis recognized Anthony Fajardo, Director of Sustainable Development (DSD). Mr. Fajardo gave a brief update on efforts for the Uptown Urban Village Project (Project). He introduced Jim Hetzel, Planner III - DSD. Mr. Hetzel gave the Commission a presentation on the Project. Mr. Hetzel gave a brief update on the history and background of the Project. Details regarding Mr. Hetzel's comments are noted in the attached presentation.

***A copy of the PowerPoint Presentation is attached to these minutes.***

Mr. Hetzel said Staff is seeking Commission direction to move forward with the Land Use Plan Amendment to be presented at an upcoming Commission Meeting for transmittal to Broward County. Staff continues to work on the Master Plan that will also be presented to the Commission. In response to Mayor Trantalis, Mr. Hetzel confirmed that

Vice Mayor Sorensen commented on rescheduling the first Budget Hearing on September 6, 2018. Further comment and discussion ensued on rescheduling this meeting.

Vice Mayor Sorensen discussed the Las Olas Corridor Mobility Public Workshop (Workshop), expounding on the successful results. He requested a follow-up meeting with the City's traffic consultants on retainer for guidance. Further discussions ensued on revisiting the results of the original design implemented by Staff and subsequent refinement based on Workshop feedback. Further comment and discussion ensued on the numerous contexts for different sections of Las Olas Boulevard from the beach to Andrews Avenue. Mayor Trantalis recommended this be brought before the Commission as a Conference Meeting item following upcoming Workshops.

Commissioner McKinzie arrived at 5:13 p.m.

Mayor Trantalis confirmed the ongoing process for reviewing resumes for the City Attorney position and the vetting process. Discussions ensued on this topic. It was confirmed that Mayor Trantalis and City Manager Feldman would vet the remaining 25 resumes and bring the resulting resumes before the Commission at the August 21, 2018 Conference Meeting.

Commissioner McKinzie commented on his arriving late to today's Conference Meeting. He attended the Swearing In Ceremony for Boynton Beach Police Chief Michael Gregory, formerly Assistant Police Chief with the Fort Lauderdale Police Department.

## ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 5:16 p.m.



## Memorandum

**Memorandum No: 18-131**

**Date:** August 28, 2018

**To:** Honorable Mayor and Commissioners

**From:** Lee R. Feldman, ICMA-CM, City Manager

**Re:** Historic Preservation Update Schedule

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The City Commission has given direction to City staff regarding potential amendments to the existing preservation ordinance as well as researching incentives that can be utilized to encourage property owners to apply for historic designations.

In order to accomplish these tasks with existing resources we have broken down these efforts into phases that we believe will suitably address the direction received, accomplish high impact amendments that we feel would be widely supported, and determine long term solutions that will resolve more complicated issues the City has been dealing with over the past several years since the original ordinance was drafted and adopted.

### **Phase 1:**

While there are numerous items to be addressed in updating the City's Unified Land Development Regulations (ULDR) related to historic preservation, it is important to address several elements within the existing framework to provide a solid foundation for the overall program. One of the primary benefits of these proposed edits, revisions, and additions, is that it will allow staff to process additional applications administratively and expeditiously, which alleviates the amount of time staff spends on processing applications for the Historic Preservation Board (HPB), and saves both time and money for the property owner in applying to the HPB as well as adding a certain level confidence in the process. Below is an outline of the proposed changes:

### **Outline of Proposed Changes to ULDR Section 47-24.11**

- Additional definitions for "contributing property," "non-contributing property," "Fort Lauderdale register of historic places," and "Historic preservation design guidelines" as well as other definitions that further clarify the text contained within the ordinance.
- Modifications to designation process to clarify the process with inclusion of interim protection measures for properties within the historic designation process and inclusion of criteria exceptions (as referenced within the National Register Bulletin.)

- Proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale’s Historic Preservation Design Guidelines.
- Proposed language to address amendments to work previously approved by the historic preservation board that will allow for a streamlined process with criteria similar in concept to how amendments to Planning and Zoning Board or City Commission approved plans.
- Proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties.
- Develop expiration criteria for Certificates of Appropriateness that would be similar to expirations of site plan approvals.
- Miscellaneous edits to address inconsistencies throughout the text to ensure clarity on the process and requirements.
- Revision to ULDR Section 47-27, Notice Procedures for Public Hearings, to reflect the addition of interim protection measures and other revisions to the designation process.

Staff believes this low hanging fruit concept will have a substantial positive impact to the overall certificate of appropriateness permit that will streamline the process and give our neighbors a greater level of comfort and clear expectations when going through the process for any properties that are individually designated or within a designated historic district.

**Current Proposed Timeline for Phase 1 Implementation:**

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board
- **September - October 2018** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks, and other community stakeholders: FLHS (Patricia Zeiler), Broward Trust for Historic Preservation (Micheline Michel), and various interested parties within the development community
- **December 19, 2018** Planning and Zoning Board

- **January 2019** First reading at City Commission
- **February 2019** Second reading at City Commission

**Phase 2:**

In an effort to address the City Commission directive to research and develop recommendations regarding Historic Preservation Incentives staff proposes the following timeline:

**Timeline of Research and Implementation of Historic Preservation Incentives**

- **September – December 2018** Staff research and meetings with local municipalities, stakeholders, and other interested parties.
- **January – February 2019** Prepare draft ULDR amendments of proposed incentives.
- **March – June 2019** Meetings to review proposed changes with stakeholders and interested parties including the Historic Preservation Board.
- **July 2019** Planning and Zoning Board
- **August 2019** First Reading at City Commission
- **September 2019** Second Reading at City Commission

**Phase 3:**

In 2012, a working group consisting of members of the Historic Preservation Board and members of the community (along with input from City staff and the City Attorney's Office) proposed amendments to the Historic Preservation Ordinance. This effort was very large in scope and there were several aspects of the proposed amendments, which remain outstanding from the perspective of addressing issues and concerns from a legal and practical standpoint.

Recently, members of the current Historic Preservation Board have commented that they would like to this effort move forward again. However, the time and dedication to accomplish an overall amendment to the ordinance would require devoting staff to a large scale project, where accomplishing phase 1 above would provide high impact changes to the existing ordinance that would be more beneficial in a shorter amount of time.

A certificate to dig (a recommendation from the working group that would require a certificate to be issued prior to any ground disturbing activity) is an example of an outstanding item from this effort. This recommendation did not provide clear criteria at

the time and there were several questions that remained unanswered that will require additional research and time.

Staff does anticipate that Phase 1 will address some of the issues that are part of the larger overall amendment effort and intend on working on some issues throughout and during the time period of Phases 1 & 2. To illustrate this point please see the following:

**Outline of New Items Proposed in 2012 Amendments**

- Declaration of Public Policy and Legislative Intent
- Definitions (addressed in current update)
- Updates Designation Process (addressed in current update)
- Updates to Certificate of Appropriateness Review Process (partially addressed in current update)
- Certificate to Dig (Archaeology)
- Maintenance of Designated Historic Resources and Demolition by Neglect
- Incentives: Financial Assistance; Permit Fee Incentive Program; Additional Fees for Demolitions; Conservation Easements; Property Tax Exemption for Commercial Properties
- Transfer of Development Rights (TDR)

It is our intent to ensure that all requests are addressed and given the resources available we believe that the above timeline will allow staff to move forward.

- c: Christopher J. Lagerbloom, Assistant City Manager  
Stanley D. Hawthorne, Assistant City Manager  
Alain E. Boileau, Interim City Attorney  
Jeffrey A. Modarelli, City Clerk  
John C. Herbst, City Auditor  
Department Directors





## Memorandum

**Memorandum No: 18-182**

**Date:** December 20, 2018

**To:** Honorable Mayor and Commissioners

**From:** Lee R. Feldman, ICMA-CM, City Manager

**Re:** Adjusted Timeline for Phase I Implementation of Historic Preservation Updates

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As part of ongoing efforts to incorporate proposed changes to the historic preservation ordinance under "Phase I" as outlined in the Commission Memorandum No: 18-131, City staff is providing the following update regarding progress made and an adjustment to the schedule that was originally outlined.

To date, staff has presented to the Historic Preservation Board, the Sailboat Bend Civic Association, and 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 was sent to all Civic and Business Associations which offered the option for City staff to present to their group on the topic. Thus far one Civic Association has requested a presentation with meetings now scheduled with the Central Beach Alliance Board and General Membership in January 2019. Staff will wait to hear from Civic and Business Associations regarding the invitation to present until February 2019 before moving forward with the timeline as outlined below.

Additional feedback received during the course of public outreach included concerns on the broadness of who may apply for historic landmark designation in the City of Fort Lauderdale. Under Phase 1, redefining who can apply for historic landmark designation is not addressed, however staff is looking to include an additional amendment in order to address this concern following the receipt of feedback from the City Commission.

### **Adjusted Timeline for Phase 1 Implementation:**

- **August 2018** Memo provided to City Commissioners outlining initiative
- **September 5, 2018** Presentation to the Historic Preservation Board

- **October 2018 – February 2019** Community Outreach Meeting with Sailboat Bend Civic Association; Outreach Meeting with owners of Historic Landmarks; other community stakeholders, and various interested parties within the development community; Central Beach Alliance Board and General Membership
  
- **March 4, 2019** Update Presentation to the Historic Preservation Board
  
- **April 17, 2019** Planning and Zoning Board
  
- **May 2019** First reading at City Commission
  
- **June 2019** Second reading at City Commission

Due to this adjustment in the timeline for Phase I, the timelines for accomplishing initiatives outlined within Phase II and Phase III will also be adjusted. As those initiatives move forward, further updates will be provided.

- C: Christopher J. Lagerbloom, Assistant City Manager  
Stanley D. Hawthorne, Assistant City Manager  
Alain E. Boileau, City Attorney  
Jeffrey A. Modarelli, City Clerk  
John C. Herbst, City Auditor  
Department Directors

**Sec. 47-24.11. - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.**

A. ~~Intent.~~Definitions. The following words when used in this Sec. 47-24.11 shall have the following meanings:

1. It is the intent of this Section for the City to regulate the addition, demolition, construction, reconstruction, alteration, repair, moving, and excavation of historic landmarks and property located in historic districts to preserve, promote and protect the cultural, economic, educational, and general welfare of the public through the preservation of historically worthy structures. These regulations are intended to safeguard the City of Fort Lauderdale's local heritage and preserve the City's historic buildings, historic sites, archaeological sites, monuments, structures, neighborhoods and areas which reflect elements of the city's cultural, social, economic, political and architectural history.~~Adaptive reuse. Any act or process that converts a structure to a use other than that for which it was designed, e.g., changing a bank into a restaurant, such may be accomplished with a varying degree of alteration to a structure or may vary from extensive remodeling to a slight alteration or change in use.~~
2. The City Commission finds that the unique and significant character of the City will be preserved by protecting and enhancing its historic, architectural, aesthetic and cultural heritage with regulations that mandate specific design standards to prevent the destruction of historic landmarks and districts and protect the historic value of designated properties.~~Alteration. Any act or process that changes any exterior architectural appearance or feature of a designated property or certain designated interior features of designated landmarks.~~
3. The City Commission finds that historic preservation serves a public purpose to protect the health, safety, and welfare of people in the City of Fort Lauderdale.~~Architecturally worthy. An architectural design which represents either a significant aspect of the history of the city, architectural history in general or a significant design of an architect of historical importance.~~
4. The City of Fort Lauderdale's Historic Preservation Design Guidelines provide useful illustrations and case studies that assist the user in decisions when renovating, rehabilitating, restoring or making an addition to a historic property so that the essential form and design elements that create its character are respected. The guidelines are intended to help manage and protect the City's

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

architectural and historical resources and assist city staff, the historic preservation board, and elected officials in making fair and informed decisions regarding improvements that have an impact on historic properties. Unless explicitly required in this Section, the City of Fort Lauderdale Historic Preservation Design Guidelines are non-binding.~~Board. The Fort Lauderdale Historic Preservation Board.~~

5. ~~*Certificate of appropriateness.* A certificate issued by the historic preservation board indicating its approval of plans for alteration, construction, removal, or demolition of a landmark, landmark site or of a structure within a historic district.~~
6. ~~*Comprehensive plan.* The city's comprehensive plan as adopted by the city pursuant to F.S. ch. 163, pt. II.~~
7. ~~*Decision or recommendation.* When referring to the board, the executive action taken by the board on an application for a designation or a certificate of appropriateness regardless of whether that decision or recommendation is immediately reduced to writing.~~
8. ~~*Demolition.* Any act that destroys in whole or in part a landmark, landmark site or a building or structure designated historic or if it exists in a designated historic district or exists on a landmark site.~~
9. ~~*Exterior architectural appearance.* The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.~~
10. ~~*Historic district.* An area designated as a "historic district" by ordinance of the city commission and which may contain within definable geographic boundaries, one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.~~
11. ~~*Historically worthy.* To have a special historical interest or value because it represents one (1) or more periods of styles of architecture typical of the city or~~

~~because it has value as a part of the development, heritage or cultural characteristics of the city.~~

~~12. *Landmark.* A property or structure designated as a "landmark" by resolution of the city commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the city.~~

~~13. *Landmark site.* The land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the landmark. A landmark site shall include the location of significant archeological features or of a historical event, and shall include all significant trees, landscaping and vegetation as determined by the board.~~

B. *Definitions.* The following words when used in this Section shall have the following meanings below; words not defined herein or in the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, shall be interpreted by their common and ordinary meaning: ~~*Historic designation.*~~

1. *Adaptive reuse.* Any act or process that converts a structure to a use other than that for which it was designed, e.g., changing a bank into a restaurant, such may be accomplished with a varying degree of alteration to a structure or may vary from extensive remodeling to a slight alteration or change in use. ~~*Applicant.*~~ For the purpose of this section, an applicant may be the property owner, any person residing in the city or any legal entity in the city, including the city.

2. *Addition.* Any expansion to the vertical or horizontal perimeter of a building connected to the existing building. ~~*Application.*~~ An application for an historic designation shall be made to the department which shall also include the following information:

a. ~~A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically addressing and documenting those items contained in this section;~~

b. ~~Date of construction of the structure(s) on the property, and the names of its current and all past owners and, if possible, their dates of ownership;~~

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- ~~c. Photographs of the property;~~
  - ~~d. Legal description as a landmark, landmark site, historic building or historic district;~~
  - ~~e. Applications for the designation of historic district shall contain a written description of the boundaries of the district.~~
3. Administrative certificate of appropriateness. Minor alterations, minor demolitions, in-kind replacements, and restorations that comply with Section 47-24.11.E. of the ULDR that may be approved by the Department of Sustainable Development.  
~~Review process—Historic preservation board.~~
- ~~a. An application for an historic designation shall be submitted to the historic preservation board for review.~~
  - ~~b. Within sixty (60) days of submission of a complete application, after notice given in accordance with Sec. 47-27.7, Notice Procedures for Public Hearings, the board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.~~
  - ~~c. The board shall review the application and decide if it meets the criteria for designation as provided in this section.~~
  - ~~d. The board shall forward its record and recommendations to the city commission for consideration.~~
  - ~~e. The board may vote to defer its decision for an additional thirty (30) days based on a need for further information or other grounds relevant to making a proper decision.~~
  - ~~f. If the board recommends a designation, it shall explain how the proposed landmark or historic district qualifies for designation under the criteria contained in this section. This evaluation may include references to other buildings and areas in the city and shall identify the significant features of the proposed landmark, historic buildings or historic district. The board evaluation shall~~

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~~include a discussion on the relationship between the proposed designation and existing and future plans for the development of the city.~~

4. ~~Alteration. Any act or process that changes any exterior architectural appearance or feature of a designated property or certain designated interior features of designated landmarks.~~ Review process ~~Planning and zoning board.~~ If the application is for designation of an historic district, the application shall be forwarded to the planning and zoning board for review simultaneous with review by the historic board and the recommendation of the planning and zoning board shall be forwarded to the city commission for consideration.
  
5. ~~Archaeological site. Archaeological site shall mean a property or location that has yielded or is likely to yield the presence of artifacts on or below the ground surface indicating past use of the site by people and which has been designated as an Archaeological site in accordance with this Section.~~ Review process ~~City commission.~~
  - a. ~~Within ninety (90) days of the historic preservation board and planning and zoning board recommendation, where required, the department shall forward the board's recommendation to the city commission. The city commission shall hold a public hearing to consider the application and the record and recommendations of the planning and zoning board and historic preservation board, and shall hear public comment on the application.~~
  
  - b. ~~If the city commission determines that the proposed designation meets the criteria for designation as provided in this section, the city commission shall approve the designation as requested in the application or approve a designation with conditions necessary to ensure that the criteria will be met. If the city commission determines that the proposed designation does not meet the criteria for designation, the city commission shall deny the designation application.~~
  
  - c. ~~Approval of a designation for individual landmarks, specific interiors, landmark sites and buildings as historic shall be by resolution adopted by the city commission.~~
  
  - d. ~~Approval of a designation for an historic district shall be by adoption of an ordinance.~~

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6. Architecturally worthy. An architectural design which represents either a significant aspect of the history of the city, architectural history in general or a significant design of an architect of historical importance. ~~Criteria.~~ The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:
- ~~a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation,~~
  - ~~b. Its location as a site of a significant local, state or national event,~~
  - ~~c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation,~~
  - ~~d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation,~~
  - ~~e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,~~
  - ~~f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,~~
  - ~~g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or~~
  - ~~h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.~~
7. Certificate of appropriateness. A certificate issued by the historic preservation board indicating its approval of plans for alteration, construction, removal, or demolition of a landmark, landmark site or of a structure within a historic district. ~~Approval.~~ Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. The provisions of this section shall not relieve the property owner of the duty to comply with the zoning district regulations in which the designated property is located. If

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~~the designation is made, the supporting documents of the comprehensive plan shall be amended to contain the designation. The city clerk shall notify each applicant and property owner of the decision relating to his property within thirty (30) days of the city commission action, and shall arrange that the designation of a property as a landmark or as a part of a historic district be recorded in the public records of the county.~~

8. Certified Local Government. A local government with a historic preservation program which has been certified by the Florida Department of State, Division of Historical Resources in accordance with the National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended.~~Successive applications.~~ Upon denial of the application for designation, there shall be a twelve (12) month waiting period before any applicant may resubmit the proposal. An applicant shall be required to submit new evidence in his application, unless the application is accepted pursuant to this section.
9. Contributing Property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.~~Amendments and rescissions.~~ The designation of any landmark and landmark site, historic building or historic district may be amended or rescinded through the same procedure utilized for the original designation.
10. Comprehensive plan. The city's comprehensive plan as adopted by the city pursuant to Chapter 163, Florida Statutes, as amended.~~Appeal.~~ Appeal of a denial of an application for designation by the city commission shall be by writ of certiorari to the circuit court.
11. Decision or recommendation. When referring to the HPB, the executive action taken by the HBP on an application for a designation or a certificate of appropriateness regardless of whether that decision or recommendation is immediately reduced to writing.

12. Demolition. An act or process that removes, pulls down, tears down, razes, deconstructs or destroys twenty-five percent (25%) or more of the square footage of an existing building wall, structure, or foundation.
13. Designation report. A report including but not limited to the property owner(s), site address, and legal description; a location map; an inventory of the structures on the site; a statement of significance identifying the period(s) of signification; a written narrative describing the architectural, historical, and/or cultural significance; planning context; current photographs; historic photographs (if available); and a bibliography listing sources.
14. Excavation. The process of performing an archaeological dig to recover artifacts, historical materials or other archaeological features.
15. Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.
16. Fort Lauderdale Register of Historic Places. The list of locally designated landmarks, landmark sites, and historic districts maintained by the City of Fort Lauderdale, Department of Sustainable Development, that have met the criteria for significance and have been designated by the HPB, in accordance to the provisions of this chapter.
17. Florida Master Site File (FMSF). An archive and database of all known archaeological and historical sites and districts recorded within the State of Florida that is maintained by the Florida Department of State, Division of Historical Resources.
18. Historic district. An area designated as a "historic district" by ordinance of the city commission and which may contain within definable geographic boundaries, one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

19. Historic Preservation Board. The City of Fort Lauderdale Historic Preservation Board (“HPB”).
20. Historic Preservation Design Guidelines. The City of Fort Lauderdale’s Historic Preservation Design Guidelines, adopted by City Commission on May 15, 2012, by Resolution No. 12-92.
21. Historic resource. Landscape features, archaeological sites and zones, structures, buildings, districts, and objects which have demonstrated significance in the history of the city, the county, the state and/or the nation through historic designation.
22. Historically worthy. To have a special historical interest or value because it represents one (1) or more periods of styles of architecture typical of the city or because it has value as a part of the development, heritage or cultural characteristics of the city.
23. Interior Landmark. A building interior that is customarily open or accessible to the public that has been designated as a "landmark" by the City Commission, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the city.
24. Landmark. A property or structure designated as a "landmark" by the City Commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the city.
25. Landmark site. The land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the landmark. A landmark site shall include the location of significant archeological features or of a historical event, and shall include all significant trees, landscaping and vegetation as determined by the HPB.
26. Major Alteration. An alteration of a landmark, landmark site, or a structure located within a historic district that increases the existing square footage of a building wall, structure or foundation by twenty-five percent (“25%”) or more whether it is visible or not visible from the right-of-way.

27. *Minor Alteration.* An alteration of a landmark, landmark site, or a structure located within a historic district that does not increase or modify the existing square footage of a building wall, structure or foundation by twenty-five percent ("25%") or more and is not visible from the right-of-way.
28. *Minor Demolition.* An act or process that removes, pulls down, tears down, razes, deconstructs or destroys less than 25% of the square footage of an existing building wall, structure, or foundation, that is not visible from the right-of-way.
29. *National Register of Historic Places.* A federal listing maintained by the U.S. Department of Interior that includes buildings, sites, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, 16 U.S.C. 470, as amended.
30. *New construction.* Any new building, structure, object or addition to a historic landmark, landmark site, or a contributing property, or a non-contributing property or vacant land in a historic district.
31. *Non-contributing property.* A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.
32. *Owner.* An individual, entity, partnership, corporation, or public agency that holds fee simple title to real property. The term "owner" does not include individuals, partnerships, corporations, or public agencies holding easements or less than a fee simple interest (including leaseholds) in real property. The lessee of a land lease for a term exceeding seventy-five ("75") years, which lease entitles the lessee to construct, demolish, or alter buildings on the land, shall be considered an owner. When the ownership of a building has been divided into condominiums, the condominium association shall be considered the sole owner, so long as the condominium association has the support of the majority of condominium unit owners. When a building is owned by a cooperative corporation, the corporation shall be considered the sole owner.

33. Relocation. The movement of a structure from one location to another location, including movement on its own site.

34. United States Secretary of the Interior's Standards. A series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations in accordance with the United States Department of Interior regulations, 36 CFR 67.

C. Historic designation. ~~Certificate of appropriateness.~~

1. Requests for Historic Designation. Requests for historic designation may be made by one (1) of the following: ~~When permit is required.~~

a. ~~Motion of the HPB; or No person may undertake any of the following actions affecting a designated landmark, a designated landmark site, or a property in a designated historic district without first obtaining a certificate of appropriateness from the historic preservation board:~~

~~i. Alteration of an archeological site, or~~

~~ii. New construction, or~~

~~iii. Demolition, or~~

~~iv. Relocation.~~

~~v. Alteration of the exterior part of a building or a structure or designated interior or portion thereof of a building or structure; however, ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a certificate of appropriateness, provided this work on a designated landmark, a designated landmark site, or a property in a designated historic district does not alter the exterior appearance of the building, structure or archeological site, or alter elements significant to its architectural or historic integrity.~~

~~vi. When located within a designated historic district, uses of land such as those including but not limited to, furniture placed outdoors, pushcarts,~~

~~mobile or non-mobile vending machines and trolley cars placed on private property.~~

- b. ~~By resolution of the City Commission; or~~Whenever any alteration, new construction, demolition or relocation is undertaken on a property in a designated historic district without a certificate of appropriateness, the building official shall issue a stop work order.
  - c. ~~By any property owner in respect to its own property; or~~Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. Whenever any alteration, new construction, demolition or relocation is undertaken on a designated landmark, a designated landmark site, or buildings or structures within a district without a certificate of appropriateness, the building director shall issue a stop work order.
  - d. ~~A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or~~A certificate of appropriateness shall be a prerequisite and in addition to any other permits required by law. The issuance of a certificate of appropriateness by the board shall not relieve the property owner of the duty to comply with other state and local laws and regulations.
  - e. ~~By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five years and have maintained a recognized interest in historic preservation for at least five years preceding the resolution.~~
2. Application Fee Waiver. Fees shall be waived for applications initiated through the HPB or the City Commission. The Historic Preservation Board Liaison shall prepare the applications initiated by the HPB and the City Commission.~~Applicant.~~  
~~An owner of property historically designated who wishes to carry out the activities described in subsection C.1.a.~~

3. Application. An application for an historic designation of a landmark, landmark site, or historic district shall be made to the Department of Sustainable Development. The application must include the following information:~~Alterations, new construction or relocation.~~
- a. Most recently available copy of the Broward County Property Appraiser's record for the property; and~~Application for alterations, new construction or relocation. An application for a certificate of appropriateness for alterations, new construction or relocation shall be made to the department and shall include the following information, in addition to the general application requirements described in Sec. 47-24.1:~~
- ~~i. Drawings, or plans or specifications of sufficient detail to show the proposed exterior alterations, additions, changes or new construction as are reasonably required for decisions to be made by the historic preservation board and the department. Such drawings, plans or specifications shall include exterior elevations, architectural design of buildings and structures, including proposed materials, textures and colors, including all improvements such as walls, walks, terraces, plantings, accessory buildings, signs and lights and other appurtenant elements.~~
  - ~~ii. Applications for relocation must also comply with Chapter 9, Article IV, House Moving, of Volume I of the Code.~~
- b. Proof of ownership (deed); and~~Review process for alterations, new construction or relocation.~~
- ~~i. An application shall be submitted to the historic preservation board for review to consider if the application meets the criteria for a certificate of appropriateness for alteration, new construction or relocation.~~
  - ~~ii. The department shall forward its recommendations to the historic preservation board for consideration.~~
  - ~~iii. Within forty five (45) days of submission of a complete application, the historic preservation board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.~~

- iv. ~~If the board determines that the application meets the criteria for a certificate of appropriateness as provided in this section, the board shall approve the certificate subject to such conditions necessary to ensure compliance with the criteria.~~
  - v. ~~If the board determines that the application for certificate of appropriateness does not meet the criteria the board shall deny the certificate and an appeal may be filed in accordance with Section 47-26B, Appeals.~~
  - vi. ~~The board shall render its decision within sixty (60) days after the public hearing. If the board fails to make a decision upon an application within the specified time period, the application shall be deemed approved.~~
- c. Sketch map (all sketch maps shall include a scale and a north arrow):~~Criteria.~~
- i. Historic Landmark Landmark Site, and Archaeological Site Designations. Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with Chapter 472, Florida Statutes must be provided; or~~General.~~ ~~In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:~~
    - a) ~~The effect of the proposed work on the landmark or the property upon which such work is to be done;~~



- ~~b) The relationship between such work and other structures on the landmark site or other property in the historic district;~~
  - ~~c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;~~
  - ~~d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;~~
  - ~~e) Whether the plans may be reasonably carried out by the applicant;~~
  - ~~f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."~~
- ii. Historic Districts. Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; ~~and~~Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:
- ~~a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;~~
  - ~~b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or~~

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~~alteration of any historic material or distinctive architectural features should be avoided when possible;~~

- ~~e) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;~~
  - ~~d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;~~
  - ~~e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;~~
  - ~~f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;~~
  - ~~g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and~~
  - ~~h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.~~
- ~~iii. *Additional guidelines; new construction.* Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the board shall also use the following additional guidelines.~~

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~~Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.~~

- ~~a) The height of the proposed building shall be visually compatible with adjacent buildings.~~
- ~~b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.~~
- ~~c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related.~~
- ~~d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.~~
- ~~e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.~~
- ~~f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.~~
- ~~g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.~~
- ~~h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.~~

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- ~~i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.~~
- ~~j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.~~
- ~~iv. *Additional guidelines; relocation.* When an applicant seeks a certificate of appropriateness for the relocation of a landmark, a building or structure on a landmark site, or a building or structure in a historic district, or wishes to relocate a building or structure to a landmark site or to a property in a historic district, the board shall also consider the following:~~
  - ~~a) The contribution the building or structure makes to its present setting;~~
  - ~~b) Whether there are definite plans for the site to be vacated;~~
  - ~~c) Whether the building or structure can be moved without significant damage to its physical integrity; and~~
  - ~~d) The compatibility of the building or structure to its proposed site and adjacent properties.~~
- d. Any applicable fees required by the City; and
- e. A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR; and
- f. Provide responses in accordance with Section 47-24.11.C.7 of the ULDR explaining how proposed landmark, landmark site, archaeological site or buildings in the proposed historic district meet the criteria; and
- g. Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof

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of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and

- h. Identify the period of significance of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- i. Map identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- j. Current color photographs of all sides of the property and historic photographs, if available; and
- k. Legal description from Broward County Official Records of landmark and landmark site, or archaeological site; and
- l. A list of references and citations for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements, etc.; and
- m. Applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
- n. Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.

4. Review process—Historic preservation board.~~Demolition.~~

- a. Determination of application completeness. An application for historic designation shall be submitted to the Department of Sustainable Development. The Department of Sustainable Development shall determine within ten (10) business days of application submittal whether the application meets the standards and requirements of the ULDR and historic designation criteria.~~Application for demolition. An application for a certificate of~~

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~~appropriateness for demolition shall be made to the department on forms provided by the department. In addition to the requirements provided in subsection C.3 the application shall include the following information and documents:~~

- ~~i. Owner of record;~~
- ~~ii. Site plan showing all buildings and structures on the property;~~
- ~~iii. Recent photographs of the structure(s) proposed for demolition;~~
- ~~iv. Reasons for the demolition;~~
- ~~v. Method of demolition; and~~
- ~~vi. Proposed future uses of the site and of the materials from the demolished structures.~~

b. Within ten (10) business days of submittal of an application, the Department of Sustainable Development shall notify the applicant of any missing documentation or additional information requested by the department.~~Review process—Demolition.~~

- ~~i. An application shall be submitted to the historic preservation board for review in accordance with criteria provided in subsection C.4.c.~~
- ~~ii. The board shall within thirty (30) days of submission of a complete application, after notice given as provided in Section 47-27, Notice Procedures for Public Hearings, hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.~~
- ~~iii. If the board determines that the application meets the criteria for a certificate of appropriateness for demolition, the board shall approve the certificate or approve the certificate subject to such conditions necessary to ensure compliance with the criteria. The board may grant a certificate of appropriateness for demolition, which may provide a delayed effective date of up to ninety (90) days. The effective date shall be determined by the~~

~~board based on the significance of the structure and the estimated time required to arrange a possible alternative to demolition. During the demolition delay period, the board may take such steps as it deems necessary to preserve the structure. Such steps may include, but are not limited to, consultations with community groups, public agencies and interested citizens; recommendations for acquisition of the property by public or private bodies, or agencies; and exploration of the possibility of moving the resource.~~

~~iv. If the board determines that the application for demolition does not meet the criteria, the board shall deny the certificate and an appeal may be filed in accordance with Section 47-26B, Appeals.~~

~~v. The board shall render its decision within twenty (20) days after the public hearing. The period may be extended, and its length established, by mutual consent of the board and applicant.~~

c. If an applicant fails to provide additional information as requested by the Department of Sustainable Development within ten (10) days of the request, the application shall be deemed withdrawn. ~~Criteria—Demolition.~~

~~i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or~~

~~ii. The property or building no longer has significance as a historic architectural or archeological landmark; or~~

~~iii. The demolition or redevelopment project is of major benefit to a historic district.~~

d. *Interim protective measures.* From the date that notice is given, after the City's receipt of a complete application, in accordance with Section 47-27.7 of the ULDR, no building permit for any new construction, major alteration, relocation, or demolition that may affect the property proposed for designation shall be issued until one of the following occurs:

- i. The HPB finds that the property or properties do not appear to meet the criteria for designation and recommends denial of the application requesting designation to the City Commission; or
  - ii. If 180 days from the date notice is given have elapsed, unless this time limit is waived on the record by motion of the HPB stating mutual consent between the owner(s) and the HPB at the HPB meeting; or
  - iii. The City Commission finds that the property or properties do not appear to meet the criteria for designation and denies the request for designation.
- e. Within sixty (60) days of submission of a complete application, after notice is given in accordance with Section 47-27.7 of the ULDR, the Department of Sustainable Development shall schedule the application for the next available HPB meeting. The HPB will consider the application and recommendations forwarded by the department and shall hear public comment on the application.
- f. The HPB shall review the application and determine if it meets the criteria for designation as provided in this section.
- g. The HPB shall forward its record and recommendations to the city commission for consideration.
- h. The HPB may vote to defer its decision for an additional thirty (30) days based on a need for further information in accordance with the criteria in the ULDR.
- i. If the HPB recommends a designation, it shall explain how the proposed landmark or historic district qualifies for designation under the criteria contained in this section. This evaluation may include references to other buildings and areas in the city and shall identify the significant features of the proposed landmark, historic buildings or historic district.
- j. Any person or persons, owner or owner's agent, or member or employee of any firm, company or corporation violate or permit to be violated, or cause a violation of any provision of Section 47-24.11 shall, upon conviction, be punished in accordance with Section 1-6 of the City's Code of Ordinances. If a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000.00 per violation, in



accordance with Section 162.09, Florida Statutes, as amended from time to time.

5. Review process—Planning and zoning board. If the application is for the designation of a historic district, the application shall be forwarded to the planning and zoning board for review after review by the HPB, and the recommendation of the planning and zoning board shall be forwarded to the city commission for consideration.~~Economic hardship.~~

~~a. Application—Economic hardship.~~ If the board denies an application for demolition of a structure(s), the applicant may within thirty (30) days apply to the board for an economic hardship exception. An application for economic hardship exception shall include the following information and documents:

~~i. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased;~~

~~ii. Assessed value of the land and improvements thereon according to the most recent assessment;~~

~~iii. For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record;~~

~~iv. All appraisals obtained by the owner in connection with the purchase or financing of the property or during his ownership of the property;~~

~~v. Bona fide offers of the property for sale or rent, price asked, and offers received, if any; and~~

~~vi. Any consideration by the owner as to profitable, adaptive uses for the property.~~

~~b. Review process—Economic hardship.~~

- ~~i. The application shall be submitted to the department for consideration, which shall be reviewed in accordance with the criteria for an economic hardship provided in subsection C.5.c.~~
- ~~ii. Within thirty (30) days of submission of a complete application, after notice given as provided in Sec. 47-27.8, Notice Procedures for Public Hearings, the board shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.~~
- ~~iii. If the board determines that the application meets the criteria for an economic hardship as provided in subsection C.5.c, the board shall approve the certificate or approve the certificate with such conditions necessary to ensure compliance with the criteria.~~
- ~~iv. If the board determines that the application for economic hardship does not meet the criteria, the board shall deny the certificate and an appeal may be filed in accordance with Section 47-26B, Appeals. The board shall render its decision within ninety (90) days after the public hearing.~~
- ~~e. *Criteria Economic hardship.* In approving or denying applications for economic hardship exception, the board shall consider the following general criteria:
  - ~~i. The denial of a certificate of appropriateness to demolish the structure(s) will result in the loss of all reasonable and beneficial use of or return from the property, or~~
  - ~~ii. Even though the designated landmark, designated landmark site, or property within the designated historic district has reasonable beneficial use, the property no longer contributes to a historic district, or no longer has significance as a historic architectural or archeological landmark or the demolition or the redevelopment project is of major benefit to a historic district.~~~~

6. ~~Review process—City commission.~~~~Effective date.~~ The decision of the board pertaining to a certificate of appropriateness shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the city commission seeking to review the application or no appeal of the historic preservation board decision is filed by the applicant as provided in Section 47-26B, Appeals. The action of the historic preservation board shall be final and effective after the expiration of the thirty (30) days period with no action taken by the city commission.
- a. Within ninety (90) days of the HPB and planning and zoning board recommendation, where required, the department shall forward the HPB's recommendation to the city commission. The city commission shall hold a public hearing to consider the application, the record and recommendations of the planning and zoning board and HPB, and shall hear public comment on the application.
7. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service:~~Emergency conditions; designated properties.~~ In any case where it is determined that there are emergency conditions dangerous to life, health or property affecting a landmark, a landmark site, or a property in a historic district, an order to remedy these conditions without the approval of the board or issuance of a required certificate of appropriateness may be issued, provided that the chairman of the board has been notified.
- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or
- b. Its location as a site of a significant local, state or national event; or
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or
- d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation; or

- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or
  - f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or
  - g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or
  - h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
8. Criteria Considerations. Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for listing in the Fort Lauderdale Register of Historic Places. However, such properties will qualify for designation if they are integral parts of districts that do meet the criteria listed in 47-24.11.C.7 of the ULDR, or if they fall within one (1) of the following categories found in Federal Regulation 36 CFR 60: ~~Emergency actions; nondesignated properties. The city commission may call an emergency meeting to review a threat to a property that has not yet been designated by the city, but appears to be eligible for designation. The city commission may direct the person with authority to issue building permits in the city to issue a stop work order for a thirty (30) day period in order to provide time to negotiate with the property owner to remove the threat to the property. The board shall then seek alternatives that will remove the threat to the property. During the thirty (30) day period, the city commission may initiate steps to designate the property under the provisions of this Sec. 47-24.11.~~
- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
  - b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

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- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
  - d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
  - e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or
  - f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
  - g. A property achieving significance within the past 50 years if it is exceptionally important.
9. Approval. Unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. The provisions of this section shall not relieve the property owner of the duty to comply with the zoning district regulations in which the designated property is located. If the designation is made, the supporting documents of the comprehensive plan shall be amended to contain the designation. The city clerk shall notify each applicant and property owner of the decision relating to his property within thirty (30) days of the city commission action, and shall arrange that the designation of a property as a landmark or as a part of a historic district be recorded in the public records of the county.~~Conformity with the certificate of appropriateness.~~
- a. ~~Conformity with requirements. All work performed pursuant to a certificate of appropriateness shall conform to all provisions of such certificate. It shall be the responsibility of the person with authority to issue building permits in the city to inspect from time to time any work being performed, to assure such compliance. In the event work is being performed not in accordance with such certificate, the building official is authorized to issue a stop work order. No additional work shall be undertaken as long as such stop work order shall continue in effect.~~

~~b. *Maintenance and repair requirements.*~~

~~i. Every owner of a landmark, a landmark site, historic building, or a property in a historic district shall keep in good repair:~~

~~a) All of the exterior portions of such buildings or structures;~~

~~b) All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and~~

~~c) In addition, where the landmark is an archeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archeological integrity of the site.~~

~~ii. The board may refer violations of this section for enforcement proceedings on any building or structure designated under this Sec. 47-24.11 in order to preserve such building or structure in accordance with the purposes of this Sec. 47-24.11.~~

~~iii. The provisions of this section shall be in addition to the provisions of the building code requiring buildings and structures to be kept in good repair.~~

~~c. *Penalty.* Any person or persons, owner or owner's agent, or member or employee of any firm, company or corporation who shall violate or permit to be violated, or cause to be violated any provision of this Sec. 47-24.11 shall, upon conviction, be punished as provided in Section 47-34, Enforcement, Violation and Penalties. Each day the violation is continued shall constitute a separate offense.~~

~~d. *Injunctive relief.* In addition to any other remedies provided in this Sec. 47-24.11, the city may seek injunctive relief in the appropriate court to enforce the provisions of the ULDR.~~

10. *Successive applications.* Upon denial of the application for designation, there shall be a twelve (12) month waiting period before any applicant may resubmit the

proposal. An applicant shall be required to submit new evidence in his application, unless the application is accepted pursuant to this section.

11. Amendments and rescissions. The designation of any landmark and landmark site, historic building or historic district may be amended or rescinded through the same procedure utilized for the original designation.

12. Appeal. Appeal of a denial of an application for designation by the city commission shall be by writ of certiorari to the circuit court.

D. Certificate of appropriateness. ~~City historic property tax exemption code.~~

1. Historic Preservation Board issuance of Certificates of Appropriateness.  
Definitions.

a. No person may undertake any of the following actions affecting a designated landmark, a designated landmark site, an archaeological site, or a property in a designated historic district without first obtaining a certificate of appropriateness from the HPB. ~~For purposes of subsections D.1 through D.7, the following terms shall have the meanings indicated below:~~

i. Alteration or excavation of an archeological site; ~~or~~ Ad valorem tax means a tax based upon the assessed value of property.

ii. New construction; ~~or~~ Assessed value of property means an annual determination of the just or fair market value of an item or property or, if a property is assessed solely on the basis of character or use or at a specified percentage of its value, pursuant to Section 4(a) or 4(b), Article VII of the State Constitution, its classified use value or fractional value.

iii. Relocation; ~~or~~ Commission or city commission means the city commissioners of the City of Fort Lauderdale.

iv. Major Alteration; ~~or~~ City means the City of Fort Lauderdale, Florida.

v. Demolition; ~~or~~ Property appraiser means the Broward County Property Appraiser, a county officer charged with determining the value of all property within the county, with maintaining certain records connected

~~therewith, and with determining the tax on taxable property after taxes have been levied.~~

vi. When located within a designated historic district, uses of land such which include but are not limited to: furniture placed outdoors, mobile or non-mobile vending machines, or mobile vending vehicles placed on private property.

b. Whenever any major alteration, new construction, demolition or relocation is undertaken on a designated landmark, a designated landmark site, an archaeological site, or a property in a designated historic district without a certificate of appropriateness, the building official shall issue a stop work order. ~~The following words and phrases shall have the same meaning as specified in the rules of the Department of State, Division of Historical Resources, F.A.C. ch. 1A-38, as may be amended from time to time:~~

~~i. *Contributing property* means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:~~

~~a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time;~~

~~b) Is capable of yielding important information about the period; or~~

~~c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.~~

~~ii. *Division* means the Division of Historical Resources of the Department of State.~~

~~iii. *Historic property* means a building site, structure, or object which is means:~~

~~a) Individually listed in the National Register of Historic Places;~~

~~b) A contributing property in a National Register listed historic district;~~

~~c) Designated as a historic property or landmark; or~~



- d) ~~A contributing property in a historic district.~~
- iv. ~~Improvements means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation, or rehabilitation of such property. Improvements include additions and accessory structures (i.e., a garage) necessary for efficient contemporary use.~~
- v. ~~Historic preservation board means the city created and appointed board as set out in Section 47-32, Historic Preservation Board, which shall be certified by the Division of Historical Resources, Florida Department of State, as qualified to review applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.~~
- vi. ~~National Register of Historic Places means the list of historic properties significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.~~
- vii. ~~Preservation exemption covenant or covenant means the Historic Preservation Property Tax Exemption Covenant, in substantially similar form to the Florida DOS Form No. HR3E111292, indicating that the owner agrees to maintain and repair the property so as to preserve the architectural, historical, or archaeological integrity of the property during the exemption period.~~
- viii. ~~Renovation or rehabilitation means the act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural, and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or~~

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~~deteriorated property while maintaining the essential form of the property as it presently exists.~~

~~ix. *Restoration* means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.~~

~~x. *Useable space* means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.~~

c. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions.

d. A certificate of appropriateness shall be a prerequisite and in addition to any other permits required by law. The issuance of a certificate of appropriateness by the HPB shall not relieve the property owner of the duty to comply with other state and local laws and regulations.

2. *Applicant*. Shall mean an owner of the historically designated property or property located within a historic district or an authorized representative who has provided a notarized letter to the HPB liaison, executed by all the property owners explicitly stating that all property owners have consented to the authorized representative's submission of the application, correspondence with the city, and subsequent appearance at any public hearing regarding the subject property. ~~*Exemption from ad valorem taxes—General.*~~

~~a. *Exemption for improvements to historic property (per F.S. § 196.1997)*. The city commission may authorize an ad valorem tax exemption of one hundred percent (100%) of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.~~

~~b. *Exemption for historic properties open to the public (per F.S. § 196.1998)*. If an improvement qualifies a historic property for an exemption, as set out herein, and the property is used for nonprofit or governmental purposes and is~~

~~regularly and frequently open for the public's visitation, use, and benefit, the city commission may authorize the exemption from ad valorem taxation of one hundred percent (100%) of the assessed value of the property, as improved, if all other provisions herein are complied with; provided, however, that the assessed value of the improvement must be equal to at least fifty percent (50%) of the total assessed value of the property as improved. The exemption applies only to real property to which improvements are made by or for the use of the existing owner.~~

- ~~c. *Application for review.* This exemption shall only apply to improvements to real property that are made on or after the day that this Sec. 47-24.11 authorizing ad valorem tax exemption for historic properties is adopted. Such exemption shall apply only to taxes levied by the city, and does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Sections 9(b) or 12, Article VII of the State Constitution.~~
- ~~d. *Duration of exemption.* Any exemption granted shall remain in effect for up to ten (10) years with respect to any particular property, regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property. However, for purposes of the exemption under F.S. § 196.1998, a property shall be removed from eligibility for the exemption if the property no longer qualifies as historic property open to the public in accordance with the requirements herein.~~

~~In order to retain the exemption, the historic character of the property, and the improvements which qualified the property for exemption, must be maintained over the period for which the exemption is granted. Such exemption shall take effect on January 1 following substantial completion of the improvement.~~

3. ~~*Major alterations, new construction or relocation.*~~ *Designation of type and location of historic property qualified for exemption.*
- a. *Application for major alterations, new construction or relocation.* An application for a certificate of appropriateness for alterations, new construction or relocation shall be made to the department and shall include the following information, in addition to the general application requirements described in Section 47-24.D.1 of the ULDR: ~~*Type General.*~~ Property is qualified for an exemption if:

- i. Drawings, or plans or specifications of sufficient detail to show the proposed exterior alterations, additions, changes or new construction as are reasonably required for decisions to be made by the HPB and the department. Such drawings, plans or specifications shall include exterior elevations, architectural design of buildings and structures, including proposed materials, textures and colors, including all improvements such as walls, walks, terraces, plantings, accessory buildings, signs and lights and other appurtenant elements.~~At the time the exemption is granted, the property:~~
    - a) ~~Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or~~
    - b) ~~Is a contributing property to a national register-listed district; or~~
    - c) ~~Is designated as a historic property, as defined herein, landmark or landmark site, as defined herein, or is a contributing property located within a historic district.~~
  - ii. Applications for relocation must also comply with Chapter 9, Article IV, House Moving, of Volume I of the Code of Ordinances.~~In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:~~
    - a) ~~Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; or~~
    - b) ~~Be determined by the historic preservation board to meet criteria established in the rules adopted by the department of state.~~
- b. Review process for major alterations, new construction or relocation.~~Type—Property open to the public. For purposes of the exemption under F.S. § 196.1998, a property is being used for "government or non-profit purposes" if the occupant or user of at least sixty-five percent (65%) of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state, or local government, or a non-profit corporation whose articles of incorporation have been filed by the department of state in~~

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~~accordance with F.S. § 617.0125. Additionally, a property is considered "regularly and frequently open to the public" if public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment.~~

- i. An application shall be submitted to the Department of Sustainable Development for review to consider if the application meets the criteria for a certificate of appropriateness for major alteration, new construction or relocation.
  - ii. The department shall forward its recommendations to the HPB for consideration.
  - iii. Within forty-five (45) days of submission of a complete application, the HPB shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
  - iv. If the HPB determines that the application meets the criteria for a certificate of appropriateness as provided in this section, the HPB shall approve the certificate subject to such conditions necessary to ensure compliance with the criteria.
  - v. If the HPB determines that the application for certificate of appropriateness does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.
  - vi. The HPB shall render its decision within sixty (60) days after the first public hearing. If the HPB fails to make a decision upon an application within the specified time period, the application shall be deemed approved. This time limit may be waived at any time by consent of the applicant.
- c. ~~*Criteria.*~~ *Location.* ~~Property is qualified for an exemption only if it is located within the jurisdictional boundaries of the city.~~
- i. *General.* In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB may consider whether the applications comply with the City of Fort

Lauderdale's Historic Preservation Design Guidelines and the United States Secretary of Interior's Standards for Rehabilitation. The HPB shall use the following general criteria and additional guidelines for in order to approve or deny applications for certificates of appropriateness for alterations, new construction, relocations and demolitions as provided in subsections D.3.c.ii, iii, and iv, and D.4:

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done; and
  - b) The relationship between such work and other structures on the landmark site or other property in the historic district; and
  - c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected; and
  - d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.
- ii. Additional guidelines; major alterations. In approving or denying applications for certificates of appropriateness for alterations, the HPB shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:
- a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; and
  - b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible; and

- c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis, and which seek to create an earlier appearance shall be discouraged; and
  - d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; and
  - e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity; and
  - f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures; and
  - g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and
  - h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
- iii. Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the HPB shall also consider the following additional guidelines. Where new construction is required to be visually related to or

compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.

- a) The height of the proposed building shall be visually compatible with adjacent buildings; and
- b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related; and
- c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related; and
- d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related; and
- e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related; and
- f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related; and
- g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related; and
- h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related; and



i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related; and

j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

iv. Additional guidelines; relocation. When an applicant seeks a certificate of appropriateness for the relocation of a landmark, a building or structure on a landmark site, or a building or structure in a historic district, or wishes to relocate a building or structure to a landmark site or to a property in a historic district, the applicant shall comply with the bond requirements in Section 9-153 of the Code of Ordinances, and, the HPB shall also consider the following:

a) The contribution the building or structure makes to its present setting; and

b) Whether there are definite plans for the site to be vacated; and

c) Whether the building or structure can be moved without significant damage to its physical integrity; and

d) The compatibility of the building or structure to its proposed site and adjacent properties.

d. After-the-Fact Certificate of Appropriateness.

i. When work has been done upon a designated historic landmark, landmark site, or historic district without a permit and the work qualifies for administrative approval for minor alterations as outlined in Section 47-24.11.E of the ULDR, the department may approve work after-the-fact.

ii. When work has been done upon a historic landmark, landmark site, or historic district without a permit and the work does not qualify for administrative approval for minor alterations as outlined within Section 47-

24.11.E of the ULDR, a certificate of appropriateness application must be submitted and the applicant shall be charged the application fee as outlined in the most recent fee schedule as adopted by the City Commission, as appropriate for the project undertaken. If the HPB denies the request for a Certificate of Appropriateness, the HPB may require an owner to restore the historic landmark, landmark site, or historic district to the condition the historic landmark, landmark site, or historic district was in before the alteration or to modify the work so that it qualifies for an approved certificate of appropriateness.

4. Demolition.~~Designation of a local historic preservation office.~~
- a. Application for demolition. An application for a certificate of appropriateness for demolition shall be submitted to the Department of Sustainable Development on forms provided by the department. In addition to the requirements provided in subsection D.3 the application shall include the following information and documents:~~The department is hereby designated as the coordinating office for application and covenant submittals, receipt, and processing for city commission review of recommendations made by the city's historic preservation board, and shall in addition perform any and all administrative functions which may be deemed necessary to accomplish the purpose herein set forth.~~
- i. Owner of record; and
  - ii. Site plan showing all buildings and structures on the property; and
  - iii. Recent photographs of the structure(s) proposed for demolition; and
  - iv. Reasons for the demolition; and
  - v. Method of demolition; and
  - vi. Proposed future uses of the site and of the materials from the demolished structures.
- b. Review process—Demolition.

- i. An application shall be submitted to the HPB for review in accordance with criteria provided in subsection D.4.c.
- ii. The HPB shall within thirty (30) days of submission of a complete application, after notice given as provided in Section 47-27 of the ULDR, Notice Procedures for Public Hearings, hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
- iii. If the HPB determines that the application meets the criteria for a certificate of appropriateness for demolition, the HPB shall approve the certificate or approve the certificate subject to such conditions necessary to ensure compliance with the criteria. The HPB may grant a certificate of appropriateness for demolition, which may provide a delayed effective date of up to ninety (90) days. The effective date shall be determined by the HPB based on the significance of the structure and the estimated time required to arrange a possible alternative to demolition. During the demolition delay period, the HPB may take such steps as it deems necessary to preserve the structure. Such steps may include, but are not limited to, consultations with community groups, public agencies and interested citizens; recommendations for acquisition of the property by public or private bodies, or agencies; and exploration of the possibility of moving the resource.
- iv. If the HPB determines that the application for demolition does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.
- v. The HPB shall render its decision within sixty (60) days after the first public hearing. If the HPB fails to make a decision upon an application within the specified time period, the application shall be deemed approved. This time limit may be waived at any time by consent of the applicant.

c. Criteria—Demolition.

- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or

- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or
- iii. The demolition or redevelopment project is of major benefit to a historic district.

5. Economic hardship.Application process.

- a. Application—Economic hardship. If the HPB denies an application for demolition of a structure(s), the applicant may within thirty (30) days apply to the HPB for an economic hardship exception. An application for economic hardship exception shall include the following information and documents:Applicant. The applicant shall be the owner of a qualifying property or the authorized agent of the owner.
  - i. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased; and
  - ii. Assessed value of the land and improvements thereon according to the most recent assessment; and
  - iii. For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record; and
  - iv. All appraisals obtained by the owner in connection with the purchase or financing of the property or during his ownership of the property; and
  - v. Bona fide offers of the property for sale or rent, price asked, and offers received, if any; and
  - vi. Any consideration by the owner as to profitable, adaptive uses for the property.
- b. Review process—Economic hardship.Application form. Application for the property tax exemption shall be made on the two-part Historic Preservation Tax Exemption Application Form as prescribed by the Division of Historical

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~~Resources, Florida Department of State. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated. Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. The application fee for Part 1 shall be fifty dollars (\$50.00). This fee shall be applied to the building permit fee when a building permit is obtained for the improvement. There shall be no application fee for Part 2.~~

- i. The application shall be submitted to the department for consideration, which shall be reviewed in accordance with the criteria for an economic hardship provided in subsection D.5.c.
  - ii. Within thirty (30) days of submission of a complete application, after notice given as provided in Section 47-27.8 of the ULDR, Notice Procedures for Public Hearings, the HPB shall hold a public hearing to consider the application and the record and recommendations forwarded by the department and shall hear public comment on the application.
  - iii. If the HPB determines that the application meets the criteria for an economic hardship as provided in subsection D.5.c, the HPB shall approve the certificate or approve the certificate with such conditions necessary to ensure compliance with the criteria.
  - iv. If the HPB determines that the application for economic hardship does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals. The HPB shall render its decision within ninety (90) days after the public hearing.
- c. Criteria—Economic hardship. In approving or denying applications for economic hardship exception, the HPB shall consider the following general criteria:~~Part 1—Preconstruction application.~~ Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, submit to the department a written preconstruction application describing the proposed work and receive preliminary approval prior to the start of construction. The form shall include the following information:
- i. The denial of a certificate of appropriateness to demolish the structure(s) will result in the loss of all reasonable and beneficial use of or return from

~~the property; or The name of the property owner and the location of the historic property.~~

- ii. ~~Even though the designated landmark, designated landmark site, or property within the designated historic district has reasonable beneficial use, the property no longer contributes to a historic district, or no longer has significance as a historic architectural or archeological landmark or the demolition or the redevelopment project is of major benefit to a historic district. A description of the improvements to the real property for which an exemption is requested and the date of commencement of construction of such improvements.~~
  - iii. ~~Documentation supporting that the property that is to be rehabilitated or renovated is a historic property as defined herein.~~
  - iv. ~~Documentation supporting that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by Division.~~
  - v. ~~Any other information deemed necessary by the city or the historic preservation board.~~
- d. ~~Part 2—Request for review of completed work. A request for review of completed work application shall be submitted through the department to the historic preservation board upon completion of the improvements. The form of said application shall be prescribed by the board and include all information referenced in subsection D.5.c. In addition, no request for review of completed work shall be reviewed by the historic preservation board unless accompanied by a covenant executed by the property owner.~~
6. Effective date. The decision of the HPB pertaining to a certificate of appropriateness shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the city commission seeking to review the application or no appeal of the HPB decision is filed by the applicant as provided in Section 47-26B of the ULDR, Appeals. The action of the HPB shall be final and effective after the expiration of the thirty (30)

days period with no action taken by the city commission.~~Method of application review.~~

- a. ~~Review.~~ The city's historic preservation board shall recommend that the city commission grant or deny the exemption. Such reviews must be conducted in accordance with the rules adopted by the department of state. The recommendation, and the reasons therefor, must be provided to the applicant and the city commission before consideration of the application at a meeting of the city commission. The historic preservation board and the city commission shall first approve Part 1 of the application and then Part 2. The exemption shall not be final until Part 2 has been reviewed and approved by the city commission.
- b. ~~Delivery of application to the property appraiser.~~ The city shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser. Upon certification of the assessment roll, or recertification, if applicable, pursuant to F.S. § 193.122, for each fiscal year during which this tax exemption provision is in effect, the property appraiser shall report the following information to the city commission:
- i. ~~The total taxable value of all property within the city for the current fiscal year.~~
  - ii. ~~The total exempted value of all property in the city which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.~~
- c. ~~Approval by city commission.~~ A majority vote of the city commission shall be required to approve a written application for exemption. The city commission shall, by resolution, approve the Part 2 written application for final exemption. In addition, the following information shall be included in the resolution:
- i. ~~The name of the owner and the address of the historic property for which the exemption is granted.~~
  - ii. ~~The period of time for which the exemption will remain in effect and the expiration date of the exemption.~~

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~~iii. A finding that the historic property meets the requirements herein.~~

7. Emergency conditions; designated properties. In any case where it is determined by the Building Official that there are emergency conditions dangerous to life, health or property affecting a landmark, a landmark site, or a property in a historic district, an order to remedy these conditions without the approval of the HPB or issuance of a required certificate of appropriateness may be issued, provided that the chairman of the HPB has been notified. ~~Covenant with applicant.~~
- ~~a. Term of preservation exemption covenant.~~ To qualify for an exemption, the property owner must enter into a preservation exemption covenant ("covenant") with the city for the term for which the exemption is granted. Such covenant must be executed before a final application for exemption can be approved by the city commission.
- ~~b. Form of covenant.~~ The form of covenant shall be established by the division and shall require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. The city manager, or designee, is hereby authorized to execute such covenant with each applicant on behalf of the city.
- ~~c. Violations of covenant.~~ Any violations of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3).
8. Emergency actions; non-designated properties. The city commission may call an emergency meeting to review a threat to a property that has not yet been designated by the city, but appears to be eligible for designation. The city commission may direct the person with authority to issue building permits in the city to issue a stop work order for a thirty (30) day period in order to provide time to negotiate with the property owner to remove the threat to the property. The HPB shall then seek alternatives that will remove the threat to the property. During the



thirty (30) day period, the city commission may initiate steps to designate the property under the provisions of this Section 47-24.11 of the ULDR.

9. *Conformity with the certificate of appropriateness.*

a. *Conformity with requirements.* All work performed pursuant to a certificate of appropriateness shall conform to all provisions of such certificate. It shall be the responsibility of the person with authority to issue building permits in the city to inspect from time to time any work being performed, to assure such compliance. In the event work is being performed not in accordance with such certificate, the building official is authorized to issue a stop work order. No additional work shall be undertaken as long as such stop work order shall continue in effect.

b. *Maintenance and repair requirements.*

c. Every owner of a landmark, a landmark site, historic building, or a property in a historic district shall keep in good repair:

i. All of the exterior portions of such buildings or structures; and

ii. All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and

iii. In addition, where the landmark is an archeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archeological integrity of the site.

d. The HPB may refer violations of this section for enforcement proceedings on any building or structure designated under this Sec. 47-24.11 in order to preserve such building or structure in accordance with the purposes of this Section 47-24.11 of the ULDR; and

e. The provisions of this section shall be in addition to the provisions of the building code requiring buildings and structures to be kept in good repair.

- f. Penalty. Any person or persons, owner or owner's agent, or member or employee of any firm, company or corporation who shall violate or permit to be violated, or cause to be violated any provision of this Section 47-24.11 of the ULDR shall, upon conviction, be punished as provided in Section 47-34 of the ULDR, Enforcement, Violation and Penalties. Each day the violation is continued shall constitute a separate offense.
- g. Injunctive relief. In addition to any other remedies provided in this Section 47-24.11 of the ULDR, the city may seek injunctive relief in the appropriate court to enforce the provisions of the ULDR.
- h. Amendments to a certificate of appropriateness. Any request for an amendment to a Certificate of Appropriateness shall be reviewed by the department to determine whether the application shall be subject to administrative review or HPB review in accordance with criteria listed below:
- i. Administrative review. If the department determines that the applicant meets all of the following criteria, staff may administratively approve an application for an amendment to the certificate of appropriateness:
- a) The request is a minor alteration and does not affect the property's historic character; and
  - b) The request is a minor alteration and is in accordance with the City of Fort Lauderdale's historic preservation design guidelines; and
  - c) The request is a minor alteration and is in accordance with the secretary of the interior's standards for rehabilitation; and
  - d) The scale, massing, roof form, or appearance as visible from the right-of-way in the approved certificates of appropriateness has not been modified.
- ii. Historic Preservation Board review. If the department determines that the criteria in subsection (1) has not been met, then the applicant shall apply for a new application for a certificate of appropriateness in accordance with Section 47-24.11.D. of the ULDR, Certificate of Appropriateness.

10. Expiration of Certificates of Appropriateness. The expiration time frame of a certificate of appropriateness is provided in Section 47-24.1.M of the ULDR

E. Administrative Certificate of Appropriateness. No person may undertake any minor alterations, minor demolitions, in-kind replacements or restoration affecting a designated landmark, a designated landmark site, or a property in a designated historic district without first obtaining an administrative certificate of appropriateness from the Department of Sustainable Development, or if necessary a certificate of appropriateness from the HPB. The Department of Sustainable Development shall administratively review administrative certificate of appropriateness applications for minor alterations, minor demolitions, in-kind replacements, or restoration, notwithstanding the criteria outlined in Section 47-24.11.D.1 of the ULDR. The department may either approve or approve with conditions, or deny an application for an administrative certificate of appropriateness.

1. Criteria for approval of an Administrative Certificate of Appropriateness for Minor Alterations. The department shall determine if minor alterations comply with this section or if the request requires review by the HPB. Minor alterations shall comply with the following criteria in order to be approved:

- a. The minor alteration(s) proposed must meet the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation; and
- b. The minor alteration(s) proposed must be to the rear and secondary facades and must not be visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by the department; and
- c. The minor alteration(s) proposed must not require a change to architecturally significant portions of a building or structure.

2. Criteria of approval for an Administrative Certificate of Appropriateness for Minor Demolition. Applications for Administrative Certificate of Appropriateness for Minor Demolition must meet the following criteria in order to be approved:

- a. The minor demolition proposed must meet the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation; and

- b. The minor demolition proposed must be to the rear and secondary facades and must not be visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by the department; and
    - c. The minor demolition proposed must not require demolition to architecturally significant portions of a building or structure.
  - 3. Criteria of approval for an Administrative Certificate of Appropriateness for in-kind replacements. Applications for Administrative Certificate of Appropriateness for in-kind replacements must meet the following criteria in order to be approved:
    - a. In-kind replacements that are visible from the right-of-way must match the existing in design, dimension, texture, detailing, and exterior appearance.
  - 4. Criteria of approval for an Administrative Certificate of Appropriateness for restoration. Applications for Administrative Certificate of Appropriateness for restoration must meet the following criteria in order to be approved:
    - a. Façade and building restorations and repairs must be consistent with historic documentation.
  - 5. Whenever any minor alteration, minor demolition, in-kind replacement, or restoration is undertaken on a property in a designated landmark, a designated landmark site, or a property in a designated historic district without an administrative certificate of appropriateness, the building official shall issue a stop work order.
  - 6. Appeal of Administrative Certificate of Appropriateness.
    - a. An applicant may file an appeal of a decision of the department regarding an Administrative Certificate of Appropriateness to the HPB no later than 30 days after the decision. The appeal will be scheduled for a de novo hearing in front of the HPB no sooner than thirty (30) days or later than sixty (60) days from the date of the request for appeal. The HPB may reject, approve or amend the decision of the department.

F. City historic property tax exemption code.

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1. Definitions.

a. For purposes of subsections F.1 through F.7, the following terms shall have the meanings indicated below:

i. *Ad valorem tax* means a tax based upon the assessed value of property.

ii. *Assessed value of property* means an annual determination of the just or fair market value of an item or property or, if a property is assessed solely on the basis of character or use or at a specified percentage of its value, pursuant to Section 4(a) or 4(b), Article VII of the State Constitution, its classified use value or fractional value.

iii. *Commission* or *city commission* means the city commissioners of the City of Fort Lauderdale.

iv. *City* means the City of Fort Lauderdale, Florida.

v. *Property appraiser* means the Broward County Property Appraiser, a county officer charged with determining the value of all property within the county, with maintaining certain records connected therewith, and with determining the tax on taxable property after taxes have been levied.

b. The following words and phrases shall have the same meaning as specified in the rules of the Department of State, Division of Historical Resources, F.A.C. ch. 1A-38, as may be amended from time to time:

i. *Contributing property* means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or

b) Is capable of yielding important information about the period; or

- c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.
- ii. Division means the Division of Historical Resources of the Department of State.
- iii. Historic property means a building site, structure, or object which is means:
- a) Individually listed in the National Register of Historic Places; or
  - b) A contributing property in a National Register listed historic district; or
  - c) Designated as a historic property or landmark; or
  - d) A contributing property in a historic district.
- iv. Improvements means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation, or rehabilitation of such property. Improvements include additions and accessory structures (i.e., a garage) necessary for efficient contemporary use.
- v. Historic preservation board means the city created and appointed board as set out in Section 47-32, Historic Preservation Board, which shall be certified by the Division of Historical Resources, Florida Department of State, as qualified to review applications for property tax exemptions pursuant to Sections 196.1997 and 196.1998, Florida Statutes, as amended.
- vi. National Register of Historic Places means the list of historic properties significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.
- vii. Preservation exemption covenant or covenant means the Historic Preservation Property Tax Exemption Covenant, in substantially similar form to the Florida DOS Form No. HR3E111292, indicating that the owner

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agrees to maintain and repair the property so as to preserve the architectural, historical, or archaeological integrity of the property during the exemption period.

viii. Renovation or rehabilitation means the act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural, and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

ix. Restoration means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

x. Useable space means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

## 2. Exemption from ad valorem taxes—General.

a. Exemption for improvements to historic property (per Section 196.1997, Florida Statutes, as amended). The city commission may authorize an ad valorem tax exemption of one hundred percent (100%) of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.

b. Exemption for historic properties open to the public (per Section 196.1998, Florida Statutes, as amended). If an improvement qualifies a historic property for an exemption, as set out herein, and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use, and benefit, the city commission may authorize the exemption

from ad valorem taxation of one hundred percent (100%) of the assessed value of the property, as improved, if all other provisions herein are complied with; provided, however, that the assessed value of the improvement must be equal to at least fifty percent (50%) of the total assessed value of the property as improved. The exemption applies only to real property to which improvements are made by or for the use of the existing owner.

c. *Application for review.* This exemption shall only apply to improvements to real property that are made on or after the day that this Section 47-24.11 of the ULDR authorizing ad valorem tax exemption for historic properties is adopted. Such exemption shall apply only to taxes levied by the city and does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Sections 9(b) or 12, Article VII of the State Constitution.

d. *Duration of exemption.* Any exemption granted shall remain in effect for up to ten (10) years with respect to any particular property, regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property. However, for purposes of the exemption under Section 196.1998, Florida Statutes, as amended, a property shall be removed from eligibility for the exemption if the property no longer qualifies as historic property open to the public in accordance with the requirements herein.

In order to retain the exemption, the historic character of the property, and the improvements which qualified the property for exemption, must be maintained over the period for which the exemption is granted. Such exemption shall take effect on January 1st following substantial completion of the improvement.

3. Designation of type and location of historic property qualified for exemption.

a. *Type—General.* Property is qualified for an exemption if:

i. At the time the exemption is granted, the property:

a) Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or

b) Is a contributing property to a national register-listed district; or





- a. Applicant. The applicant shall be the owner of a qualifying property or the authorized agent of the owner.
- b. Application form. Application for the property tax exemption shall be made on the two-part Historic Preservation Tax Exemption Application Form as prescribed by the Division of Historical Resources, Florida Department of State. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated. Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. The application fee for Part 1 shall be fifty dollars (\$50.00). This fee shall be applied to the building permit fee when a building permit is obtained for the improvement. There shall be no application fee for Part 2.
- c. Part 1—Preconstruction application. Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, submit to the department a written preconstruction application describing the proposed work and receive preliminary approval prior to the start of construction. The form shall include the following information:
- i. The name of the property owner and the location of the historic property; and
  - ii. A description of the improvements to the real property for which an exemption is requested and the date of commencement of construction of such improvements; and
  - iii. Documentation supporting that the property that is to be rehabilitated or renovated is a historic property as defined herein; and
  - iv. Documentation supporting that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by Division; and
  - v. Any other information deemed necessary by the city or the historic preservation board; and

d. Part 2—Request for review of completed work. A request for review of completed work application shall be submitted through the department to the historic preservation board upon completion of the improvements. The form of said application shall be prescribed by the board and include all information referenced in subsection F.5.c. In addition, no request for review of completed work shall be reviewed by the historic preservation board unless accompanied by a covenant executed by the property owner.

6. Method of application review.

a. Review. The city's historic preservation board shall recommend that the city commission grant or deny the exemption. Such reviews must be conducted in accordance with the rules adopted by the department of state. The recommendation, and the reasons therefor, must be provided to the applicant and the city commission before consideration of the application at a meeting of the city commission. The historic preservation board and the city commission shall first approve Part 1 of the application and then Part 2. The exemption shall not be final until Part 2 has been reviewed and approved by the city commission.

b. Delivery of application to the property appraiser. The city shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser. Upon certification of the assessment roll, or recertification, if applicable, pursuant to Section 193.122, Florida Statutes, as amended, for each fiscal year during which this tax exemption provision is in effect, the property appraiser shall report the following information to the city commission:

i. The total taxable value of all property within the city for the current fiscal year; and

ii. The total exempted value of all property in the city which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.

c. Approval by city commission. A majority vote of the city commission shall be required to approve a written application for exemption. The city commission shall, by resolution, approve the Part 2 written application for final exemption. In addition, the following information shall be included in the resolution:

- i. The name of the owner and the address of the historic property for which the exemption is granted; and
- ii. The period of time for which the exemption will remain in effect and the expiration date of the exemption; and
- iii. A finding that the historic property meets the requirements herein.

7. *Covenant with applicant.*

- a. *Term of preservation exemption covenant.* To qualify for an exemption, the property owner must enter into a preservation exemption covenant ("covenant") with the city for the term for which the exemption is granted. Such covenant must be executed before a final application for exemption can be approved by the city commission.
- b. *Form of covenant.* The form of covenant shall be established by the division and shall require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. The city manager, or designee, is hereby authorized to execute such covenant with each applicant on behalf of the city.
- c. *Violations of covenant.* Any violations of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in Section 212.12(3), Florida Statutes, as amended.



# Historic Preservation Proposed Updates

## Frequently Asked Questions

### Your voice will be heard as proposals are publicly reviewed

The City of Fort Lauderdale is considering possible amendments to historic preservation ordinance included in the Unified Land Development Regulations (ULDR). The ULDR aims to establish standards for development and redevelopment throughout the City.

The purpose of historic preservation regulations is to promote the cultural and historic heritage of the City through the preservation and protection of historically, architecturally or archaeologically worthy structures, sites or districts.

The following "Frequently Asked Questions" have been composed to help you understand the proposed changes and express your views to the City Commission.

#### How does this affect my property?

If your property is currently designated as a historic landmark or located within a historic district, the proposed changes allow City staff to review applications to determine if new construction or new rehabilitation qualifies for expedited administrative approval. If your building or site is not currently designated, the changes would only affect your property if a complete [application for historic designation](#) were to be submitted.

#### Do the proposed amendments change the way properties are designated?

No, the overall process and procedure for designating properties as a historic landmark does not substantially change. Once a complete application is received, it is publicly reviewed by the Historic Preservation Board (HPB) which provides a written, publicly documented recommendation to the City Commission. Following public notice and the opportunity for public input, the City Commission makes a final determination at a publicly held Commission meeting.

#### Can my property be designated as a result of these amendments?

A property will not be automatically designated nor would it become mandatory to designate your property as a result of these proposed changes.

#### Why aren't there restrictions on who can designate a property?

In the existing text of the ULDR, rules allow the property owner, any person residing in the city or any legal entity in the City, including the City, to submit an application for designation as a historic property. At this time, direction has not been received to amend this aspect of the ULDR. However, the U.S. Supreme Court's decision in Penn Central Transportation Co. v. the City of New York establishes that historic preservation ordinances, without owner consent provisions, are constitutionally valid.

#### How many criteria does a property need to meet in order to be considered for designation?

As per the existing text of the ULDR, the property needs to meet one criterion for designation since each criterion describes a

different aspect of significance. This is the same rule utilized by other municipalities as well as the National Register of Historic Places.

#### What do "Contributing Property" and "Non-Contributing Property" mean?

Both definitions are standard within historic preservation ordinances throughout the country which enables a historic district to have a status assigned to each property that signifies its significance. A "contributing property" is one that adds to the qualities of a district which is typically defined in a period of significance statement included in a historic designation application that identifies time periods, architectural styles, and related historical associations. A "non-contributing property" does not add to the qualities for which the area is designated.

#### Why does there need to be an Interim Protection Measure as part of the historic designation process?

An Interim Protection Measure allows for the proper public process and time for staff, the Historic Preservation Board, and the City Commission to evaluate the proposed historic designation as to whether or not the potential landmark, landmark site, or district meets the criteria for historic designation, as listed under Section 47-24.11.B. of the ULDR, without demolition or major alteration of the potential landmark or structures within the proposed district. There is also an existing provision within the ordinance, as listed under Section 47-24.11.C.8. of the ULDR, which provides a similar mechanism to allow for the City Commission to issue a stop work order for a 30-day period in order to negotiate with the property owner to remove the threat to the property or to initiate steps for historic designation.

#### If my property is 50 years or older can it be designated?

A structure that is 50 years or older does not mandate historic designation. Any property that meets at least one of the criteria for historic designation, regardless of age, could be considered for designation upon submittal of a complete application. Proposed language provides criteria considerations which states that structures not 50 years old must be found to be exceptional.



# Historic Preservation Proposed Updates

## Frequently Asked Questions

### Additional areas addressed in the proposal

#### Definitions

There are 21 new definitions included in the proposed updates which further clarify the text contained within the ordinance. There are a few definitions that are more clearly defined including Major Alteration, Minor Alteration, Minor Demolition, Contributing Property and Non-Contributing Property.

See pages 1 – 3 of the [amendments](#) for the proposed text.

#### Historic Designation Process

Sections addressed within the historic designation process of the ULDR include:

- Revision and clarification of the designation application requirements and review process.
- The addition of Interim Protection Measures to protect a structure under consideration for designation while the property is going through public hearings.

See pages 3 - 7 of the [amendments](#) for the proposed text.

#### After-The-Fact Work

This is a new section to address and clarify the procedure to review after-the-fact work and the issuance of a Certificate of Appropriateness:

- When work is performed that qualifies for administrative approval, staff may approve.
- When work is performed that does not qualify for administrative approval, the application must be reviewed by the Historic Preservation Board.

See page 11 of the [amendments](#) for the proposed text.

#### Miscellaneous Edits

This is a reference to the expiration of a Certificate of Appropriateness:

- 18 months following the date of approval to apply for a building permit; 24-months to obtain a building permit.

#### Historic Preservation Public Notices

Revisions and clarifications for mail notices, newspaper notice, and sign notice for historic designations.

Revisions and clarifications for mail notices and sign notice for Certificates of Appropriateness for Demolition and Economic Hardship Applications.

#### Administrative Review

This is a new section to address and clarify the procedure to review an Administrative Certificate of Appropriateness to be approved by staff:

- Minor alterations that follow the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards.
- Minor alteration or minor demolition (does not increase the existing square footage by more than 25% or remove more than 25% of an exterior wall) of a building or structure that meets one of the following:
- Facade and building restorations and repairs, consistent with historic documentation.
- To address accessibility, life safety, mechanical and other applicable code requirements.
- To rear and secondary facades to accommodate utilities, refuse disposal, and storage.
- Minor alterations to the rear and secondary facades that is not visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by staff.

See page 15 of the [amendments](#) for the proposed text.

#### Amendments to Approved Work

This is a new section to address and clarify the procedure to review a request to amend a Certificate of Appropriateness issued by the Historic Preservation Board:

- City staff may approve an application when the work to be performed is minor (does not increase the existing square footage by more than 25% or remove more than 25% of an exterior wall), does not affect the property's historic character, is in accordance with the Historic Preservation Design Guidelines and Secretary of the Interior's Standards, or alters the scale, massing, or roof form.
- When work is performed that does not meet the above qualifications, the application must be reviewed by the Historic Preservation Board.

See pages 14 - 15 of the [amendments](#) for the proposed text.

**For additional information about these efforts and to view the proposed text, [click here](#).**

If you would like this publication in an alternate format, please call (954) 828-4755 or email [strategiccommunications@fortlauderdale.gov](mailto:strategiccommunications@fortlauderdale.gov).

## **HISTORIC PRESERVATION ORDINANCE UPDATES SUMMARY OF COMMENTS FROM OUTREACH MEETINGS**

### **Historic Preservation Board Meeting**

**City Hall, Commission Chambers**

**October 5, 2018**

#### **Summary of Comments**

- Interim Protective Measures – how monetary regulations if property owner demolishes with protections in place. Other municipalities should be researched.
- Increase timeframe to review designation process.
- Add language to provide proposed/future development for demolition applications.
- Provide timeframe of when demolition will occur.
- Add policies regarding hurricane damage (7:07pm).

#### Broward Trust for Historic Preservation:

- Reduce fee for residential landmark designation.
- Do a workshop with real estate communicate to education about incentives to designate.

See attached comments from Marilyn Mammano

### **Sailboat Bend Civic Association Meeting**

**Fire House Museum**

**October 10, 2018**

#### **Summary of Comments**

- How can we address the value of the property for contributing versus non-contributing properties?
- Need to address how property values are affected by historic designation.
- Why doesn't code cite the dilapidated houses, does the City foreclose on properties?
- Thanks for coming out. We need you guys to have a direct liaison to our meetings.
- If the property 721 SW 2<sup>nd</sup> Street is designated historic/residential with a business operating on that property? There is a clearly a lack of enforcement on this property and is increasingly a major safety hazard.
- Incentives must be addressed before ULDR Updates.
- You are putting the process before the people. You must address people's concerns about their property values first.
- A small item which might save a lot of people waste time is the approval of Solar Panels. My house which is only two years old was approved for construction with solar panels. The constructor decided that they would be optional extras which were not taken up by any of the buyers at the time. Later we decided to add them and discovered that we had to go through the whole procedure again which took about 6 months. At no time was it suggested that it might be refused, it just had to follow the rules. A great waste of time for us and the installer. In your streamlining effort, this I am sure this could be incorporated. All that is needed from the historical point of view is to see if the location is objectionable from the road. FPL has to approve the technical aspects before it can go ahead and before and after they check the installation quality. More panels are certain to be added over time by Fort Lauderdale residents which is desirable but many are put off by the approval process.

## **HISTORIC PRESERVATION ORDINANCE UPDATES SUMMARY OF COMMENTS FROM OUTREACH MEETINGS**

### **Historic Preservation Stakeholder Meeting**

**City Hall, 8<sup>th</sup> Floor**

**October 15, 2018**

#### **Summary of Comments**

- Disappointed that incentives amendment isn't happening first.
- City can encourage voluntary designation by putting incentives first.
- Staff did not listen to the homeowners. Phase II should be Phase I and vice versa.
- Who can apply for designation should be addressed.
- Should meet with stakeholders to discuss what is contributing versus non-contributing properties.
- Concerns about demolition delay taking 180 days.
- Limit amendments to what can be streamlined for properties that are already designated.
- We should provide criteria once the survey is done since staff does not know what is going to be deemed historic.
- Historic designation criteria should be more, not just that the property needs to meet one of them.
- Sustainability needs to be addressed.
- Why are there no regulations or criteria for contributing and non-contributing properties
- We need more discussions
- Might want to re-think Phase I and add Contributing versus non-contributing
- Should add a public participation requirement for the Historic Preservation Board and more public notice. (One attendee disagreed with this statement).
- Doing something, such as more public notice, to inform the public will not hurt.

#### **Written Comments**

- Public outreach is poor and should be city wide.
- Priorities are backwards – Phase II should be Phase I.
- Criteria for designation is too limited – a property that is going to be designated should meet more criteria.
- Consent is needed.

### **Central Beach Alliance Board Meeting**

**Las Olas Beach Club**

**January 10, 2019**

#### **Summary of Comments**

- Request to include civic associations in noticing for designations.
- Questions regarding historic designation process and effects (i.e. Certificates of Appropriateness, Historic Preservation Board, etc.).

### **Central Beach Alliance General Membership Meeting**

**Las Olas Beach Club**

**January 25, 2019**

#### **Summary of Comments**

- Questions regarding historic designation and effect on property rights.



Comments on Draft Update to ULDR Section 47-24.11  
Marilyn Mammano September 5 2018

I have two types of comments: General and Specific.

General

1. The time line is very ambitious (appreciate finally moving) but perhaps too quick on the outreach. Let's keep an open mind on who needs to participate. For instance, there are a number of land use attorneys that have a lot of experience and might want to contribute to both the Phase I and Phase II.
2. I propose a workshop with the HPB and public invited, so we can interactively talk about these changes. Getting started on this is a big deal and we should use this opportunity to engage people rather than present stuff to them. *2-3 public workshops - another workshop.*
3. I would not be comfortable forwarding a revised ordinance to P&Z prior to listening to public comments.
4. I see that we are defining Contributing and Non-Contributing structures, but I don't see any different regulations/reviews based on that definition?
5. I am opposed at this time to a "Minor Alteration of 25% +or- "being done as an administrative action. I have not reflected adequately on the criteria for administrative approval. I would like a robust discussion of this. Likewise, for administrative approvals of unauthorized or non-complying work.

Specific

1. I support the time line for approval or denial of an application.
2. I support the expiration of CofA.
3. Since this is low hanging fruit can't we include language about application submissions of repetitive. Material like hurricane standards?
4. I would like to treat new construction different from CofA work. I don't see that in this proposal? Am I missing it?
5. I would like to see CofA applications subject to "Public Participation" Requirements of the ULDR as amended to fit HPB procedures

**From:** [Email Team](#)  
**To:** [Trisha Logan](#)  
**Cc:** [Rosemary Matthews](#)  
**Subject:** Sail Boat Bend meeting last night  
**Date:** Thursday, October 11, 2018 11:48:21 AM

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Trisha

A small item which might save a lot of people wasted time is the approval of Solar Panels. My house which is only two years old was approved for construction with solar panels. The constructor decided that they would be optional extras which were not taken up by any of the buyers at the time. Later we decided to add them and discovered that we had to go through the whole procedure again which took about 6 months. At no time was it suggested that it might be refused, it just had to follow the rules. A great waste of time for us and the installer.

In your streamlining effort, this I am sure this could be incorporated. All that is needed from the historical point of view is to see if the location is objectionable from the road. FPL have to approve the technical aspects before it can go ahead and before and after they check the installation quality.

More panels are certain to be added over time by Fort Lauderdale residents which is desirable but many are put off by the approval process.

Sincerely

David Matthews

## Trisha Logan

---

**From:** Stephanie Cunningham <designcunning@gmail.com>  
**Sent:** Saturday, October 20, 2018 12:52 PM  
**To:** Trisha Logan  
**Subject:** Sailboat Bend presentation

Trishia,

First of all, sorry that you walked into a hornet's nest at the SB Bend neighborhood meeting. That was the first meeting with strong representation from the Villages. Many are worked up about a number of things and there is tension between the Village residents present and the rest of the neighborhood. That aggravation spilled over to you.

I am writing in support of your efforts. The proposal is right-minded and points us in the right direction. Some change is better than none. Distinctions re: which buildings are historic structures that need to abide by guidelines (and be eligible for grants/funding) will hopefully alleviate the current restrictions choking the homeowners in the neighborhood. That said, I hope the common 1950s CBS construction found in abundance all over SoFla will not be included in the designation.

I would like to be updated.

Thank-you,  
Stephanie

## Trisha Logan

---

**From:** McDonald, Megan W. <Megan.McDonald@dos.myflorida.com>  
**Sent:** Monday, September 24, 2018 9:14 AM  
**To:** Trisha Logan; Acosta, Ruben A.  
**Subject:** RE: City of Fort Lauderdale - Historic Preservation Ordinance Updates

Hey Trisha,

Thanks for the opportunity to review your ordinance update drafts. I had a chance to read them this morning and I think the changes and clarifications that you've proposed look great.

Please let me know if we can be of any further assistance as you move forward in this process.

Thanks!

**From:** Trisha Logan [<mailto:TLogan@fortlauderdale.gov>]  
**Sent:** Friday, September 21, 2018 11:11 AM  
**To:** Acosta, Ruben A. <[Ruben.Acosta@dos.myflorida.com](mailto:Ruben.Acosta@dos.myflorida.com)>; McDonald, Megan W. <[Megan.McDonald@dos.myflorida.com](mailto:Megan.McDonald@dos.myflorida.com)>  
**Subject:** City of Fort Lauderdale - Historic Preservation Ordinance Updates

Good Morning, Ruben and Megan.

We are preparing several updates to our historic preservation ordinance (see attached drafts). These proposed updates were presented to our Historic Preservation Board last month and will be conducting two public outreach meetings in October to review with historic property owners and other historic preservation stakeholders in our community. The next step will be to incorporate any comments that we receive over the next few months, and then proceed with presentations in front of the Planning and Zoning Board and the City Commission.

Within the next few days we should also have additional information available on the main page of the [historic preservation website](#).

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

Trisha Logan | Planner III | Historic Preservation Board Liaison  
City of Fort Lauderdale | Urban Design and Planning Division  
700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311  
P: (954) 828-7101 E: [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)



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## Trisha Logan

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**From:** Abby Laughlin <abby.laughlin@gmail.com>  
**Sent:** Saturday, October 13, 2018 8:59 AM  
**To:** Anthony Fajardo  
**Cc:** Russel Dion; Lee Feldman; Christopher Cooper; Christopher Lagerbloom; Alfred Battle; Trisha Logan; info@bigpicturebroward.com; Ella Parker; Lynda Crase  
**Subject:** Re: Permission to share your Historical Designation Article

Thank you, Anthony. I very much appreciate the fast reply. I will do as you suggest and work on a list of concerns. Thank you for making the notification process more apparent. I would say that is one of the first areas of my concerns - the notification process. If we are updating code, than I would think the stakeholders want a longer, more secure and direct notification process than what already exists. The designation process is very bewildering to the lay person, they need more time to understand it, not less. Agreed, we need a practical solution that meets the needs of the city - but it also must meet the needs of the stakeholders.

Enjoy your weekend, we'll touch base next week.

Regards,

Abby

On Sat, Oct 13, 2018 at 8:12 AM Anthony Fajardo <[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)> wrote:  
Abby,

Both of those examples are remaining the same as they have always been. What you are seeing is an attempt by staff to clean the language up so it's easier to understand.

The language for the 30-days is being relocated to the general paragraph above where you see the stricken language. The language regarding failure to receive notice is already in the code. This revision just makes it more apparent.

When we meet it would be good if you can give us a list of your concerns prior to the meeting so we can have responses before you arrive and have a much more productive conversation. If it's a clarification issue the discussion will go much quicker and efficiently. That way we can focus on the more impactful issues and your concerns.

Thank you,

Anthony Gregory Fajardo | Director  
City of Fort Lauderdale | Department of Sustainable Development  
954•828•5984  
Sent from my iPhone

On Oct 13, 2018, at 6:36 AM, Abby Laughlin  
<[abby.laughlin@gmail.com](mailto:abby.laughlin@gmail.com)<<mailto:abby.laughlin@gmail.com>>> wrote:

Hi Anthony:

Happy to meet at any time. Can you clear up something for me - are the two red-lined attachments to your Historic Preservation web page, the actual proposed drafts that you are considering?

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation>

If so, the redlined version significantly reduces public notice to affected property owners. You are removing the requirement for 30 day notice for Landmark properties under consideration for designation and you are adding language that says "failure to receive a notice" does not invalidate a hearing.

There are other sections in these drafts that also affect the private homeowners protections and rights - exactly the issues that homeowners are concerned about. This is no "low hanging fruit".

Regards,

Abby

On Fri, Oct 12, 2018 at 10:35 PM Anthony Fajardo  
<[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)<<mailto:AFajardo@fortlauderdale.gov>>> wrote:  
Abby,

By copy I'm asking my assistant to help coordinate a meeting between you, Trisha, deputy director Chris Cooper, and me. Mr. Dion is welcome to join if he likes.

Hopefully we can clear up the confusion and move forward in a positive manner.

Thank you,

Anthony Greg Fajardo | Director  
City of Fort Lauderdale | Department of Sustainable Development  
700 NW 19th Avenue | Fort Lauderdale FL 33311  
P: (954) 828-5984 E: [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov)<<mailto:afajardo@fortlauderdale.gov>>  
[cid:image001.png@01D0DF11.571B7640]

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing.

From: Abby Laughlin [<mailto:abby.laughlin@gmail.com><<mailto:abby.laughlin@gmail.com>>]  
Sent: Friday, October 12, 2018 6:26 PM  
To: Anthony Fajardo  
Cc: Russel Dion; Lee Feldman; Christopher Cooper; Christopher Lagerbloom; Alfred Battle; Trisha Logan; [info@bigpicturebroward.com](mailto:info@bigpicturebroward.com)<<mailto:info@bigpicturebroward.com>>; Ella Parker  
Subject: Re: Permission to share your Historical Designation Article

Hi Anthony:

I'll weigh on in this, if it's OK. While Manhattan Towers is not designated, it is #1 on a list of properties that city staff recommends for designation. With our current regulations, anyone can file an application to designate it. That's pretty scary if you are the owner of one of these properties. You are facing an unknown economic

injustice.

While Ms. Wilson may be lax on her end of the process, it is heartwrenching to watch someone in her position. Outlived her income, facing foreclosure and the real estate her only asset. The process should not make people homeless.

In regards to the amendments, one of the changes in the first round includes "interim protection". Manhattan Towers, who is #1 on the hit list, should be very concerned if "Interim protection" would affect them.

As a resident on the beach, I was very disappointed that your stakeholder letter dated September 21, 2018 was not mailed to one single stakeholder on the beach. Residents and business owners on the beach wrote emails stated over and over again that they wanted to be involved in the process. Please keep us in the process. There was no outreach from your department to anyone who owns property in the recently updated Central Beach Architectural Resource Survey. If I had not received an email from the Council of Fort Lauderdale Civic Association on October 4th. I would never have even known there were two public meetings scheduled to discuss the ordinance. In fact, I was discouraged to go to the first meeting, told "this is only about Sailboat Bend". The ordinance is not just about Sailboat Bend, it is a city wide ordinance. In a city, where probably 70% of the housing stock is over 50 years old, I would think that discussions about revisions to a city wide historic preservation ordinance should have a wider public reach.

I don't think Monday should be the last opportunity for the public to learn more about the proposed amendments before it enters the quasi judicial process.

As always, happy to meet at any time to discuss further.

Regards,

Abby Laughlin

On Fri, Oct 12, 2018 at 4:44 PM Anthony Fajardo  
<[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)<mailto:[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)>> wrote:  
Mr. Dion,

Clearly there is a misunderstanding of the direction that staff received from the City Commission, the aspects of Historic Designation (both practical and legal), and some of the various other items mentioned in your email. For instance, this first round of amendments (Phase 1) only affects properties that are designated or are currently located within a historic district. Since your property is neither designated nor within a historic district it would not be affected.

To help educate the community and our neighbors staff will be placing more information on the City website addressing those issues that have come up over the last several weeks since the presentation by staff to the City Commission on the topic. We expect to have this information up sometime next week or as soon thereafter as possible.

I would like to take this opportunity to address the issue regarding Ms. Elaine Wilson and her application to rescind the designation of her house in Victoria Park. She may have applied in April 2018, however the application was incomplete. Staff cannot move items forward without completed applications, as required by

our legally established ordinance. Our staff was in constant communication with Ms. Wilson, as demonstrated by multiple emails, and has worked to be helpful to her in completing the application and as she continues to go through the process. When the item was placed on the Historic Preservation Board (HPB) agenda in October it is true that there was not a quorum. This was unexpected, as even with the announced absences there would have been a quorum, however one of the other board members had a medical emergency just prior to the meeting and this resulted in the unfortunate situation we find ourselves in today. Nevertheless, Ms. Wilson did not show up for the meeting. I worked as the staff liaison for several years to this board in the past and it is unlikely the HPB would have heard the item without her being present even if a quorum had been established since there would have been nobody there to answer any questions from the applicant's perspective. Staff continues to work with her and we are doing all we can to ensure that she has the required information, we assist in any way we can, and she understands the process. However, it is a little misleading to state that a process is broken when (a) the process hasn't even been completed per the legal requirements and (b) the applicant wasn't present to defend the request at the HPB.

I believe it would be beneficial for all of us to stick to facts so that we all remain on the same page. Misinformation places us in an unnecessarily adversarial position and that is not what staff is seeking to do. Our intent is to work with our neighbors to ensure we have a practical solution that meets the needs of the City. If you would like to discuss further in more detail please let me know and I'll be happy to set up a meeting.

Sincerely,

Anthony Greg Fajardo | Director  
City of Fort Lauderdale | Department of Sustainable Development  
700 NW 19th Avenue | Fort Lauderdale FL 33311  
P: (954) 828-5984 E: [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov)<<mailto:afajardo@fortlauderdale.gov>>

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**From:** Abby Laughlin  
**To:** Anthony Fajardo; Trisha Logan  
**Subject:** Fwd: Update of Fort Lauderdale Historic Ordinance  
**Date:** Monday, October 15, 2018 10:41:30 AM

---

Hi Anthony and Trish:

Tim Shavone can not make the ordinance review meeting tonight. He asked me to pass on his comments.

Regards,

Abby Laughlin

----- Forwarded message -----

**From:** Abby Laughlin <abby.laughlin@gmail.com>  
**Date:** Sun, Oct 14, 2018 at 9:12 PM  
**Subject:** Re: Update of Fort Lauderdale Historic Ordinance  
**To:** Shiavone Tim <wdparrot@aol.com>

Hi Tim,

No worries - I'll make sure your message gets through.

Regards,

Abby

On Sun, Oct 14, 2018 at 8:30 PM g <wdparrot@aol.com> wrote:

Abby

Please forward this for me to all those in our group and the commissioners if you think they would be interested. I am unable to attend Mondays meeting

Respectfully to the HPB ,Anthony and Trish

The idea of Historic preservation is one of great merit .Thank you for investigating changes to reach a fair and just process that will include owner consent

My concerns for the for amendments to the process of Historic designation

First and foremost ... Property owner consent..

This is so important if the city wants the process to be successful and proceed with mutual interest and purpose. When this designation is attached to a property with out the owners consent there will always be problem and a fight .With the consent of ownership from day one there is no question of the integrity of the application process. It starts with the owner and ends with the owner .There are no surprises as the owner has CHOSEN to take this responsibility

The process as it stands now is flawed,It can be used as a tool to discourage , eliminate or disallow development .

meeting only 1 of 8 criteria is not fair..it should be all or at least a majority number (5)

interum protection also can be misused as a tactic to tie things up..

Tax incentive are minuscule and could only be an incentive to an already interested PROPERTY OWNER

Residential and commercial property should have seperate standards and considerations for designation

..

The HPB and city needs to provide a package to walk an interested Property owner through the process from start to finish .

Consider a tax or some kind of funding mechanism to give the city a budget to buy property at market value from owners who are interesting in selling (especially those who have been thinking about making a fair and proper profit on their investment )

These are just a few of my thoughts .. This is a very big and important issue... Please be sensitive to the property owners rights and economic impact before any consideration to the designation of a property ...

Thank you and again ...Without ownership consent there will not be a successful and or friendly climate to achieve the goal of Historic Preservation.

Tim Schiavone

fort lauderdale residential and commercial property owner.since 1973

954 294 7705

**From:** [Anthony Fajardo](#)  
**To:** [Lynda Crase](#)  
**Cc:** [Trisha Logan](#); [Christopher Cooper](#)  
**Subject:** Fwd: Permission to share your Historical Designation Article  
**Date:** Sunday, October 14, 2018 12:08:14 PM

---

Lynda,

Please see if you can set up a meeting with Abby and Mr. Dion this week. Include Trisha, Chris and me.

I'd like for the 3 of us to meet before Abby and Mr. Dion as well.

Thanks,

Anthony Gregory Fajardo | Director  
City of Fort Lauderdale | Department of Sustainable Development  
954•828•5984  
Sent from my iPhone

Begin forwarded message:

**From:** Russel Dion <[russel@manhattantowerfl.com](mailto:russel@manhattantowerfl.com)>  
**Date:** October 14, 2018 at 9:49:24 AM EDT  
**To:** <[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)>  
**Cc:** <[LFeldman@fortlauderdale.gov](mailto:LFeldman@fortlauderdale.gov)>, <[CCooper@fortlauderdale.gov](mailto:CCooper@fortlauderdale.gov)>, <[CLagerbloom@fortlauderdale.gov](mailto:CLagerbloom@fortlauderdale.gov)>, <[ABattle@fortlauderdale.gov](mailto:ABattle@fortlauderdale.gov)>, Trisha <[TLogan@fortlauderdale.gov](mailto:TLogan@fortlauderdale.gov)>, <[info@bigpicturebroward.com](mailto:info@bigpicturebroward.com)>, Abby Laughlin <[abby.laughlin@gmail.com](mailto:abby.laughlin@gmail.com)>, <[EParker@fortlauderdale.gov](mailto:EParker@fortlauderdale.gov)>  
**Subject:** **Re: Permission to share your Historical Designation Article**

Mr. Fajardo:

I would like very much to be included in the meeting you agreed to have with Abby. Please include me in the invitation. In addition to what I have set out below we do have a list of concerns.

Thank you so much for being open to our concerns. I am sorry I was not clear. I made no reference to changing the criteria for designation. My point was that Phase 1 regarding Section 47-24-11 B. pages 3-7 sets out the process and procedures for the designation of historic properties. All properties in Fort Lauderdale over 50 years old may be subject to these provisions and should be included in the public forums and outreach along with Sailboat Bend and the other designated districts and

properties before any changes are made to the ordinance. This is why the Notification Process is flawed and should be reevaluated.

I would also take issue with the definition of Applicant which is too broad. It currently encompasses any resident of Fort Lauderdale or legal entity. This means that any renter or legal entity (corporation, LLC, etc) may become an applicant and make an application for Designation of a property. I would suggest that the definition should be more limited; perhaps to a property owner, the Historical Board or the City. At this point just about anyone could file an application for designation of a property over 50 years old and tie the property owner up in a process which could prevent them from doing anything with their property for up to 180 days, a costly restriction to the property owner that could be entirely unjustified.

If an Applicant, other than the property owner, files an application for designation and it is granted, this becomes "Mandatory" Designation and the current Ordinance permits that. That is why I suggested in my last email to you that a new status be created for properties on the Historic Survey protecting historic properties in ways that fall short of actual Designation. Property owners who have preserved their properties and maintained them should not be burdened with Designation without their consent. Properties identified and listed on the Survey as having historic significance could be red flagged so that if a permit is filed for major modifications as defined in the Historic Ordinance or a permit for demolition it could fall into a process for further review or intermediate protection. Also, there should be a mechanism for a property owner to file an objection to being included in the Historic Survey and being removed. The Designation process is costly to the property owner financially as well as time wise. This would satisfy the needs of both the City and the Property Owner. There should be no Designation without the owners consent except in extreme situations where the property's historic value to the community would be endangered. Designation without the owner's consent is by definition Mandatory or Forced Designation.

Page 5 3d There is a problem with Interim Protection Measures. A property owner could submit an application for a permit for improvements and the process could go on for several months and just prior to granting of the permit someone files an application for Designation of the property. The Interim Protection Period would kick in and prevent the property owner from doing anything for up to 180 days while the Preservation Board makes a determination. This is simply unfair. Permits submitted prior to applications for Designation should follow their normal course.

Page 9 c Criteria d You said that there were no changes proposed to the existing Criteria but I would suggest that a change be made. It seems unreasonable and unfair that a property owner must lose all beneficial use of a property before a Certificate of Appropriateness would be approved. For a property owner to lose up to 99% of its beneficial use and yet a Certificate of Appropriateness could still be denied is unacceptable.

Thank you for your indulgence.

Russel Dion

**[Voice and video call our front desk for free using this link](#)**

Russel Dion  
MANHATTAN TOWER  
701 Bayshore Drive  
Fort Lauderdale, FL 33304  
[www.ManhattanTowerFL.com](http://www.ManhattanTowerFL.com)  
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754-224-7301

On Sat, Oct 13, 2018 at 8:18 PM Anthony Fajardo  
<[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)> wrote:

Mr. Dion,

I'm happy to meet in person to discuss further and we can always do more outreach. I'm working on a meeting with Abby if you would like to attend that. I've asked her to put together a list of concerns so we can have a productive conversation.

Please note that we aren't touching any of the existing criteria for designation and there are no plans for mandatory designation. I'm not sure where you see that, but if you would like to point it out I can respond and we can make it part of our conversation.

If you would like to attend the meeting I mentioned above we will include you on the invite, so please let me know.

Thank you,

Anthony Greg Fajardo | Director

**City of Fort Lauderdale | Department of Sustainable Development**

700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311

P: (954) 828-5984 E: [afajardo@fortlauderdale.gov](mailto:afajardo@fortlauderdale.gov)



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**From:** Russel Dion [mailto:[russel@manhattantowerfl.com](mailto:russel@manhattantowerfl.com)]

**Sent:** Saturday, October 13, 2018 7:19 PM

**To:** Anthony Fajardo

**Cc:** Lee Feldman; Christopher Cooper; Christopher Lagerbloom; Alfred Battle; Trisha Logan; [info@bigpicturebroward.com](mailto:info@bigpicturebroward.com); Abby Laughlin; Ella Parker

**Subject:** Re: Permission to share your Historical Designation Article

Mr. Fajardo:

I am not quite sure what I misunderstood. The only specific misunderstanding you mentioned was that the first round of amendments (Phase 1) **only affects** properties that are Designated or located in a Historic District. I had downloaded the Draft of Updates to ULDR Section 47-24-11 and ULDR Section 47-27-7. If these are truly the proposed changes, then I disagree that the changes do not affect me because I am not designated. These changes not only affect me but every owner of a property over 50 years old. These changes affect not only designated properties but affect the entire designation process including mandatory designation. Because of this it is my opinion that all owners of properties in excess of 50 years should be included in the discussion. The limitation of your presentation to already designated properties is flawed and the Department should start over with presentations to the entire community. I am sure it is not your intention but limiting the outreach for Phase 1 to already designated properties appears to be an effort to get these changes through quickly and with the least resistance.

That is why I was impelled to speak out to the community. Once these amendments are made it will be very difficult to undo them.

Mr. Fajardo, please understand that we have the same goal, Historic Preservation. It is how we reach that goal where we may disagree. Looking at this amendment process, it seems to be backward. It seems that the priority for the City is Designation which gives government complete control over a private property but taking property rights away from the property owner and giving those rights to the government is a serious matter and while the Supreme Court has supported it's legality, it should not be the first option for government. Phase 1 and Phase 2 should be switched. Phase 1 of the process should be outreach to the community and creation of incentives for voluntary designation. Encouraging voluntary designation should be the priority in the amendment process and incentives should be incorporated into the ordinance. In fifteen minutes I came up with a list of possible incentives and I am sure with an outreach to the community and some thought on the part of staff there could be many more. I would be happy to share them with you.

Also as part of Phase 1 there should be discussion of protecting historic properties in ways that fall short of actual Designation. Property owners who have preserved their properties and maintained them should not be

burdened with Designation without their consent. One suggestion is that properties identified as being of historic significance could be red flagged so that if a permit is filed for major modifications as defined in the Historic Ordinance or for demolition it could fall into a process for further review or intermediate protection. Also, there should be a mechanism for a property owner to file an objection to being included in the Historic Survey and being removed. The Designation process is costly to the property owner financially as well as time wise. A property owner who has been a good steward of an historic property should not be penalized with Designation.

In addition there should be an exit process for property owners such as Ms. Elaine Wilson that is not arduous. I meant no disrespect for your staff in my criticism of the process she went through. I am sure they were as helpful as they could be. What I heard at the meeting was that there was no form or process for reverse designation. No one from the City contradicted her when she made this point. The process was sort of made up to accommodate her. If this is not true, I apologize again but if this is true, then the process is broken.

I do applaud your efforts to streamline the permit process through administrative approval of small changes. I am an advocate for Historic Preservation but I am opposed to forced mandatory designation. Thank you for taking the time to write to me. I would be happy to meet with you at any time to discuss these issues further. You are right about dealing with facts and I will make every effort to do just that.

With respect.

Russel Dion

[Voice and video call our front desk for free using this link](#)

Russel Dion

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754-224-7301

On Fri, Oct 12, 2018 at 4:44 PM Anthony Fajardo  
<[AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)> wrote:

Mr. Dion,

Clearly there is a misunderstanding of the direction that staff received from the City Commission, the aspects of Historic Designation (both practical and legal), and some of the various other items mentioned in your email. For instance, this first round of amendments (Phase 1) only affects properties that are designated or are currently located within a historic district. Since your property is neither designated nor within a historic district it would not be affected.

To help educate the community and our neighbors staff will be placing more information on the City website addressing those issues that have come up over the last several weeks since the presentation by staff to the City Commission on the topic. We expect to have this information up sometime next week or as soon thereafter as possible.

I would like to take this opportunity to address the issue regarding Ms. Elaine Wilson and her application to rescind the designation of her house in Victoria Park. She may have applied in April 2018, however the application was incomplete. Staff cannot move items forward without completed applications, as required by our legally established ordinance. Our staff was in constant communication with Ms. Wilson, as demonstrated by multiple emails, and has worked to be helpful to her in completing the application and as she continues to go through the process. When the item was placed on the Historic Preservation Board (HPB) agenda in October it is true that there was not a quorum. This was unexpected, as even with the announced absences there would have been a quorum, however one of the other board members had a medical emergency just prior to the meeting and this resulted in the unfortunate situation we find ourselves in today. Nevertheless, Ms. Wilson did not show up for the meeting. I worked as the staff liaison for several years to this board in the past and it is unlikely the HPB would have heard

the item without her being present even if a quorum had been established since there would have been nobody there to answer any questions from the applicant's perspective. Staff continues to work with her and we are doing all we can to ensure that she has the required information, we assist in any way we can, and she understands the process. However, it is a little misleading to state that a process is broken when (a) the process hasn't even been completed per the legal requirements and (b) the applicant wasn't present to defend the request at the HPB.

I believe it would be beneficial for all of us to stick to facts so that we all remain on the same page. Misinformation places us in an unnecessarily adversarial position and that is not what staff is seeking to do. Our intent is to work with our neighbors to ensure we have a practical solution that meets the needs of the City. If you would like to discuss further in more detail please let me know and I'll be happy to set up a meeting.

Sincerely,

Anthony Greg Fajardo | Director

**City of Fort Lauderdale | Department of Sustainable Development**

700 NW 19<sup>th</sup> Avenue | Fort Lauderdale FL 33311

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## OPINION OF HISTORIC PRESERVATION AND DESIGNATION

Historic Preservation is a wonderful concept. Protect Historic Resources in the community for the benefit of all. My partner and I own a Mid Century Modern property on the Intracoastal in Fort Lauderdale, Manhattan Tower, designed by one of the premier architects of the 1950s. It has operated as an apartment/hotel from the 1960s. It was originally built as an executive retreat for the largest Cadillac dealer in New York City in 1955. Please understand that we are in favor of Historic Preservation. In fact we saved our property 18 years ago from demolition and devoted our lives to its preservation and restoration. Unlike most of those who are intent on designation of properties they deem historically important, we invested millions of dollars in the purchase, preservation and maintenance of an historic property. Most avid preservationist are doing no more than usurping the property rights of individual property owners for the benefit of the community at large with no recompense to the property owner. Further, they are intent on subjecting owners of properties they deem important to a whole new process of permitting which is in addition to the already burdensome process required by the rest of the community. When the owner of a Designated Property wants to make changes to their property they are referred to a 134 page document, Historic Preservation Design Guidelines. After that, they are required to fill out forms and provide the City with an inordinate amount of research and detail as to their changes. They submit the forms and in many cases must provide additional information and re-submit them over and over.

In a recent case that came before the City Commission from a property owner living in Victoria Park and whose husband voluntarily had two properties Designated as Historic many years ago, the wife appeared requesting one of her properties be Un-designated due to financial hardship. It was going into foreclosure because she could not find a buyer who would purchase the property subject to the Designation. She first made her application April, 2018. We are now in October 2018. First she found there was no process for Un-designating her property. She was told to fill out all the relevant forms required by Designation and submit them to the City with a note that she wanted to reverse the Designation. She did everything that was required of her and was scheduled for a hearing October 5. Because of a lack of a quorum her hearing was pushed back to the next meeting. She appeared before the City Commission desperate to get a decision and accommodation before she lost her property. She had received a small tax allowance of \$500 per year as an incentive for designating her property which she offered to repay to the City. Two commissioners were sympathetic and proposed a motion to remove the designation. Three Commissioners chose to vote against the motion. One commissioner stated there was a process that must be followed, seemingly not aware that the process was broken. Another suggested this desperate applicant should hire an attorney to have the foreclosure delayed. The fact that there was not even a form for reverse Designation in the event of hardship or that the City failed to produce a quorum to hear her case didn't seem relevant to the dissenting commissioners.

This is anecdotal evidence of why the community should be cautious of Historic Designation. While I support Historic Preservation I am opposed to Historic Designation without the property owner's consent.

## Don't confuse Historic Designation with Historic Preservation.

The first volley has been fired to subjugate City of Fort Lauderdale private property owners to HISTORIC DESIGNATION. If you think it does not affect you, think again. If you own a property older than 50 years, you are vulnerable to Historic Designation. The City Commission has ordered its staff to propose amendments to the Historic Preservation Ordinance under the ULDR which are purported to clarify and streamline the process while in fact they modify the process to be more restrictive and onerous to property owners.

While Historic Preservation is a good thing, Historic Designation has a downside. At its core is taking private property rights from property owners **with or without** their consent or recompense and giving those rights to the state. The State decides whether your property has historic value based on its age, appearance and a number of subjective factors; any of which may trigger a designation. Once designated, a property is subject to a whole new level of regulation and expense which are borne by the property owner. There seems to be no educational requirements for those who implement the process, only a passion for the past.

With no other requirement than being a resident of Fort Lauderdale, anyone may initiate the designation process. If any resident likes the look of a property older than 50 years or has a grudge against someone who owns a property older than 50 years, they may become an "applicant" and file the necessary forms to start a process which may prevent that property owner from doing anything with their property during the "Intermediate Property Protection Period" of up to 180 days (6 months). If during that time any one of a number of criteria are satisfied, the property may be "Designated" without the consent of the property owner and the owner will be prevented from making any further decisions about the appearance, improvement or use of their property without prior State approval. The property owner gets to pay for this extra level of bureaucracy with no help from the City while the community is the beneficiary. There are also concerns about Climate Change, catastrophic damage and flooding. How will the City ordinances deal with these problems?

The preservation of historic properties is worthwhile and is properly a goal of the City Commission but it is disappointing that instead of pursuing this goal with a plan for voluntary designation and incentives to property owners the City Commission has determined the first step should be to consolidate their police powers to Designate private properties. The decision was made to spend scant City resources and staff hours on amending the current historic ordinances rather than forming a committee composed of avid preservationists and property owners who may be the subject of designation along with City staff to work out solutions to the problems of designation. From such a collaboration could come a fair and equitable consensus as to amendments to the current historic ordinances. Only then based on recommendations from this joint committee should amendments be proposed. To amend those ordinances without doing so is heavy handed governance from the top down resulting in the creation of unnecessary animosities and resentment from property owners who have invested their time (for some a life time) and life savings in purchasing a property only to find that they lose the freedom to make their own decisions regarding the property. There is a concern that the City is usurping too much power in their efforts to amend the Historic Preservation Ordinance.

## Wake Up! YOUR PROPERTY RIGHTS MAY BE IN DANGER 3

The City of Fort Lauderdale has the power to take your property rights under the **Historic Preservation Ordinance** ULDR Section 47-24. The concerns are that:

- any resident of Fort Lauderdale or legal entity including the City may become an applicant to designate your property Historic without your consent.
- the application needs to meet only one of several Criteria; one of which is simply being older than 50 years old.
- with designation comes added expenses with a added process for historic permit approvals
- Designation limits the pool of buyers when you sell and demolition becomes near impossible

To date there have been few designations without the owner's consent but that may not be the case in the future. We have a new City Commission with two members who support Historic Preservation, two members leaning to protection of private property rights and one that seems to be a question mark.

The Commission ordered an update of an old Historic Resource Survey of the Central Beach. City staff did the update and recommended designation of nearly the entire beach area as an Historic District and provided a list of properties targeted for individual designation. Historic Resource Surveys are in the planning stages for the entire City which may have as few as 50% or as many as 70% of properties over the threshold of 50 years. No area of the City will be left untouched; Idylwyld, Las Olas Isles, Rio Vista, Coral Ridge, Victoria Park and on and on. The property owners in the Central Beach mobilized and protested. The Commission listened and temporarily stopped the process. The Commission has now ordered its staff to propose updates to the ordinance. We voted these Commissioners into office to represent our concerns and act accordingly. Email all Commissioners. Let them know how you feel.

The Supreme Court made a decision in 1972 supporting Government Police Powers to take property rights from the property owner and transfer those rights to government to assure that historically important properties are preserved for the good of the community. No payment is required. Preservationists were emboldened to make a concerted effort to designate private properties Historic everywhere. With the increased demolition of historically important buildings this movement is picking up speed. Historic Preservation is a laudable goal but when combined with Designation without the owner's consent it creates a conundrum. We all agree that we want to save historic properties but do we want to do that at the cost of losing our individual property rights?

This conundrum poses many questions: The Ordinance is legal but does that make it fair or moral? Should there be Designation without the owner's consent? If Historic Preservation is as important to the Community as the Preservationists maintain, why is there no provision for the Community to do their part in preserving these properties. Why is the entire burden of preservation piled on the property owners? Is it too easy to designate a property? Is Historic Preservation incompatible with personal property rights? Should there be a higher standard when it comes to designation without the owner's consent than when it is voluntary. What happens if insurance companies choose not to insure historic properties?

Perhaps we should rethink Historic Preservation. Rather than adopting "Best Practices" from other municipalities we should create a new standard for Historic Preservation. Not everyone has the same aesthetic. Modern contrasted with Historic can make a powerful statement without resulting in a loss of history. An unknown author said so eloquently. "Stuck in the quagmire of the past they cannot see what is possible for the future. Encourage creative and functional architecture for the future which will then become historic."

Please share this article with your neighbors and friends and post it on your facebook page.

## Important email addresses

Mayor		Dean Trantalis	<a href="mailto:dtrantalis@fortlauderdale.gov">dtrantalis@fortlauderdale.gov</a>
Mayor Assistant		Scott Wyman	<a href="mailto:swyman@fortlauderdale.gov">swyman@fortlauderdale.gov</a>
Commissioner	District 2	Steve Glassman	<a href="mailto:SGlassman@fortlauderdale.gov">SGlassman@fortlauderdale.gov</a>
Commissioner	District 4	Ben Sorenson	<a href="mailto:BSorensen@fortlauderdale.gov">BSorensen@fortlauderdale.gov</a>
Commissioner	District 1	Heather Moraitis	<a href="mailto:HMoraitis@fortlauderdale.gov">HMoraitis@fortlauderdale.gov</a>
Commissioner	District 3	Robert McKenzie	<a href="mailto:RMckinzie@fortlauderdale.gov">RMckinzie@fortlauderdale.gov</a>
City Manager		Lee Feldman	<a href="mailto:lfeldman@fortlauderdale.gov">lfeldman@fortlauderdale.gov</a>

If you don't know who your Commissioner is go to District Link Map

[http://gis.fortlauderdale.gov/PDFMaps/Commission%20Districts%20\(24x36\)Fort%20Lauderdale.pdf](http://gis.fortlauderdale.gov/PDFMaps/Commission%20Districts%20(24x36)Fort%20Lauderdale.pdf)

## PROPOSALS FOR INCENTIVES TO HISTORIC PRESERVATION

In order to enhance public participation and involvement in the preservation and protection of Historic Resources the Government has a duty Encourage public and private preservation of Historic Resources before exercising police powers to Designate Properties without the property owner's consent.

1. Set up Historic Preservation Fund to match improvements to Designated Properties
  - a. This Fund may be operated by the private Historic Trust with direction or help from the City.
  - b. Perhaps set up an initial grant to property owners who are willing to voluntarily designate their properties with no strings attached.
  - c. Identify which improvements are eligible for matching dollars
  - d. Identify sources of funding in addition to tax dollars (ie Private Donations, Corporate Donations, etc.)
  - e. Set up parameters and process for disbursing dollars
  - f. Determine limits if any of dollars to be provided (ie. 10% of total funds in reserve per year)
  - g. Create strategies to reach goals for Fund.
  - h. Set up prohibitions to using Fund for any other purposes.
  - i. Establish education or professional requirements for those chosen to disburse money from Fund
2. Work more closely with the private Broward Trust for Historic Preservation to create programs which may not be approved for the City's Historic Board.
3. Tax Incentives
  - a. Set up a tax discount (ie. 10-20%) on the total tax bill for the City portion of real estate taxes
  - b. Tax abatement on improvements made after designation.
4. The designation of Historic places a tremendous burden on the private property owner for the benefit of the Community. It is only fair that the Community bear some of that burden. There should be no costs incurred by designated properties in obtaining Certificates of Appropriateness. All costs of this process should be borne by the Community by transferring these costs to the normal permitting costs and increasing them for all property owners to cover all of these costs. The designated property will pay their fair share of these expenses when they file for the normal permits but will not have to pay the full cost. The Community is the beneficiary and should help with the costs.
5. Zoning restrictions may be less restrictive but in keeping with Historic theme.
6. A list of incentives should be provided for Historic Districts (ie. relaxing of some building and zoning requirements, signage, improvements to roads, landscaping, etc.
7. Solicit Historic Preservation academics, professionals and architects to donate time and experience to advise property owners on improvements compatible with history. In return the advisers would be recognized on the City Website and by the Historic Board. Using these professionals will cut down review time. This could be done by the City's Preservation Board or the Private Broward Trust.
8. Approved Vendor List of architects, contractors and professionals familiar with historic preservation. If City is not permitted to do this then this would be a service of the Private Trust.
9. Outreach to involve local Universities in Historic Preservation to educate the community and to create a plan to incentivise designation. These resources are better qualified to come up with ideas than the general public.
10. Create a transitional status for properties pre-designation that have been identified on the Historic Survey as having historical value. Provide outreach to these properties to encourage maintenance of historic character (signs, architectural detail, etc)
11. Create a process of removal from pre-designation status.

12. Written assurance of no designation without owner's consent except in the case of major improvements or demolition.



## NOTES ON ORDINANCE

Reschedule the different Phases of amending the Ordinance

1. Phase 1 focus on those properties already designated. Clarify definitions and go into detail on what is permitted by those definitions.
2. Phase 2. Answer the question. What are the impediments to Historic Designation? Set the answers down in writing to make them real. Create solutions to each impediment or remove it. The focus must be on voluntary designation. What may the City do to encourage voluntary Designation Process. What may the City in partnership with the Broward Trust for Historic Preservation do to encourage voluntary designation.
3. Phase 3. Complete review of designation process and how to streamline it as much as possible.
  1. Create a transitional status for properties pre-designation that have been identified on the Historic Survey as having historical value. Provide outreach to these properties to encourage maintenance of historic character (signs, architectural detail, etc) (ie Designation process may not be started without the owner's permission unless a permit is submitted for remodeling of more than 25% of the improvements or in the event of a demolition permit.)
  2. There should be a procedure to object to inclusion in pre-designation status and to be removed when appropriate.
  3. Limit applicants for designation to property owners in the City of Fort Lauderdale or Government entities. (A resident is not a stakeholder unless they have invested in real estate in the City)
  4. Page 9 c. i d Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable use of his property.
  5. Create a process to reverse designation when appropriate.
  6. To put a moratorium on permits of 180 days to "protect" properties is a very long period. What happens to properties that have already submitted permits.
  7. No amendments should be made without efforts to create incentives to voluntary designation.
  8. There should be provisions to protect a property without going to the extreme measure of designation.
  9. It should be clear in the ordinance that Designation is the legal taking of individual property rights by the government to benefit the community at large.
  10. Establish requirements for those serving on Historic Board or advisory positions on Historic Preservation. It is not enough to be passionate about Historic Preservation. It is essential to have an educational or professional background in this field.

47-24-11

Page 1 3.6 Definition of Board is struck out but further down the page in 6.11 there is a reference to "the board"

Page 3 B Historic Designation 1. Applicant Definition is too broad. An Applicant should be limited to a property owner, the Historical Preservation Board or the City. Current definition includes renters or any legal entity.

Page 5 3d There is a problem with Interim Protection Measures in as much as a property owner could submit an application for a permit for improvements to their property. The process could go on for several months and just prior to granting of the permit someone files an application for Designation of the property. The permit process would then stop for up to 180 days while the Preservation Board makes a determination. This is simply unfair. Permits submitted prior to applications for Designation should follow their normal course.

Suggestions for inclusions:

1. Designation of Districts should require a vote by the property owners. A minimum of 50% should be required for designation.
2. The process to reverse a designation should not be the same as designation. There should be a streamlined process to allow for hardship reversal or changes.

The Criteria for designation is too broad and Properties should not be designated unless it meets 3 or 4 out of the 7 criteria.

With 70% of the properties in Fort Lauderdale being over 50 years old the battle cry will not be "No taxation without representation" but "No Designation without Consent" The Supreme Court has decided that it is legal to take property rights away from private property owners without the property owner's consent and give them to the government but that does not mean that it is morally right or fair. They likened it to the zoning process but in fact it is much more onerous and expensive to the property owner than changes in zoning and lacks the assurance of knowing what you can do with a property when you buy it. When you buy a property you know what is permitted in that area. When you buy a property over 50 years old, you don't know when someone can come along and file an application to designate your property. With designation comes a whole new level of regulations, restrictions and expenses not imposed on properties that are not designated.

If there is full disclosure and the general public is aware that this Ordinance does now and will in the future unless changed give the government the right to determine the future of their property, their will be a rebellion. Since I am fully aware of how this Ordinance affects property rights I feel compelled to make sure the rest of Fort Lauderdale is aware.

**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD ACTING AS THE LOCAL PLANNING AGENCY**  
**(LPA)**  
**NOTICE OF PUBLIC HEARING**  
**AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR)**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Board acting as the Local Planning Agency (LPA) of the City of Fort Lauderdale, as well as the Planning and Zoning Board, shall hold a public hearing on WEDNESDAY, APRIL 17, 2019 at 6:30 PM or as soon thereafter as the same may be heard in the City Commission Chambers, City Hall, 1<sup>st</sup> floor, 100 North Andrews Avenue, Fort Lauderdale, Florida to amend the City of Fort Lauderdale Unified Land Development Regulations, (ULDR) as follows:

Case T19004 is an amendment to the ULDR to provide revisions and additions to the existing historic preservation ordinance which include: additional definitions including “contributing property,” “non-contributing property,” “Fort Lauderdale register of historic places,” and “Historic preservation design guidelines” as well as other definitions that further clarifies the text contained within the ordinances; modifications to designation process to re-define who may apply for historic designation, inclusion of interim protection measures for properties within the historic designation process with penalties and inclusion of criteria exceptions; proposed language that will address administrative review (staff level review and approval) for minor repairs and improvements with reference to the City of Fort Lauderdale’s Historic Preservation Design Guidelines; proposed language to address amendments to work that was previously approved by the historic preservation board that will allow for a streamlined process with specific criteria; proposed language to address approval or denial of after-the-fact work subject to thresholds and penalties; proposed language for bond requirements through the Code of Ordinances for relocation of a historic landmark or structure in a historic district; miscellaneous edits to address inconsistencies throughout the text to ensure clarity on the process and requirements.

Specifically:

AMENDING SECTION 47-24.11 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) ENTITLED “HISTORIC DESIGNATION OF LANDMARKS, LANDMARK SITE OR BUILDINGS AND CERTIFICATE OF APPROPRIATENESS”, TO PROVIDE AN INTENT AND RELISTING AND MODIFYING SUBSECTIONS REGARDING DEFINITIONS; APPLICANT FOR HISTORIC DESIGNATION; HISTORIC DESIGNATION APPLICATION FEE WAIVER; HISTORIC DESIGNATION APPLICATION; HISTORIC DESIGNATION REVIEW PROCESS – HISTORIC PRESERVATION BOARD; HISTORIC DESIGNATION CRITERIA CONSIDERATIONS; CERTIFICATE OF APPROPRIATENESS – HISTORIC PRESERVATION BOARD ISSUANCE OF CERTIFICATES OF APPROPRIATENESS; CERTIFICATE OF APPROPRIATENESS APPLICANT; CERTIFICATE OF APPROPRIATENESS CRITERIA – GENERAL;

CERTIFICATE OF APPROPRIATENESS ADDITIONAL GUIDELINES –  
RELOCATION; AFTER-THE-FACT CERTIFICATE OF APPROPRIATENESS;  
AMENDMENTS CERTIFICATES OF APPROPRIATENESS; EXPIRATION OF  
CERTIFICATES OF APPROPRIATENESS; AND ADMINISTRATIVE  
CERTIFICATE OF APPROPRIATENESS.

All interested persons may appear at said meeting and be heard with respect to the proposed amendments. Information on this amendment may be obtained from the Department of Sustainable Development, Urban Design & Planning division, 700 N.W. 19 Avenue, Fort Lauderdale, Florida, during normal business hours.

Jeff Modarelli, City Clerk  
City of Fort Lauderdale

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 954-828-5002, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.

Publish on **March 29, 2019** as a legal classified ad.

Please provide proof to [nmartin@fortlauderdale.gov](mailto:nmartin@fortlauderdale.gov)

And Affidavit of Publication to: City of Ft. Lauderdale  
100 N. Andrews Ave.  
Fort Lauderdale, FL 33301

cc: City Clerk  
Finance AIP  
Planner  
Case File