

SAILBOAT BEND HISTORIC DISTRICT OVERVIEW OF PROPOSED ORDINANCE UPDATES



City of Fort Lauderdale
Department of Sustainable Development



CITY OF FORT LAUDERDALE

In 2019, several updates to the primary Historic Preservation Ordinance were approved that streamlined review processes including the ability for staff to provide additional reviews of proposed alterations at an administrative level.

PROPOSED PROCESS UPDATES IN THE SAILBOAT BEND HISTORIC DISTRICT:

- Align updated Section 47-16 – “Historic Districts” of the ULDR with recent updates to the Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness of the ULDR; and
- Remove “15-Day Administrative Approval” process language from SBHD section and placement into Section 47-24.11.E. of the ULDR to align with all other processes for administrative approval. Section renamed “Sailboat Bend Historic District (SBHD) Administrative Certificate of Appropriateness.”
- Provide for administrative review of minor alterations visible from the right-of-way for all non-contributing properties through a SBHD Administrative Certificate of Appropriateness application.
- Provide for administrative review of solar panels visible from the right-of-way for all properties through a SBHD Administrative Certificate of Appropriateness application.

ORDINANCE UPDATES - PROCESS

SAMPLE REQUEST	EXISTING REGULATIONS			CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB	Admin	15-Days	HPB
WINDOWS AND DOORS (Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW WINDOWS IN APPEARANCE & FUNCTION			X			X		X	
NEW DOOR(S) TO MATCH ARCHITECTURAL STYLE BUT NOT ORIGINAL DESIGN		X			X			X	
WINDOWS AND DOORS (Not Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW WINDOWS AND DOORS IN APPEARANCE & FUNCTION	X			X			X		
ROOF (Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW ROOF MATERIAL			X			X		X	
SOLAR PANELS ON ROOF			X		X			X	

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

- Admin* = Administrative Approval During Permitting
- 15-Days* = Administrative Approval with a 15-day call-up period
- HPB* = Application to the Historic Preservation Board for their review at a Public Hearing

Items highlighted in **YELLOW** are **equal** to the existing process in the proposed updates
 Items highlighted in **GREEN** are **less restrictive** than the existing process for all buildings
 Items highlighted in **BLUE** are **less restrictive** than the existing regulations for Non-Contributing Buildings

ORDINANCE UPDATES - PROCESS

SAMPLE REQUEST	EXISTING REGULATIONS			CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB	Admin	15-Days	HPB
NEW CONSTRUCTION									
NEW ADDITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X			X		
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X			X		X	
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X			X
NEW CONSTRUCTION			X			X			X

* For a new addition to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

DEMOLITION									
MINOR DEMOLITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X			X		
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X			X		X	
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X			X
TOTAL DEMOLITION			X			X			X

* For proposed minor demolitions to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

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ORDINANCE UPDATES – MATERIAL AND DESIGN GUIDELINES

PROPOSED UPDATES TO THE EXISTING MATERIAL AND DESIGN GUIDELINES IN THE SAILBOAT BEND HISTORIC DISTRICT:

- Remove material and design guidelines from the SBHD section; and
- Insert new section for “**Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD**” which identifies treatments to contributing and non-contributing properties as well as commercial properties; and
- Insert new section for “**Site Design Standards**” that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways.

The following pages provide a comparison between the Material and Design Guidelines in the existing ordinance and the proposed updates. Each comparison provides indicators of the level of change for each section using the following distinctions:

Items highlighted in **RED** are **more restrictive** than the existing regulations

Items highlighted in **YELLOW** are **equal** to the existing regulations in the proposed updates

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Items highlighted in **BLUE** are **less restrictive** than the existing regulations for Non-Contributing Buildings

Items highlighted in **PURPLE** indicates the proposed update is based on the **City of Fort Lauderdale's Historic Preservation Design Guidelines**

Items highlighted in **TURQUOISE** indicates the proposed update is consistent with the **Neighborhood Design Criteria Revisions (NDCR)**

ORDINANCE UPDATES – MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

1. Exterior building walls.

a. Materials and finish.

i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.

ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.

iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

PROPOSED ORDINANCE UPDATES

47-16.8.2

4. Exterior wall materials and finishes.

a. Traditional building materials such as stucco, wood, or masonry may be used in repair, replacement, or new construction.

b. Dimensions of siding must match the existing or must not exceed twelve (12) inches in width.

c. Synthetic siding material may only be used for new additions or for new construction on non-contributing properties. Dimensions of such materials should align with the neighborhood context and should not exceed 12 inches in width.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

2.Windows and doors.

a.Materials.

- i.Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii.Translucent glass (rear and side elevations only).
- iii.Painted and stained wood. iv.Aluminum and vinyl clad wood.
- v.Steel and aluminum.
- vi.Glass block.
- vii.Flat skylights in sloped roofs.
- viii.Domed skylights on flat roofs behind parapets.

PROPOSED ORDINANCE UPDATES

47-16.8.2

1. Windows and front entry doors.

- a. Horizontal sliding windows** may not be permitted on the front elevation or elevations visible from the right-of-way, unless historic documentation shows that they are original to the structure. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.
- b. All glass visible from the right-of-way must be transparent.**
- c. All muntins must have a raised profile.**
- d. Replacement windows may be aluminum or steel; vinyl windows are not permitted.
- e. Front entrances on new construction** must face the primary street frontage and utilize a door or doors appropriate to the style of the structure.
- f. Accordion hurricane shutters** are prohibited on the front elevation or elevations visible from the right-of-way but may be placed on rear and secondary elevations that are not visible from the right-of-way. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

b. Configurations.

- i. Doors: garage nine feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.

c. Operations.

- i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.

d. General.

- i. Wood shutters sized to match openings (preferably operable).
- ii. Wood and metal jalousies.
- iii. Interior security grills.
- iv. Awnings.
- v. Bahama shutters.
- vi. Screened windows and doors.

PROPOSED ORDINANCE UPDATES

47-16.8.2

2. Garages, carports, and accessory or secondary structures.

a. Location of garage doors. Front facing garage doors shall be set back a minimum of two (2) feet from the primary façade. Garages, including side facing garages, are not permitted to extend in front of the primary façade.

b. Size of garage doors. A single car garage door facing the right-of-way located on either the front, corner yard, or corner façade shall be a maximum of 25% of the width of the façade facing the right-of-way. A garage door that does not face a right-of-way may not exceed 18 feet in width. The width shall be measured as the linear dimension of the garage door opening that is visible from the street.

c. Garage door materials. Glazing shall be a maximum of 30 percent of the total area of the garage door.

d. Two Car Garage Doors. Front loading two car garage doors or two car garage doors on the front elevation are prohibited.

e. Carports. Carports in front of the primary façade are prohibited.

f. Accessory structure. Accessory structures must be located in the rear of the primary structure.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE
47-17.7 - Material and Design Guidelines
<p>3. Roofs and gutters.</p> <p>a. Roof—materials.</p> <ul style="list-style-type: none"> i. Terra cotta. ii. Cement tiles. iii. Cedar shingles. iv. Steel standing seam. v. 5-V crimp. vi. Galvanized metal or copper shingles (Victorian or diamond pattern). vii. Fiberglass/asphalt shingles. viii. Built up roof behind parapets. <p>b. Gutters.</p> <ul style="list-style-type: none"> i. Exposed half-round. ii. Copper. iii. ESP aluminum. iv. Galvanized steel. v. Wood lined with metal. <p>c. Configurations.</p> <ul style="list-style-type: none"> i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

PROPOSED ORDINANCE UPDATES
47-16.8.2
<p>5. Roof materials, roof configuration, solar panels, roof appurtenances.</p> <p>a. Contributing properties must use a roofing material that is in accordance with the historic style of each individual property. Roofs must be replaced in-kind, using historic documentation to select a roof material, or if another material is proposed, through a Certificate of Appropriateness for Major Alteration.</p> <p>b. Non-Contributing properties may replace an existing roofing material with a new roofing material that is consistent with those found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles (3-tab or dimensional shingles); or a built-up flat roof.</p> <p>c. New construction may use a roofing material that is found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles; or a built-up flat roof.</p> <p>d. Solar panels must be located on side or rear roof pitch of all properties to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. If solar panels are visible from the right-of-way, documentation must be submitted from the installer that there is no other feasible location for placement without compromising maximum functionality.</p>

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

5. Garden walls and fences.

a. Materials and style.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: picket, lattice, vertical wood board.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
- iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain

b. Configurations.

- i. Front: spacing between pickets maximum six inches clear.

PROPOSED ORDINANCE UPDATES

47-16.8.2

C. Site Design Standards.

1. Fences, gates, walls, piers, and hedges.

a. Materials.

- i. Fences visible from the right-of-way must be either wood, metal picket, or a combination of a low masonry or concrete wall with a stucco finish and metal picket.
- ii. Vinyl fencing and chain link fences are prohibited, except along a rear property line.

b. Dimensions. Height limitations of fences, gates, walls, piers, and hedges are provided in Table 1.

Table 1.

Front of Property

Fences, gates, walls, piers, and hedges are subject to the following height and visibility limitations:

TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-6"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A

The width of Pedestrian gates may not exceed 3'-6" in width.

The width of Vehicle gates may not exceed the width of the driveway opening.

Fence, Wall, and Hedge at Side and Rear Property Lines may not exceed the following regulations:

(If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)

TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None Required
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Secondary façades	4'-0"	None Required

NOTE:
Enlarged Table
on Next Page

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

Front of Property		
TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-8"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A

Pedestrian gate limited to 3'-6" in width
Vehicle gates limited to width of the driveway opening

Fence, Wall, and Hedge at Side and Rear Property Lines		
<i>(If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)</i>		
TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Sides along Right-of-Way	4'-0"	None Required

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

4. Outbuildings

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

PROPOSED ORDINANCE UPDATES

47-16.8.2

Materials for Outbuildings will use section on "Exterior Wall Materials and Finishes"

EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

6. Arcades and porches.

a. Materials and finish.

- i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: posts and columns.
- iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.
- iv. Metal (at railings only): wrought iron, ESP aluminum.

PROPOSED ORDINANCE UPDATES

47-16.8.2

Materials for Arcades and Porches will use section on "Exterior Wall Materials and Finishes"

There are three new sections proposed in the ordinance that are based on the existing H-1 Historic Districts, Historic Preservation Design Guidelines, the Neighborhood Design Criteria Revisions (NDCR), and the Downtown Masterplan. These sections include:

- Section 47-16.6 - Sign regulations for historic districts
- Section 47-16.8.C.2 - Driveways, Paving, and Parking
- Section 47-16.8.D – Additional design guidelines for properties in the Sailboat Bend Historic District fronting Broward Boulevard

HISTORIC PRESERVATION INCENTIVES

Several new incentives for historic properties have been approved over the past year and a Transfer of Development Rights (TDR) Program is currently proposed for adoption.

EXISTING INCENTIVES

Ad Valorem Tax Exemption (10-year Tax Exemption)

FEMA Historic Structure Exemptions

Florida Building Code Historic Structures Exemptions

APPROVED IN 2020

Tax Exemption for Commercial Properties (City of Fort Lauderdale and Broward County)

Waivers for Historic Preservation

Parking Reductions and Exemptions for Historic Resources

Elimination of Historic Preservation Board Fees for Residential Properties

Maintained Reduced Historic Preservation Board Fees for Commercial Properties

NOW PROPOSED

Transfer of Development Rights Program (TDRs)

For more information on the Sailboat Bend Historic District Architectural Resource Survey Update and the Proposed Updates to the Ordinance please visit this webpage:

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

Or Contact:

Trisha Logan, Historic Preservation Planner

Phone: 954.828.7101

Email: tlogan@fortlauderdale.gov

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