

I. ACKNOWLEDGEMENTS, OVERVIEW, AND BACKGROUND

Acknowledgements

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Ellen Uguccioni, Historic Preservation Consultant

Report Compiled, Written, and Edited By: Trisha Logan and Ellen Uguccioni

The updated Architectural Resource Survey of the Sailboat Bend Historic District (SBHD) was conducted to record current conditions of the SBHD. An in-the-field survey of the SBHD was performed between January and March of 2018 by Trisha Logan, Historic Preservation Planner, with the assistance of Luke Rinkus, Planning Intern. As data was reviewed and analyzed, with the assistance of Christian Cervantes, Urban Planner I, additional site visits were conducted. Current information and updates were then made to the initial in-the-field survey. This updated Architectural Resource Survey Report was compiled, written, and edited by Trisha Logan, Historic Preservation Planner with the City of Fort Lauderdale and Ellen Uguccioni, Historic Preservation Consultant with History Fort Lauderdale, both of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.

Background

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. In response, staff outlined a three-phased approach to amend the historic preservation ordinance and identify potential incentives to enhance historic preservation efforts.

For Phase One, staff focused on key amendments to the Unified Land Development Regulations (ULDR) in order to streamline the historic application review and approval process. The amendments have a substantial positive impact on the overall historic preservation program by allowing staff to process certain applications administratively. These changes to the ordinance resulted in efficiencies, and now provide applicants with a greater level of clarity regarding individually designated properties, or those within a designated historic district. The amendments were approved by the City Commission on September 12, 2019.

For Phase Two, staff developed several recommendations for new historic preservation incentives. The first of these incentives, the use of parking reductions and exemptions for historic resources undergoing adaptive reuse, were approved at the October 2, 2019, City Commission Meeting. Two additional incentives including a waiver to promote and encourage preservation of historic resources as well as a tax exemption for commercial properties were approved at the March 3, 2020, City Commission Meeting.

As part of Phase Three, staff conducted an updated Architectural Resource Survey of the SBHD to identify any changes that have occurred within the district since the previous survey was performed in 2009. As part of this survey, a total of 458 properties were surveyed with 179 identified as contributing, 278 identified as non-contributing, and 51 that are either vacant lots, parking lots, or park. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources. That reassessment is a requirement through the designation of the City as a Certified Local Government (CLG) by the State of Florida.