



LETTER TO THE COMMISSION

LTC No: 25-164

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *RW*

DATE: October 16, 2025

SUBJECT: Sailboat Bend Historic District Archeological Survey

The purpose of this Letter to the Commission (LTC) is to provide an update on the Sailboat Bend Historic District Archeological Survey. A large portion of the Sailboat Bend Historic District is in an Archaeologically Significant Zone that was identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., which has been periodically updated by Broward County. This project was funded as a historic preservation matching grant received by Broward County from the State of Florida, Department of State, Division of Historical Resources.

In accordance with the Historic Preservation Element of the City's Comprehensive Plan Objective 1.2, Policy 1.2.3,a, and pursuant to the Certified Local Government (CLG) Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, the City shall protect the historical, architectural, and archaeological resources within its jurisdiction through public policy and a regulatory framework aimed at safeguarding its cultural heritage.

Based on the Comprehensive Plan and CLG agreement, archaeological review is required when there is significant ground disturbing work related to a development permit application that includes a Certificate of Appropriateness. Per Unified Land Development Regulations (ULDR) Section 47-25.2.P, Archaeological Review occurs at the time a development permit application is submitted to the Development Review Committee or the Historic Preservation Board. In 2023, the application fee for residential archaeological review decreased from \$477 to \$159 and is only applied to new construction and demolition projects.

To provide additional information to property owners within the Sailboat Bend Historic District about archaeological requirements, an archaeological survey was conducted of the area between August 2024 and February 2025. This survey was conducted in partnership with the City's archaeological consultant, Coastal Archaeology and History Research, Inc, for a cost of \$4,950 funded through cost savings in the Urban Design and Planning Division budget. The goal of this project is to create greater transparency prior to any development on a site within this area and provide more predictability as to what the archaeological requirements could be for each parcel. As a result, a map that provides both the Archaeological Probabilities and associated Archaeological Requirements has

been prepared along with the definition of each status.

There are 507 properties located within the Archaeologically Significant Zone within the Sailboat Bend Historic District that, prior to the survey, were all subject to archaeological review. The following tables depict the number of archaeological reviews required per ULDR Section 47-25.2.P within the Sailboat Bend Historic District and citywide beginning in 2021.

SUMMARY OF ARCHAEOLOGICAL REVIEWS IN THE SAILBOAT BEND HISTORIC DISTRICT (SBHD)

Year	Projects in SBHD	New Construction/ Addition	Demolition	Other
2025*	0	1	0	0
2024	4	2	1	1
2023	9	4	5	2
2022	3	3	0	0
2021	0	0	0	0

*As of September 1, 2025

SUMMARY OF ARCHAEOLOGICAL REVIEWS OUTSIDE SBHD

Year	Projects
2025*	6
2024	6
2023	10
2022	2
2021	6

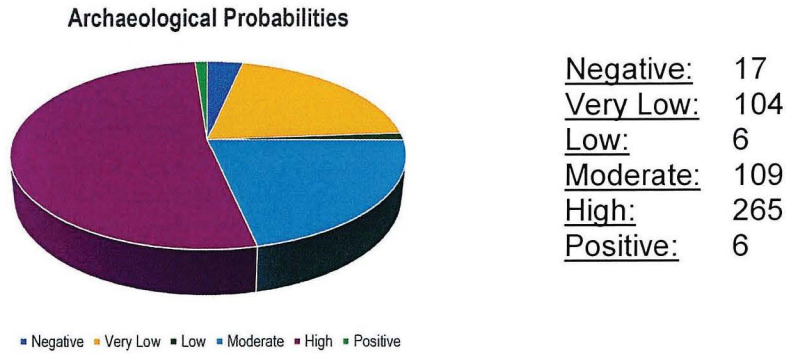
Based on the survey, several categories of Archaeological Probability have been created that provide predictability to property owners. Archaeological Probability is a determination on the likelihood of archaeological artifacts, features, or deposits being encountered on that parcel. Multiple parcels have been identified as either “negative”, “very low”, or “low.” Each probability category includes the following requirement:

Archaeological Probability	Archaeological Requirement
Negative	None
Very Low	None, with a condition of approval for potential findings
Low	None, with a condition of approval for potential findings
Moderate	Phase I Archaeological Survey* and/or Archaeological Monitoring
High	Phase I Archaeological Survey* and Archaeological Monitoring
Positive	Phase II Archaeological Survey** and/or Archaeological Monitoring, Mitigation Plan

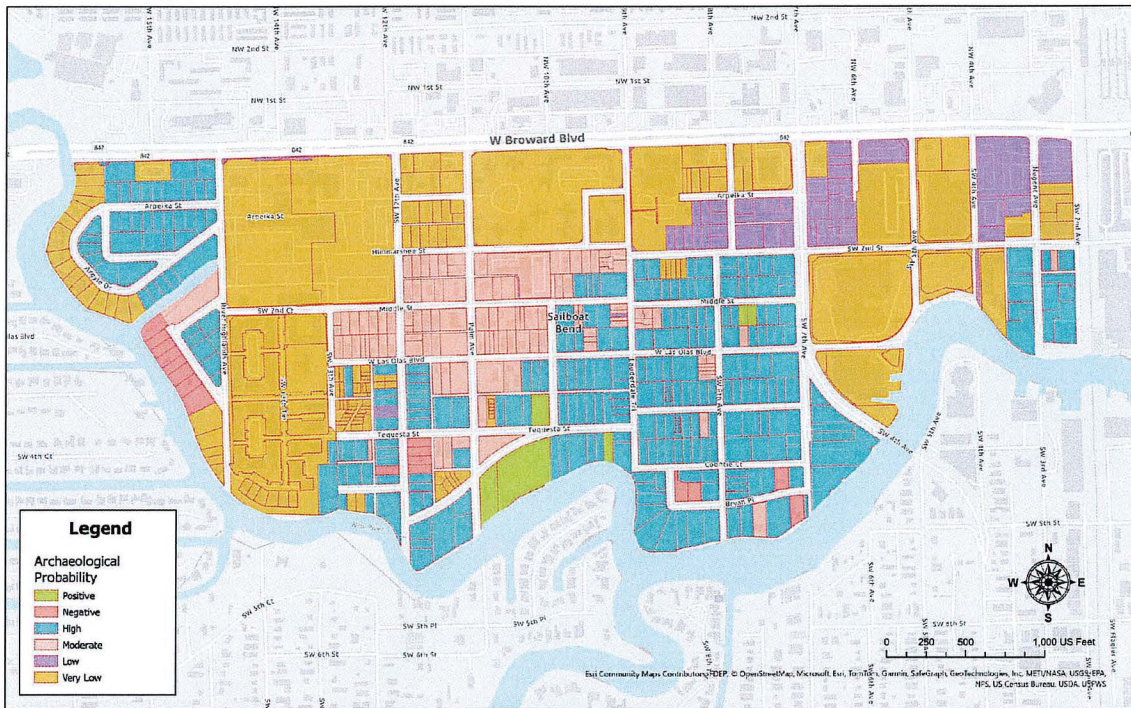
*Phase I Archaeological Survey: The purpose of the survey is to determine the presence or absence of archaeological deposits within the parcel. The survey typically consists of multiple shovel tests or core samples with artifact analysis throughout the project area and shall be conducted by a professional archaeologist who meets the Secretary of the Interior Professional Standards (36 CFR Part 61) and the work should conform to Chapter 267, Florida Statutes, Module 3: and Chapter 1A-42 Florida Administrative Code. Depending on existing conditions of the site as well as the scope of work of the project, the location and number of tests will vary.

**Phase II Archaeological Survey: The purpose of the survey is to determine the boundaries, integrity, and significance of the archaeological deposits within the parcel. The survey typically includes multiple excavation units with artifact analysis and shall be conducted by a professional archaeologist who meets the Secretary of the Interior Professional Standards (36 CFR Part 61) and the work should conform to Chapter 267, Florida Statutes, Module 3: Guidelines and Chapter 1A-42 Florida Administrative Code. Depending on the findings within the Phase I Archaeological Survey, the size and number of excavation units will vary.

Indicated next to each Archaeological Probability is the number of properties that fall within each area.



These changes are reflected on a map showing the Archaeological Probability Zones:



Sailboat Bend Historic District - Archaeological Probability 6/24/2025

This information along with Frequently Asked Questions, an archaeological review chart for properties within the Sailboat Bend Historic District, and descriptions of the Archaeological Probabilities and requirements have been posted on the City's Website: <http://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/archaeologically-significant-zones>

Over the last few months, City staff provided a presentation to the District 2 Commissioner, the Historic Preservation Board, and to the Sailboat Bend Civic Association on the results of this archaeological survey. Additional follow-up with the Historic Preservation Board and the Sailboat Bend Civic Association will be conducted to advise that the information is now available on the website.

If you have any questions, please contact Trisha Logan, Principal Urban Planner, at 954-828-7101 or via email at tlogan@fortlauderdale.gov.

c: D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors