



Historic Preservation Component



Adoption

The BrowardNEXT2.0 Comprehensive Plan was adopted on March 28, 2019 (Ordinance No. 2019-11).

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Historic Preservation Component

The lands which became Broward County are fertile in history dating back to several millennia when prehistoric Native Americans were living in southeast Florida. Today, the historical, archaeological, architectural and cultural sites represented by structures, properties, features and artifacts within Broward help to tell the story of the County's evolving history and culture. Fast growth and development, as well as the influx of new residents, has resulted in an opportunity to increase awareness of valuable historic resources and continue supporting the protection of many of the County's valuable historical resources. It is therefore of utmost importance to Broward County to preserve its significant historical resources for present and future generations.

The Historic Preservation Component describes the vision of preserving, protecting and enhancing sites, buildings, structures, objects, districts, landscapes and properties of historical, cultural, archaeological, and architectural merit within Broward County, and the use of these resources for the educational, economic, and cultural enrichment of the County, its residents, and visitors. Throughout this Component, the goals, objectives, and policies required to realize the County's vision for historic preservation are provided in accordance with the Comprehensive Plan and the Broward County Code of Ordinances, Article XVII. – Preservation of Historical Cultural Resource Sites.



Dania Station 1919

Source: Fort Lauderdale Historical Society



Stranahan House on New River

Source: Fort Lauderdale Historical Society

Policy History

- 1972 Broward County Historical Commission is established by County Commission by Ordinance 72-16.
- 1985 Florida Omnibus Growth Management Act (Chapter 163, Florida Statutes) established comprehensive planning requirements for local governments in Florida and listed historic preservation as an optional component of comprehensive plans.
- 2014 Articles VII and XVI of Chapter 5, Broward County Code of Ordinances, were replaced by Article XVII. – Preservation of Historical Cultural Resource Sites. The new ordinance established the Historic Preservation Board and regulations to meet Certified Local Government (CLG) requirements.
- 2015 First meeting of the Broward County Historic Preservation Board (BCHPB)
- 2016 Broward County declared a Certified Local Government (CLG).

Focus Areas

- Identify and expand inventory of historic and archaeological sites using historic surveys
- Support conservation, restoration, rehabilitation or re-use of historic resources
- Promote education and awareness of both the cultural and economic value of historic preservation
- Ensure CLG compliance and stakeholder coordination

Legal Authority



[Chapter 163.3178 Florida Statutes](#): *This component of the comprehensive plan addresses the mapping and inventorying of historic preservation areas.*

Broward County Code of Ordinances, Article XVII. – Preservation of Historical Cultural Resource Sites.

The Historic Preservation Component includes Goals, Objectives and Policies that support the Focus Areas. Once the policies are adopted by the Board, government agencies, partners, and the community work together to advance and implement those policies.

Goals, Objectives & Policies

The Historic Preservation Component of the Comprehensive Plan defines a core vision for the protection, enhancement and education of Broward County's historical, archaeological and cultural resources under four focus areas; historic surveys, preservation and protection, education and awareness, and Certified Local Government participation.

GOAL HISTORIC PRESERVATION

Broward County shall recognize and offer protection and support to significant historical and cultural resources; locate, identify, evaluate, and record new resources; and expand public awareness, education and appreciation of the contributions that these resources make to the character and singular identity of the County.

Identify and expand inventory of historic and archaeological sites using historic surveys



Wilton Manors Brochure Cover

Source: Broward County Libraries
Division Historical Archives

The foundation of Broward County's historic and archaeological sites inventory is an on-going body of work that presently includes more than 5,200 Broward sites included in the Florida Master Site File (FMSF). The County recognizes that surveys and recorded site file information requires on-going updates and revision work as non-protected sites are altered, lost or developed and as new sites come of age and acquire significance. The County's major focus is to maintain a current inventory of historical resources, continue to seek the addition of new listings to the County inventory and to the National Register of Historic Places, and to increase the number of locally designated historical and archeological sites, districts and zones.

OBJECTIVE HP1 – Identify, evaluate, and document historic and cultural resources

Broward County shall provide for the ongoing identification, evaluation, and documentation of existing and potentially new historic and cultural resources.

POLICY HP1.1 Broward County shall locate, identify and evaluate those sites, buildings, structures, objects, landscapes, neighborhoods and districts that are associated with the

archeological, historical, architectural and cultural development of the Broward Municipal Services District (BMSD) areas of the County.

POLICY HP1.2 Broward County shall identify county-owned historic and archaeological sites and determine if such sites have the potential for heritage tourism development, including the potential for restoration, rehabilitation, reuse, and/or historical markers.

POLICY HP1.3 Broward County shall prepare FMSF listings for applicable structures and sites and update the status of resources contained within the FMSF database.

POLICY HP1.4 Broward County shall conduct surveys of resources, when possible, by documenting resources and evaluating their significance, listing and preservation potential.

POLICY HP1.5 Broward County shall track structures that are greater than 50 years of age (and structures that may have extraordinary significance but are less than 50 years of age) that are to be demolished for safety reasons by the Building Official and document these structures if the structures are of historic, architectural or cultural significance.

OBJECTIVE HP2 – Recognizing and promoting historic and cultural resources

Broward County shall continue to provide a means of formal recognition of significant historic and cultural resources through local and national registers, as well as, the use of historical markers.

POLICY HP2.1 Broward County shall maintain and increase the inventory of County designations.

POLICY HP2.2 Broward County shall encourage and educate owners on the cultural and economic benefits of historic and cultural resources eligible for County designation and/or the National Register to pursue nomination, as well as provide technical assistance.

POLICY HP2.3 Broward County shall consider the impacts of undertakings on properties listed in the FMSF, under County historic resource designation or listed on the National Register of Historic Places.

POLICY HP2.4 Broward County shall continue to promote awareness of historic and cultural resources.



Snake Warrior's (Chitto Tustenuggee) Island Natural Area in Miramar Oaks Subdivision

This site is named for the legendary Seminole warrior Chitto Tustenuggee and is one of the earliest documented Seminole sites in the eastern Everglades. Source: Broward Parks and Recreation Division

Support conservation, restoration, rehabilitation and re-use of historic resources

A fundamental responsibility of Broward County is to preserve, protect, and ensure the proper management of historical and archaeological resources.

OBJECTIVE HP3 – Preservation and protection of historic and cultural resources

Broward County should conserve and extend the useful life of historic and cultural resources and properties and ensure their protection or rehabilitation while preserving their historic value and character.

POLICY HP3.1 Broward County shall encourage the preservation, restoration, and adaptive re-use or rehabilitation of historic buildings.

POLICY HP3.2 Broward County shall review all applications for public and private development and redevelopment within its jurisdiction and evaluate impacts to potential and recorded historic and cultural resources in a timely manner through the development review processes.

POLICY HP3.3 Broward County shall identify, conserve and protect historically significant structures and historic neighborhoods from potentially incompatible land uses that may adversely affect their character or existing structures, pursuant to the provisions of the Broward County Historic Preservation Ordinance.

POLICY HP3.4 Broward County may pursue the acquisition of historic and cultural resources when public ownership would provide a major public benefit to the citizens of Broward County, when necessary financial resources can be secured, and when public ownership is a viable option.

POLICY HP3.5 Broward County should be proactive in the re-use of historic buildings to accommodate public uses whenever feasible.

POLICY HP3.6 Broward County's Historic Preservation Officer and the BCHPB will provide technical assistance and recommendations to the County regarding County-owned parcels containing known archaeological or historic sites.

POLICY HP3.7 Broward County shall enforce the provisions of the Broward County Ordinance 2014-32 (Preservation of Historical Cultural Resource Sites) which created the BCHPB and protects archeological and historical resources.

POLICY HP3.8 Broward County shall retain, protect, and maintain access to County-owned open spaces and significant natural features that are adjacent to and contribute to a historic resource.

POLICY HP3.9 Broward County shall encourage the adaptive re-use of historic properties to preserve cultural resources and conserve natural resources.

OBJECTIVE HP4 – Preservation and protection of archaeological resources

Broward County shall conserve and extend the useful life of archaeological resources and sites and ensure the protection and preservation of the unique archaeological value and character of sites.

POLICY HP4.1 Broward County shall review development applications to determine the effect of proposed development upon cultural resources (archaeological sites, historical structures and sites, cemeteries, bridges, and districts) located within Broward County and monitor archaeological work of others within areas of County jurisdiction.

POLICY HP4.2 Broward County shall encourage the protection of significant historical buildings and structures and archaeological sites from destruction in the absence of appropriate mitigation and analysis.

POLICY HP4.3 Broward County shall require or recommend archaeological surveys within areas of County jurisdiction, as appropriate, and in compliance with statutes, ordinances, regulations, and orders.

POLICY HP4.4 Broward County shall maintain a record of known cultural resources (archaeological sites, historical structures and sites, cemeteries, bridges, and districts) located within County and will seek to identify and record unidentified and potentially significant historic cultural resources within County and report them to the Florida Division of Historical Resources.

POLICY HP4.5 Broward County shall recognize and seek to preserve significant cultural resources (archaeological sites, historical structures and sites, cemeteries, bridges, and districts) by providing nominations to the National Register of Historic Places and through local County historic designation procedures.

Promote education and awareness of the value of historic preservation

Promoting public awareness and appreciation of the many historic, archaeological, and cultural resources in Broward County is an essential part of securing support for the development and expansion of preservation programs. Many of the County's resources provide educational opportunities to promote heritage tourism and instill community pride.

OBJECTIVE HP5 – Education and awareness of historic and cultural resources

Broward County should provide opportunities to educate and inform the public regarding the importance of historical and cultural resources.



African American Research Library and Cultural Center

Source: Broward County Libraries Division

POLICY HP5.1 Broward County should continue to increase awareness and educate the public on the economic and cultural value and significance of local historic and cultural resources through support from the media, presentations, conferences, seminars, special programs, and events.

POLICY HP5.2 Broward County should promote and increase awareness of historic resources and archaeological sites for cultural and heritage tourism purposes.

POLICY HP5.3 Broward County, in conjunction with other organizations and programs involved in heritage tourism should coordinate activities and promote cultural and heritage tourism as part of the County's economic development efforts.

POLICY HP5.4 Broward County shall encourage restoration and rescue of historic buildings and sites where such investments will provide for, or contribute to, cultural and heritage tourism development.

Ensure Certified Local Government (CLG) compliance and stakeholder coordination

A major factor in the success of historic preservation programs is the coordination with all stakeholders including other Broward County departments, local government and institutions, and state and federal programs.

OBJECTIVE HP6 – Coordination of awareness, review, and protection of historic and cultural resources

Broward County shall continue to work with federal, state, and local governments to assist in identifying, evaluating, protecting and promoting historic and cultural resources.

POLICY HP6.1 Broward County shall promote interagency coordination among County agencies, local municipalities, other stakeholders, and the State Historic Preservation Office, to provide the County with the most effective preservation programs and services.

POLICY HP6.2 Broward County shall maintain and support its CLG status and participation.

POLICY HP6.3 Broward County shall continue to work cooperatively and in conjunction with the State Historic Preservation Office to achieve the goals set forth in the State Comprehensive Plan, the Statewide Historic Preservation Plan and CLG requirements.

POLICY HP6.4 Broward County shall support efforts that encourage municipalities in developing and maintaining historic and cultural resource preservation programs and CLG participation.

POLICY HP6.5 Broward County shall establish, maintain, and strengthen partnerships with external agencies, local institutions, and local history, preservation, and archaeological organizations for implementing preservation and education objectives.

POLICY HP6.6 Broward County shall develop and strengthen supportive working relationships between its historic preservation program and other agencies and maintain the role of the Historic Preservation Officer as an integral component of the program and to assist other agencies.

POLICY HP6.7 Broward County shall encourage other municipal preservation agencies to utilize the professional expertise of its staff and Historic Preservation Board.

POLICY HP6.8 Broward County shall support awareness of local historic, cultural and archaeological resources including but not limited to historical residences, neighborhoods, features and landscapes in cooperation with local municipalities.

OBJECTIVE HP7 – Incentives for historical and cultural resource preservation

Broward County shall continue to pursue programs which provide incentives for the preservation of historic and cultural resources within the BMSD and municipalities under Broward County’s jurisdiction.

POLICY HP7.1 Broward County shall monitor and offer input on incentive programs offered at all levels of government.

POLICY HP7.2 Broward County shall investigate and pursue grant sources of funding for projects that involve supporting or promoting historic resources.

POLICY HP7.3 Broward County shall investigate and pursue sources of funding for the interpretation and conservation of archaeological resources.

POLICY HP7.4 Broward County shall investigate additional economic incentives for owners of historically and culturally significant resources to pursue designation.

OBJECTIVE HP8 – Historically significant housing

Broward County shall assist in the identification and protection of historically significant housing.

POLICY HP8.1 Broward County shall identify historically significant housing and sites within in the BMSD during the preparation of neighborhood studies or planning activities.

POLICY HP8.2 Broward County shall provide information to owners of historic structures and properties regarding eligibility for County historic designation; recording and inclusion in the Florida Master Site File and for listing on the National Register of Historic Places.

POLICY HP8.3 Broward County shall seek verification through the Broward Historic Preservation Officer and through the State Historic Preservation Officer regarding the eligibility of local housing for either local or state listing as historic resources prior to the undertaking of development plans, changes, alterations or demolition activities under the residential redevelopment programs.

POLICY HP8.4 The improvement of housing that has been identified as historically significant shall be in accordance with the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and shall be submitted to Broward’s Historic Preservation Officer for Certificate of Appropriateness or Certificate to Dig application review and approval.