

From: [Trisha Logan](#)
To: dtbb@sbcglobal.net
Cc: [Anthony Fajardo](#); [Ella Parker](#)
Subject: RE: Proposed TDR Ordinance Amendment
Date: Tuesday, August 5, 2025 4:15:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good afternoon, Bill.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding the Transfer of Development Rights (TDR) amendments undertaken by the Development Services Department. Staff has previously communicated with Ms. Peloquin on this update.

Background

On March 16, 2021, the City Commission adopted the TDR program to encourage the preservation of historic resources by creating a process where the otherwise unusable development and density rights for a historic resource may be converted into an asset that may be sold to a receiving site.

At the December 4, 2023, Historic Preservation Board (HPB) meeting, the board made a motion to send a Communication to the City Commission requesting:

1. The City Commission instruct staff to study to obtain a consultant to study the Transfer of Development Rights (TDR) for the maximum number of units currently available and to look at best practices in Broward County to optimize the TDR program.
2. To evaluate the City's Land Use Plan and see if there is potential to increase units for the receiving sites for the TDR program.

On January 9, 2024, the City Commission requested staff prepare recommendations for improvements to the program.

In response to this request, an amendment to the existing TDR ordinance was developed. Over the last year we have been working with the HPB and stakeholders, and added modifications to the initial amendments as described below.

Amendment Summary

The proposed amendments to Section 47-36.1, Transfer of Development Rights (TDR) program include but are not limited to the following:

1. Modify the existing ability to transfer (10) units per acre to an eligible Receiving Site, to the ability to transfer units in accordance with the Zoning District of the Receiving Site.
2. Change the (18) month expiration date to a (24) month expiration date for the Certificate of Eligibility.
3. Provide a calculation to determine available dwelling units at Sending Sites including a bonus percentage.

4. Ability to Transfer Floor Area to Increase Floor Plate Size at a Receiving Site.
5. Ability to Retransfer TDRs to a different site by following the Certificate of Transfer process.
6. Revisions to make the City's TDR ordinance consistent with the Broward County Land Use Plan in accordance with their TDR requirements that were updated in 2024.
7. Updates to select definitions and miscellaneous edits throughout to provide additional clarity related to the process and requirements.

Additional changes are proposed to amend specific zoning districts to specify that increased density may be transferred to these zoning districts for the purposes of the TDR program. These changes occur in the following zoning districts:

1. ULDR Section 47-13.20: RAC-RPO – Regional Activity Center – Residential Professional Office
2. ULDR Section 47-13.30: RAC-SAE – Regional Activity Center – South Andrews East and RAC-SAW – Regional Activity Center – South Andrews West
3. ULDR Section 47-37B.5: UUV-NE – Uptown Urban Village Zoning Districts, UUV-NW – Uptown Urban Village Zoning Districts, UUV-SE – Uptown Urban Village Zoning Districts (ULDR Section 47-37B.5)

Next Steps

The HPB has recommended approval of the amendments, and the proposal will be presented for consideration to the Planning and Zoning Board at the August 20, 2025, meeting. Ultimately the item will be presented to the City Commission at two readings.

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



**Trisha Logan, AICP | Principal Urban Planner
and Historic Preservation Board Liaison**

**Urban Design & Planning Division | Development Services
Department**

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-7101

E: tlogan@fortlauderdale.gov

WeAreFTL

From: Trisha Logan <TLogan@fortlauderdale.gov>

Sent: Tuesday, July 22, 2025 1:39 PM

To: Mary Peloquin (marypeloquin@gmail.com) <marypeloquin@gmail.com>

Cc: Anthony Fajardo <AFajardo@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>

Subject: RE: Proposed TDR Ordinance Amendment

Good Afternoon, Ms. Peloquin.

Following-up on the email below, the proposed text amendments to the Transfer of Development (TDR) Ordinance are still being processed. Over the last year we have been working with the Historic Preservation Board (HPB) and individuals that have expressed interest in the development of the amendments. There have been a few modifications to the initial amendments outlined, and I wanted to reach out to send you an updated summary.

Updated Amendment Summary

The proposed amendments to Section 47-36.1, Transfer of Development Rights (TDR) program include but are not limited to the following:

1. Modify the existing ability to transfer (10) units per acre to an eligible Receiving Site, to the ability to transfer units in accordance with the Zoning District of the Receiving Site.
2. Change the (18) month expiration date to a (24) month expiration date for the Certificate of Eligibility.
3. Provide a calculation to determine available dwelling units at Sending Sites including a bonus percentage.
4. Ability to Transfer Floor Area to Increase Floor Plate Size at a Receiving Site.
5. Ability to Retransfer TDRs to a different site by following the Certificate of Transfer process.
6. Revisions to make the City's TDR ordinance consistent with the Broward County Land Use Plan in accordance with their TDR requirements that were updated in 2024.
7. Updates to select definitions and miscellaneous edits throughout to provide additional clarity related to the process and requirements.

Additional changes are proposed to amend specific zoning districts to specify that increased density may be transferred to these zoning districts for the purposes of the TDR program. These changes occur in the following zoning districts:

4. ULDR Section 47-13.20: RAC-RPO – Regional Activity Center – Residential Professional Office
5. ULDR Section 47-13.30: RAC-SAe – Regional Activity Center – South Andrews East and RAC-SAw – Regional Activity Center – South Andrews West
6. ULDR Section 47-37B.5: UUV-NE – Uptown Urban Village Zoning Districts, UUV-NW – Uptown Urban Village Zoning Districts, UUV-SE – Uptown Urban Village Zoning Districts (ULDR Section 47-37B.5)

Next Steps

The HPB has recommended approval of the amendments, and the proposal will be presented for consideration to the Planning and Zoning Board at the August 20, 2025, meeting. Ultimately the item will be presented to the City Commission at two

readings.

If you have any comments or suggestions, please let me know.
Regards,



**Trisha Logan, AICP | Principal Urban Planner
and Historic Preservation Board Liaison**

**Urban Design & Planning Division | Development Services
Department**

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-7101

E: tlogan@fortlauderdale.gov

WeAreFTL

From: Trisha Logan <TLogan@fortlauderdale.gov>
Sent: Tuesday, August 27, 2024 11:51 AM
To: Mary Peloquin (marypeloquin@gmail.com) <marypeloquin@gmail.com>
Cc: Christopher Cooper <Ccooper@fortlauderdale.gov>; Alfred Battle
<ABattle@fortlauderdale.gov>; Ella Parker <EParker@fortlauderdale.gov>
Subject: Proposed TDR Ordinance Amendment

Good Morning, Ms. Peloquin.

This memo intends to provide an update to the Council of Fort Lauderdale Civic Associations regarding current code amendments undertaken by the Development Services Department. The City welcomes any comments or suggestions you may have.

Proposed Text Amendments

Amend Unified Land Development Regulations (ULDR) Article XII., Section 47-36, Transfer of Development Rights (TDRs) to specify the number of residential dwelling units calculated for certain sending sites, adjust the maximum number of residential dwelling units to be received by certain receiving sites, and miscellaneous edits.

Background

On March 16, 2021, the City Commission adopted the Transfer of Development Rights (TDR) program to encourage the preservation of historic resources and their protection by creating a process whereby the otherwise unusable development and density rights for a historic resource may be converted into an asset that may be sold to a receiving site.

At the December 4, 2023, Historic Preservation Board meeting, the board made a motion to send a Communication to the City Commission (provided as Exhibit 1) requesting the following:

1. To recommend the City Commission have the City Manager instruct staff to study to obtain a consultant to study the Transfer of Development Rights (TDR) for the maximum number of units currently available and to look at best practices in Broward County to optimize the TDR program.
2. To evaluate the City's Land Use Plan and see if there is potential to increase units for the receiving sites for the TDR program.

At its January 9, 2024, conference meeting the City Commission requested that staff prepare recommendations for improvements to the program. In response to this request, an amendment to the existing TDR ordinance was developed.

Amendment Summary

An amendment to Section 47-36. – Transfer of Development Rights is now proposed to include the following:

- Specify that Sending Sites located within zoning districts in which density is calculated using a pool of units received from Broward County will calculate density at a maximum of 60 residential dwelling units per acre.
- Adjust the ability for any lot of land located in a Unified Flexibility Zone to receive up to 60 dwelling units per acre (previously limited to 10 units per acre). This will provide the ability for properties that generally utilize a pool of units received from Broward County to obtain a greater number of units through the TDR program.
- Updates to select definitions and miscellaneous edits throughout to provide additional clarity related to the process and requirements.

Next Steps

Proposals will be presented for consideration to the Historic Preservation Board at its September 9, 2024, meeting and to the Planning and Zoning Board at the October 16, 2024, meeting. Ultimately the item will be presented to the City Commission at two readings.

If you have any questions, please let me know.
Regards,

Trisha Logan, AICP | Principal Urban Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Development Services Department | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov

