



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#25-0546

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

FROM: Rickelle Williams, City Manager

DATE: May 20, 2025

TITLE: Second Reading – Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20, Section 47-13.50, and Section 47-28 to Permit Allocation of Residential Dwelling Units from a Sending Site to a Receiving Site Utilizing the Transfer of Development Rights (TDR) Program – Case No. UDP-T25006 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission consider an ordinance amending the City's Unified Land Development Regulations (ULDR) Section 47-13.20, Section 47-13.50, and Section 47-28 to permit allocation of residential dwelling units from a sending site to a receiving site utilizing the Transfer of Development Rights (TDR) program.

Background

The City Commission adopted the Transfer of Development Rights (TDR) Ordinance on March 16, 2021. The City of Fort Lauderdale's TDR program was developed as an incentive for historic preservation. The TDR program allows for transfer of unused development rights from designated historic properties called "sending sites" to eligible new developments called "receiving sites." Property owners of designated historic landmarks, landmark sites, archaeological sites, or contributing buildings within the City of Fort Lauderdale are eligible to participate in this voluntary program. The purpose of these amendments is to address a technical aspect of the TDR Ordinance to permit the allocation of residential dwelling units from a sending site to a receiving site.

On April 16, 2025, the Planning and Zoning Board (PZB), acting as the local planning agency (LPA), reviewed the application and recommended approval (by a vote of 9-0), finding the proposed changes consistent with the City of Fort Lauderdale Comprehensive Plan. The April 16, 2025, Planning and Zoning Board staff report is attached as Exhibit 1 and draft meeting minutes are attached as Exhibit 2.

The first reading of the ordinance was approved at the May 6, 2025, Commission Meeting and no modifications to the ordinance were made.

Proposed ULDR Amendments

The proposed amendments will modify ULDR Section 47-13.20. – Downtown Regional Activity Center Review Process and Special Regulations; Section 47-13.50. – Regional Activity Center Districts General Regulations; and Section 47-28. – Flexibility Rules. The amendments will address sending sites that utilize available units within a Regional Activity Center or Flexibility Zone to permit the permanent allocation of residential dwelling units to a receiving site for the purposes of the TDR program.

Section 47-13.20

Intent: Permit the allocation of residential dwelling units from a sending site to a receiving site for the purposes of the TDR program for properties located in the Downtown Regional Activity Center (RAC).

Description: The proposed amendment will provide the ability for Downtown RAC density pool units to be allocated from a sending site to a receiving site in perpetuity with the approval and recordation of a Certificate of Transfer.

Section 47-13.50

Intent: Permit the allocation of residential dwelling units from a sending site to a receiving site for the purposes of the TDR program for properties located in the Northwest RACs and South RACs.

Description: The proposed amendment will provide the ability for Northwest RACs and South RACs density pool units to be allocated from a sending site to a receiving site in perpetuity with the approval and recordation of a Certificate of Transfer.

Section 47-28

Intent: Permit the allocation of residential dwelling units from a sending site to a receiving site for the purposes of the TDR program for properties using Flexibility Units in the Unified Flexibility Zone.

Description: The proposed amendment will provide the ability for Flexibility Units to be allocated from a sending site to a receiving site in perpetuity with the approval and recordation of a Certificate of Transfer.

The proposed regulations are attached as Exhibit 4.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports a FY2025 Priority for Public Spaces and Community Initiatives to increase ease of historic preservation incentives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Area.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan, specifically advancing:

- Neighborhood Enhancement Focus Area
- Historic Preservation Element
- Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

Attachments

Exhibit 1 – April 16, 2025, PZB Staff Report

Exhibit 2 – April 16, 2025, Draft Meeting Minutes

Exhibit 3 – Ordinance

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