




REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-13.20, Downtown RAC Review Process and Special Regulations, Section 47-13.30, Table of Dimensional Requirements for the SRAC Districts, Article XII, Section 47-36.1, Transfer of Development Rights (TDR), and Section 47-37B.5, Tables of Dimensional Requirements for the Uptown Urban Village Zoning Districts to Update the TDR Ordinance and Allowing Additional Density for Receiving Sites Utilizing the TDR program; Extending the Expiration Date for Certificates of Eligibility; Providing a Calculation for Available Dwelling Units at Sending Sites; and Incorporating Ability to Retransfer TDR Units or Floor Area.

Case Number	UDP-T24009	
Applicant	City of Fort Lauderdale	
Commission District	City-Wide	
ULDR Sections	Section 47-13.20: Downtown RAC Review Process and Special Regulations Section 47-13.30: Table of Dimensional Requirements for the SRAC Districts Article XII, Section 47-36.1: Transfer of Development Rights Section 47-37B.5: Tables of Dimensional Requirements for the Uptown Urban Village Zoning Districts	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authorized By	Trisha Logan, AICP, Principal Urban Planner	

BACKGROUND

At the December 4, 2023, Historic Preservation Board (HPB) 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 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.

This item was first presented to the HPB on September 9, 2024, and was deferred several times to allow time for interested parties to review the proposed changes and obtain feedback, which resulted in additional modifications that were presented to the Board a final time on January 6, 2025.

At that meeting the Board discussed two primary topics, including:

1. Expiration dates for Certificates of Eligibility.
2. TDRs and/or Transfer of Development Density (TDDs) transferred specifically to a receiving site in perpetuity or utilizing TDRs as a commodity that can be traded to different sites.

Another motion for deferral was made due to a loss of quorum and the item was then deferred by staff due to a cancelled meeting, and again for additional time to further refine the ordinance.



Subsequently, at the July 7, 2025, HPB meeting, the Board voted unanimously (6-0) to endorse the revised amendments.

AMENDMENTS 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 ability to transfer ten (10) units per acre to an eligible receiving site, to instead transfer units in accordance with the density limitations of the zoning district of the receiving site.
2. Change the eighteen (18) month expiration date to a twenty-four (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 re-transfer 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 TDR requirements that were updated in 2024.
7. Updates to select definitions and miscellaneous edits to provide additional clarity related to the TDR process and requirements.

As part of this effort, amendments are also proposed modifying language for the following zoning districts, to specify that increased density may be transferred to these districts for the purposes of the TDR program:

- ULDR Section 47-13.20: RAC-RPO – Regional Activity Center – Residential Professional Office
- ULDR Section 47-13.30: RAC-SAe – Regional Activity Center – South Andrews East and RAC-SAw – Regional Activity Center – South Andrews West
- 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)

Through a separate text amendment to ULDR Section 47-13.20, Section 47-13.50, and Section 47-28, the allocation of residential dwelling units from a sending site to a receiving site utilizing the Transfer of Development Rights (TDR) program was recommended for approval by the Planning and Zoning Board (PZB) on April 16, 2025, and was approved by the City Commission on May 20, 2025.

In addition to the amendments, the following actions will be completed by staff:

- Maintain a list of all historically designated properties on the City's website; and
- Maintain a list of complete Certificate of Eligibility applications, to be posted at time of submittal, on the City's website.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment aligns with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Historic Preservation Element
GOAL:	Goal 3: Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.
OBJECTIVE:	Objective HP 3.1: Unified Land Development Regulations (ULDR) Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.



POLICY: Policy HP 3.1.1: Continuously update and revise ULDR criteria to address current historic preservation needs.

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

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and recommend approval or denial of the proposed amendments to the City Commission.

EXHIBITS:

- Exhibit 1:** Updated Maps of Receiving Areas
- Exhibit 2:** Proposed Text Amendments
- Exhibit 3:** HPB Meeting Minutes
- Exhibit 4:** Memos to Council of Fort Lauderdale Civic Associations (CFLCA)