




REQUEST: Amend 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 Number	UDP-T25006	
Applicant	City of Fort Lauderdale	
Commission District	City-Wide	
ULDR Sections	Section 47-13.20. – Downtown Regional Activity Center Review Process and Special Regulations Section 47-13.50. – Regional Activity Center Districts General Regulations Section 47-28. – Flexibility Rules	
Notification Requirements	10-day legal ad	
Action Required	Recommend approval or denial to City Commission	
Authored By	Trisha Logan, AICP, Principal Urban Planner	

BACKGROUND

The City Commission adopted the Transfer of Development Rights (TDR) Ordinance on March 16, 2021. 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.

AMENDMENTS SUMMARY

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 pool 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.

The proposed text amendment is provided as **Exhibit 1**.

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 3: 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: Proposed Text Amendments