



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

**#21-0168**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** March 2, 2021

**TITLE:** Transfer of Development Rights – **(Commission Districts 1, 2, 3 and 4)**

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On July 10, 2018 City Commission Conference meeting, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. Following the Conference meeting, staff outlined a three-phased approach to amend the historic preservation ordinance and identify potential incentives to enhance historic preservation efforts.

As part of described efforts, a Transfer of Development Rights (TDR) Program is now proposed as a historic preservation incentive. Described program will allow for transfer of unused development rights, which includes floor area or density; from sending sites, which are designated historic landmarks, landmark sites, archeological sites, and contributing properties in historic districts; to proposed receiving sites. The TDR Program will permit certain developments to obtain additional height through the transfer of floor area and will permit the transfer of additional dwelling units (density). Authorization of described transfer will be completed through a Certificate of Eligibility and a Certificate of Transfer application.

The proposed amendments were presented to the Historic Preservation Board (HPB) on August 3, 2020. The HPB made a motion in support of the ordinance by a vote of 6-0. The proposed amendments were presented to the Planning and Zoning Board (PZB) on October 21, 2020; November 18, 2020; and on December 16, 2020, the PZB recommended approval by a vote of 9-0. First Reading of the proposed amendments is scheduled on today's City Commission Regular Agenda. Staff's presentation is provided as Exhibit 1.

**Related CAM**

#21-0081

**Attachment**

Exhibit 1 – Presentation

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Prepared by: Trisha Logan, AICP, Historic Preservation Planner,  
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development