



CITY OF FORT LAUDERDALE BUSINESS IMPACT ESTIMATE

Rev: 3 | Date: 4/08/2025

The proposed amendments will modify 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 increased 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.

Proposed Ordinance's Title Summary:

CAM#: **25-1044** Meeting Date: **11/18/2025**

Anthony Fajardo

Anthony G. Fajardo

Digitally signed by Anthony G. Fajardo
Date: 2025.09.02 16:04:57 -04'00'

Department Director/Designee Name

Signature

Shaun Amarnani

City Attorney/Designee Name

Signature

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more statements in the section below apply, a Business Impact Estimate is not required by state law for the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the city;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

The provisions as indicated above constitute exemptions as provided in Section 166.041(4)(c), Florida Statutes. Should any such exemption be applicable, then the provisions found in Section A below are not applicable.



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Section A

1. **Summary of the proposed ordinance, to include the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.**

The proposed amendments will modify 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 increased 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.

2. **Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City.**

- a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

None.

- b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

None.

- c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

This is an Amendment of an existing regulation that is an optional incentive that does incur costs for review and oversight. Existing fees are in place and are collected when an applicant opts to participate in the Transfer of Development Rights program and an application is submitted.

3. **Good faith estimates of the number of businesses likely to be impacted by the proposed ordinance.**

There are approximately 250 historically designated properties throughout the city that could choose to participate in this program as an option, but it is not a requirement.

4. **Any additional information the City may deem to be useful.**

None.