

BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA

**WORKSHOP
AGENDA**

November 16, 2009

1:00 p.m. - Pasco-Hernando Community College West Campus
Executive Conference Center
10230 Ridge Road, New Port Richey

COUNTY COMMISSIONERS

Chairman Jack Mariano, District 5
Vice-Chairman Pat Mulieri, Ed.D., District 2
Ted J. Schrader, District 1
Ann Hildebrand, District 3
Michael Cox, CFP[®], District 4

John J. Gallagher, County Administrator
Jeffrey N. Steinsnyder, County Attorney
Paula S. O'Neil, Clerk & Comptroller

CALL TO ORDER, 1:00 P.M.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

INTRODUCTION - Carol Clarke, Planning and Growth Management Department

TRANSFER OF DEVELOPMENT RIGHTS - Dr. Jim Nicholas, Tyson Smith, and Jason King

1. The Basics
2. How They Work
3. Experience
4. The Law
5. Receiving Areas
6. Characteristics of Successful TDR Programs

ADJOURN

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two working days of your receipt of this notice, please contact the Zoning/Code Compliance Division, West Pasco Government Center, 7530 Little Road, New Port Richey, FL 34654; (727)-847-8110 (v) in New Port Richey; (352)-521-4274, Ext. 8110 (v) in Dade City and via 1-800-955-8771 if you are hearing impaired.

**TRANSFER OF DEVELOPMENT RIGHTS
Presentation Outline
November 16, 2009**

1. **Transferable Development Rights (TDR) - The Basics (Nicholas)**

- The Bundle of Sticks
- Development Rights as a Component of the Entire Ownership
- Severance and Sale of Any of the Individual Sticks in the Bundle

2. **TDR - How They Work (Nicholas)**

- Sending Areas: Creation of the Transferable Right and Conservation Easements
- Receiving Areas: Approval of TDR/Density Bonus

DISCUSSION AND QUESTIONS

3. **TDR - Experience**

- New York City (Nicholas)
 - Parks and Open Space
 - Grand Central Terminal
- Other Experiences
 - Montgomery County, Maryland (Smith)
 - Suffolk County, New York (Nicholas)
 - Collier County, Florida (Nicholas)
 - Lee County, Florida (King)

DISCUSSION AND QUESTIONS

BREAK

4. **TDR - The Law (Smith)**

- Basis of Authority
- Judicial Recognition
- Potential/Recognized Legal Issues

DISCUSSION AND QUESTIONS

5. **TDR - Receiving Areas (King)**

- Density Caps
- Form-Based Codes
 - Transit-Oriented Developments TOD Basics
 - Designing to Accommodate Public Transit

DISCUSSION AND QUESTIONS

6. **The Characteristics of Successful TDR Programs (Nicholas)**

- Public Support
- Clear Designation of Receiving Areas
- Presence of Demand for Development in Receiving Areas
- Use of TDR in Receiving Areas by Right
- Increase of Density/Intensity in Receiving Areas Must Only Be with TDR
- Integration of the TDR Program into the Comprehensive Plan
- Support by Elected Officials for the TDR Program

DISCUSSION AND QUESTIONS