

Board of County Commissioners Agenda Request

Date of Meeting: March 11, 2003
Date Submitted: March 6, 2003
TO: Honorable Chairman and Members of the Board
FROM: Parwez Alam, County Administrator
Gary W. Johnson, Director of Community Development
SUBJECT: Ratification of Board Action at Board Workshop on Transfers of
Development Rights

Statement Of Issue

The Board is requested to review and confirm the following summary of discussion and actions at its February 25, 2003 workshop on Transfers of Development Rights.

Background:

On February 25, 2003, the Board of County Commissioners held a workshop on Transfers of Development Rights (TDRs). The workshop had been requested to respond to concerns raised in previous workshops about the impacts associated with the Solid Waste Transfer Station upon the Gum Road Target Planning Area (April, 2002) and the application of TDRs to environmentally sensitive properties in the County (July, 2002).

Analysis:

Workshop materials included an overview of how TDR programs operate, an assessment of existing land use and both residential and non-residential development characteristics of the Gum Road area, and a summary of vacant, environmentally sensitive parcels in the Upper St. Marks River Basin. The Board and staff discussed the general nature of the market for development rights in Leon County and the effects of the lack of central wastewater and transportation concurrency on the market in the Gum Road Area. The Board discussed the applicability of TDRs to address selected issues in Bradfordville and in floodprone areas. The concept of "conservation subdivisions" was raised in connection with areas being considered for acquisition under Blueprint 2000.

The Board concluded that existing market conditions in the Gum Road study area and the County in general are currently unfavorable for the application of TDRs, and unanimously approved Option 1 (Do not proceed with implementing a Transfer of Development Rights program in Leon County).

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Following current interaction with land use consultant Randall Arendt, staff will schedule a workshop in the near future to discuss the topic of Conservation Subdivisions and its relationship to resource protection issues raised in this workshop.

Options

1. Ratify Board action to proceed no further with implementing a Transfer of Development Rights program in Leon County.
2. Do not ratify Board action to proceed no further with implementing a Transfer of Development Rights program in Leon County.
3. Board direction.

Recommendation

Option #1

Attachments

None

PA/GWJ/CD/cd