

Transfer of Development Rights

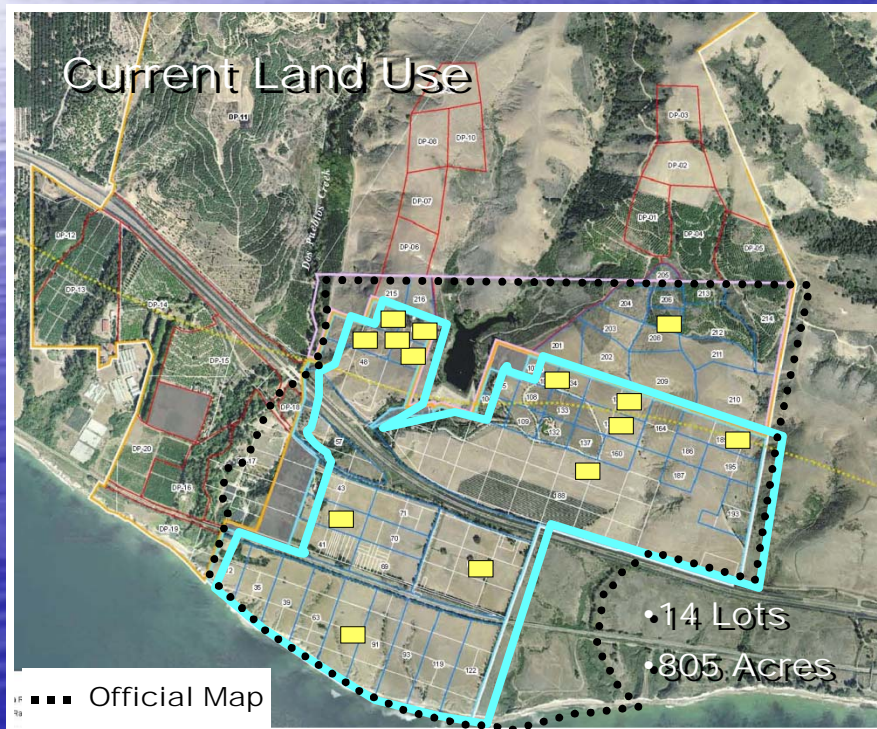


Transfer of Development Rights

The Motivation

CURRENT AG ZONING

Development Potential:
14 Dwellings



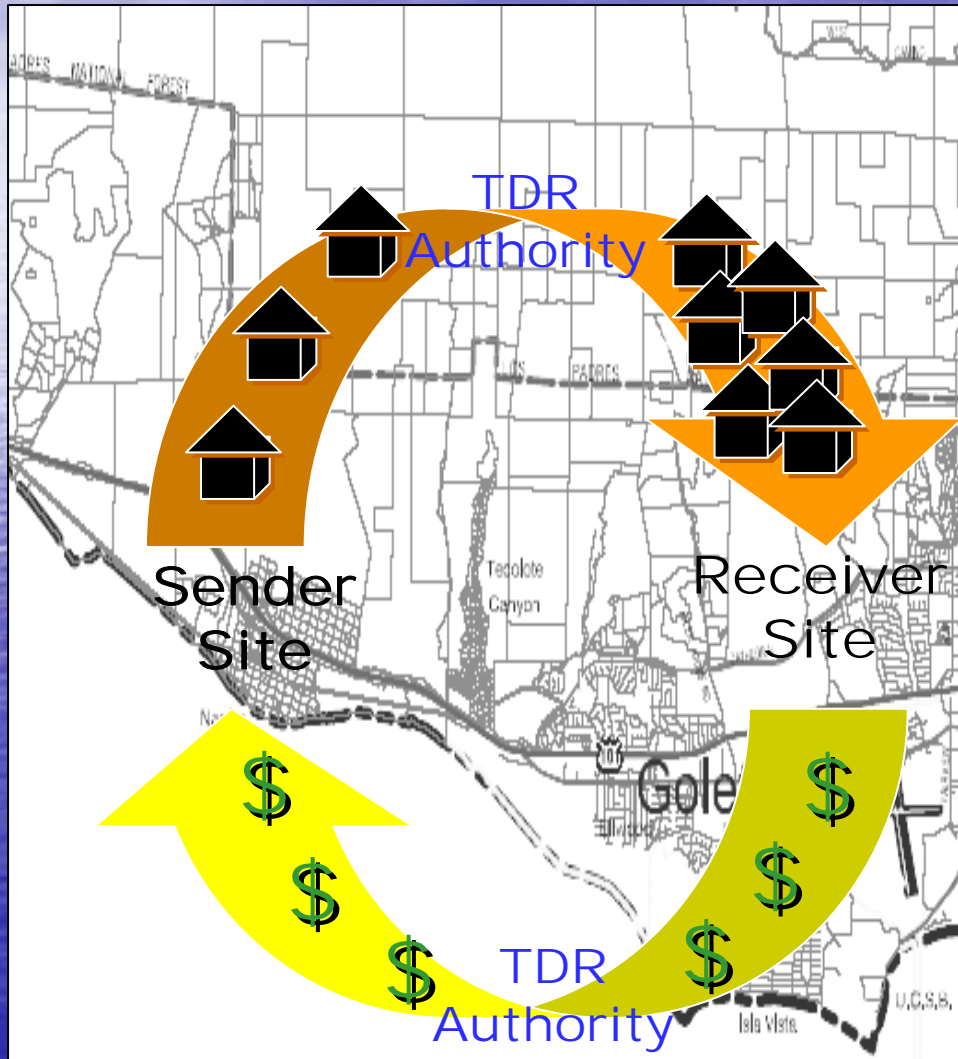
OFFICIAL MAP OF NAPLES

Estimated Buildable Lots:
125 Dwellings



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The Fundamentals



- What is TDR & How Does it Work?
 - Establish Sender Site Value
 - Identify Receiver Sites & Capacity
 - Intermediary Buys & Sells TDR Credits

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The Process



- **March 2006:** Release of TDR Feasibility Study
- **June 2006 to June 2007:** TDR Working Group
- **Sept. 2007 to Feb. 2008:** PC & BoS Feasibility Findings
- **May - August, 2008:** County PC TDR Ordinance Review
- **September :** Board of Supervisors

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The Feasibility Analysis

CONCLUSIONS:

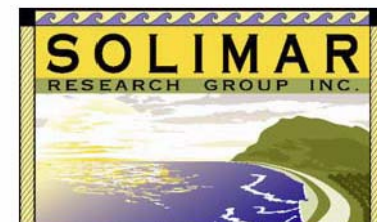
- Possible to Extinguish Some But Not All Development Rights at Naples
- Focus on Process Rather than Specific Receiver Sites

BOARD DIRECTION:

- Develop Ordinance to Maximize TDR Potential
- Market Based and Voluntary Participation

TDR Feasibility Study and Update

Solimar Research Group



March 2006 & August 2007

William Fulton
Darren Greve

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The Ordinance Framework

- Defines the Geographic Scope



- Prescribes a Receiver Site Approval Process
- Creates Incentives – Density Bonus and Amenity Funds
- Establishes A TDR Authority
- Allows For Inter-jurisdictional Participation

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The Core Issues

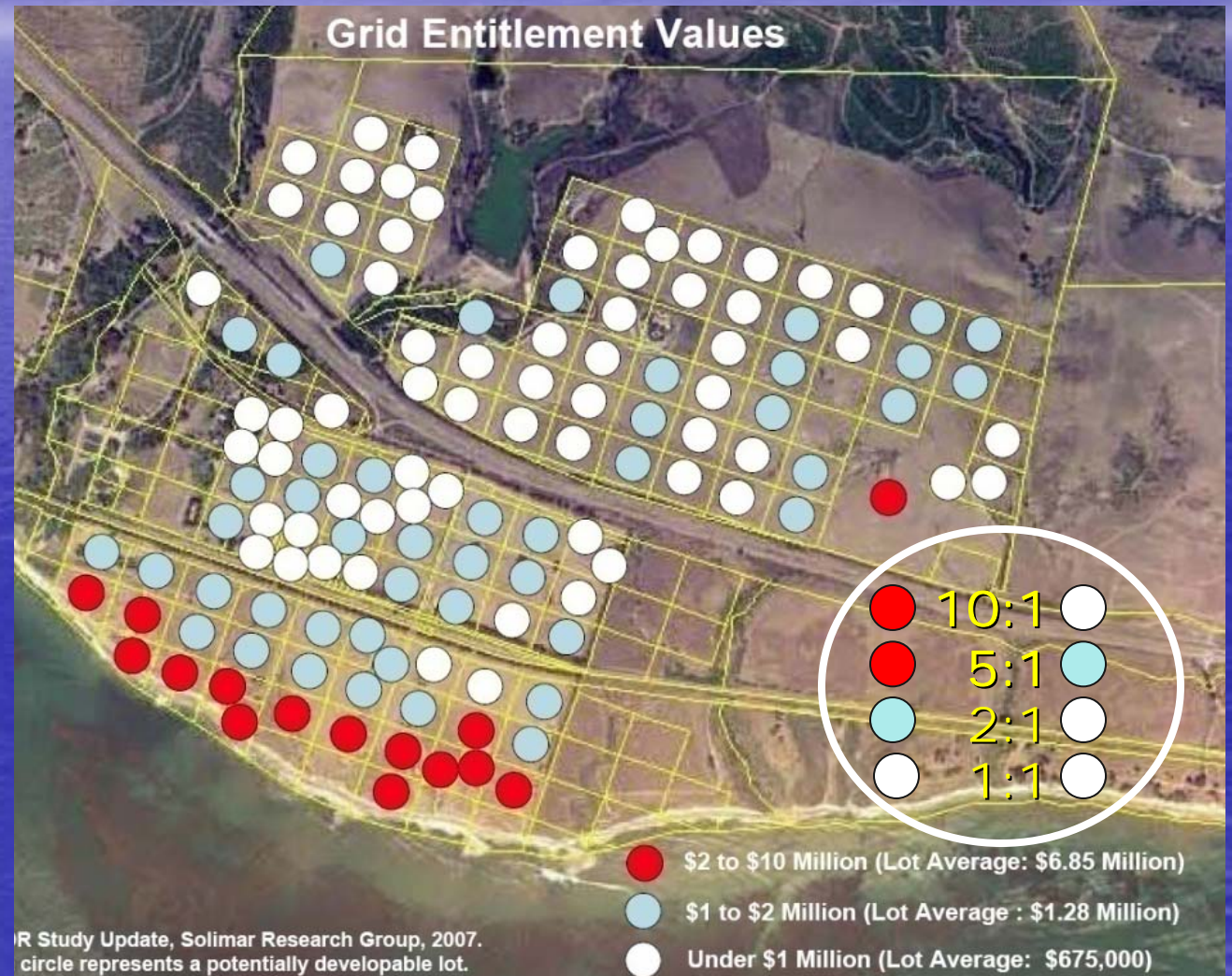
- **Setting of Priorities:** Now vs. Later
- **Receiver Sites:** Urban vs. Rural
- **Geographic Scope:** South Coast vs. Countywide
- **Upzoning :** Captive Market vs. Density Bonus
- **Amenity Funds:** Incentives vs. Program Capacity
- **TDR Pricing:** Flexible vs. Fixed
- **County Involvement:** Passive vs. Active

Transfer of Development Rights Preservation Priorities

- Setting of Preservation Priorities:
 - Coastal Bluffs, Viewshed or Overall Character

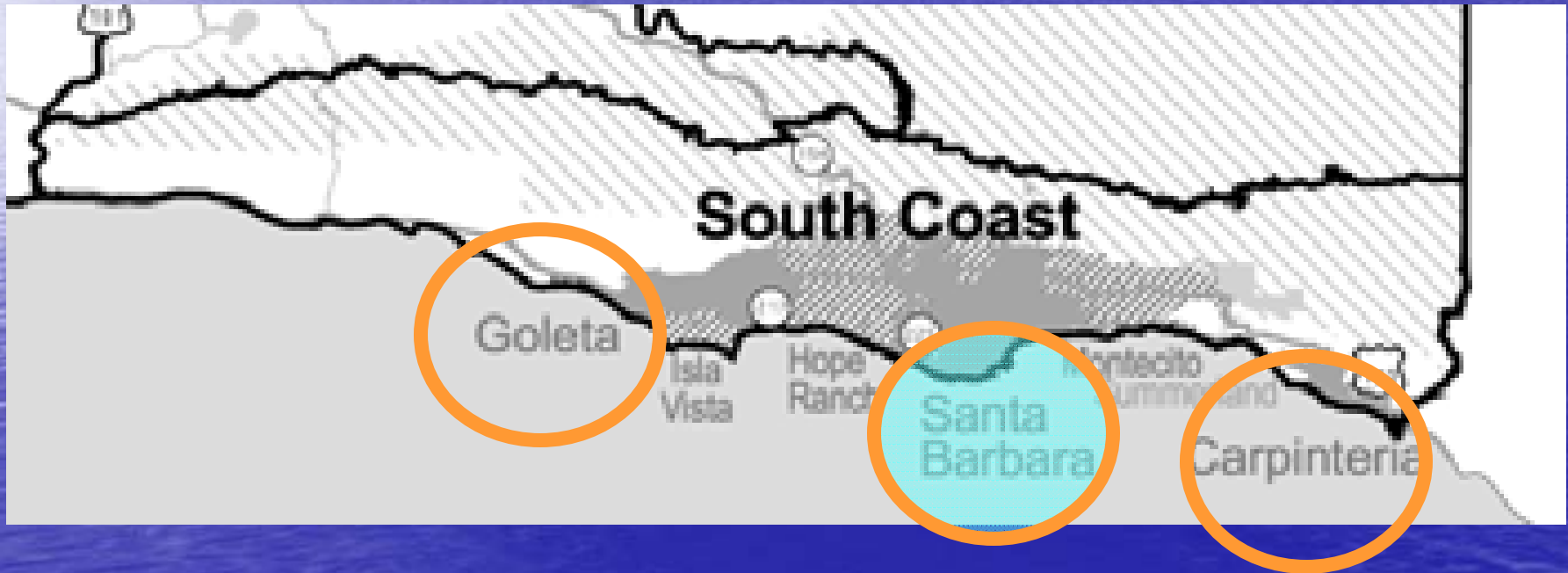
Overall Transfer Ratio:

2:1 to 27:1



IR Study Update, Solimar Research Group, 2007.
 circle represents a potentially developable lot.

Transfer of Development Rights Interjurisdictional Participation



Transfer of Development Rights Summary

Findings:

TDR Ordinance Affirmatively Furthers County's Obligation Under Policy 2-13 to Facilitate TDR

BoS Recommendations:

- Adopt Findings (Attachment A)
- Adopt **TDR Ordinances** for the County and Montecito LUDC (Attachments B and D)
- Designate NGO to Serve as TDR Authority
- Direct Staff to Commence NGO Recruitment

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