



## Transfer of Development Rights Process

**TDR Program.** The TDR Program was established in Section 9 of the Future Land Element of the County's Comprehensive Plan as a tool to protect the County's environmental resources and promote viable agriculture while encouraging efficient use of services and infrastructure within the Urban Cluster. Development rights are sold or transferred by participating property owners from regulated conservation and viable agriculture areas (sending areas) to areas more suitable for development within the Urban Cluster (receiving areas).

**Criteria. Agricultural Sending Areas** are defined as any legally created parcel or combination of contiguous parcels that have an approved agricultural classification from the Alachua County Property Appraiser, that are located outside of the Urban Cluster, and are greater than or equal to 160 acres.

**Conservation Sending Areas** are defined as any legally created parcel or combination of contiguous parcels that contain Strategic Ecosystems or are on the Alachua County Forever (ACF) active acquisition list and are greater than or equal to 160 acres.

**Receiving Areas.** Any nonresidential development, including mixed-use developments, in the unincorporated area may become a receiving area through the purchase of development rights in order to reduce the amount of open space required on the development site.

**Pre-Application Conference.** A pre-application conference with County staff is required prior to the submittal of an application.

**Submittal of Complete Application for a Transfer of Development Rights Certificate.** The application must be complete to be accepted by the Department of Growth Management. In order for the application to be processed, all forms and required attachments must be submitted including a Calculation of Development Rights consistent with Chapter 402, Article 29, Section 402.183.

**Issuance of a Transfer of Development Rights Certificate.** Once the potential development rights for transfer have been calculated and an application for a Certificate has been approved, the Director will issue a Transfer of Development Rights Certificate.

**Conservation Easement.** Prior to the development rights contained in the Transfer of Development Rights Certificate being eligible for sale or transfer to a receiving property, the owner of the sending property shall record and submit to the Growth Management Department a perpetual easement for conservation or agricultural purposes on the sending property in a form acceptable to the County.

**Conservation Management Plan.** For sending properties retaining densities of one unit per 200 acres or greater, a Conservation Management Plan shall be developed and submitted for approval in accordance with ULDC Chapter 406, Article 17, Conservation Management Areas and Chapter 406, Article 20, Management Plans.

**Instruments of Transfer.** An Instrument of Transfer must be completed and notarized prior to the transfer of development rights from a sending parcel to a receiving parcel.

**Rezoning.** Once the Instrument of Transfer has been submitted to the County, the County shall process a rezoning to a TDR zoning district on the sending parcel.