

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM GENERAL INFORMATION

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The TDR Program is a **voluntary** program that allows a property owner to achieve a density bonus by purchasing the increase in density from the PBC TDR Bank, or from a property owner with land in a designated sending area, without going through the land use amendment process. In order to increase density, the site must meet the requirements to become a designated receiving area and follow the procedures as described in ULDC Chapter 5.G.3. All TDR units are built on the development site.

Range of Density:

Up to 5 units per acre based on geographic location.

TDR/Workforce Housing Program (WHP) Requirements:

Thirty five (35) percent of all TDR units shall be provided as WHP units.

TDR/WHP Preliminary Analysis Request:

Any property owner, or an authorized agent of the property owner, may request a TDR and Workforce Housing Program preliminary analysis which will indicate the maximum residential development potential of a site. Please contact the Planning Division.

Contact: Michael Howe, Senior Planner, at 561-233-5300 or mhowe@pbcgov.com

TDR Application Request:

Any property owner, or an authorized agent of the property owner, may request a TDR Application form that will be submitted as part of any Development Approval Officer (DRO) Application to the Palm Beach County Zoning Division. The TDR forms are located at the following link: <http://www.pbcgov.com/pzb/zoning/newapps/masterlist.htm>

Please contact the Zoning Division regarding the TDR application process.

Contact: PBC Zoning Division, at 561-233-5200