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MEMORANDUM

TO: Board of County Commissioners
DATE: 30 May 2002
SUBJ: Supplemental TDR Allocation Option

The TDR allocation put forward in my original proposed program allocated TDRs on the basis of 1 TDR for each 5 or 10 acres owned, depending on location. Most sending area properties would receive 1 TDR for each 5 acres owned. This approach has the advantages of equal treatment of all properties owners and ease of administration. This approach has the disadvantage of not recognizing any differences among sending area properties.

An option that the Board could consider is a supplemental TDR allocation. This allocation would be in addition to the 1 per 5 acres allocation. This supplemental allocation would capture the differences in developability among sending area properties and allocate more TDRs to the more developable properties in recognition of that characteristic.

The difficulty in making such a supplemental allocation is acquiring a data set that has the necessary scope, i.e., includes all sending area properties, and provides data of at least relative developability.

The Collier County property appraiser assesses every property in the County and reassesses each at least every three years. Certainly it can and should be pointed out that assessment for property tax purposes establishes taxable values and that taxable values are related to but different from market values. For the purposes here, the appraiser's dataset are a resource that can be used to recognize inherent differences among properties.

Attached is 5,000 TDR supplemental allocation to properties within the sending areas. This allocation is based upon relative land value. Relative land value is calculated by:

1. Summing Property appraisers' data for all sending area Sections for:
 - a. Total (i.e., market) value,
 - b. Total assessed value, and
 - c. Assessed value of land.

2. Creating a land value index by calculating the percentage of total land value within an individual section, multiplying the resultant percentage by 100 to get an index;
3. Allocating the assumed 5,000 TDRs to Sections based upon relative land value; and
4. Allocating supplemental TDRs to 5 acre parcels by division by 130 (640 acres divided by 5 acres per basic parcel size).

All allocation other than 5,000 TDRs could be used. Here a 5,000 allocation is for purposes of demonstration. The next result of this supplemental allocation is that higher valued properties would receive more TDRs that lower, and thus developability would be respected in TDR allocation.

The Board should consider that there is already a problem of relative shortage of receiving areas and any supplemental TDR allocation would further exacerbate this problem.

TRS	PARCEL COUNT	TOTAL VALUE	ASSESSED VALUE	LAND VALUE	LAND VALUE PER ACRE	LAND VALUE INDEX	SUPPLEMENTAL TDR ALLOCATION	
							5,000 TDRs	Per 5 Acres
47S27E13	7	1,991,030	710,630	710,630	1,110	74.2	54.5	0.4
47S27E14	9	2,628,590	490,122	394,668	617	41.2	30.3	0.2
47S27E34	2	1,167,300	736,500	736,500	1,151	76.9	56.5	0.4
48S26E11	52	1,120,136	1,120,136	1,120,136	1,750	116.9	86.0	0.7
48S26E12	2	1,152,000	1,152,000	1,152,000	1,800	120.2	88.4	0.7
48S27E03	2	1,333,600	1,127,900	1,127,900	1,762	117.7	86.6	0.7
48S27E06	1	416,000	416,000	416,000	650	43.4	31.9	0.2
48S27E08	106	718,360	718,360	718,360	1,122	75.0	55.1	0.4
48S27E18	2	433,630	433,630	433,630	678	45.3	33.3	0.3
49S26E24	214	4,999,706	4,373,168	3,091,392	4,830	322.7	237.3	1.9
49S26E25	79	4,376,980	4,250,310	3,409,880	5,328	355.9	261.7	2.0
49S26E36	3	4,138,900	2,195,480	2,069,040	3,233	216.0	158.8	1.2
49S27E13	73	2,319,680	1,998,085	1,559,540	2,437	162.8	119.7	0.9
49S27E14	124	2,847,470	2,791,651	2,643,873	4,131	276.0	202.9	1.6
49S27E22	56	1,522,730	563,040	563,040	880	58.8	43.2	0.3
49S27E23	40	1,575,000	410,582	390,444	610	40.8	30.0	0.2
49S27E24	78	2,141,080	1,598,443	1,087,173	1,699	113.5	83.4	0.7
49S27E25	127	1,969,831	1,530,144	1,174,075	1,834	122.6	90.1	0.7
49S27E26	13	1,600,000	84,100	84,100	131	8.8	6.5	0.1
49S27E27	9	1,600,500	329,500	329,500	515	34.4	25.3	0.2
49S27E29	75	2,073,550	1,314,700	832,919	1,301	86.9	63.9	0.5
49S27E30	123	3,567,090	3,238,601	1,542,450	2,410	161.0	118.4	0.9
49S27E31	126	2,566,795	2,450,288	1,514,178	2,366	158.1	116.2	0.9
49S27E32	3	1,569,600	34,540	34,540	54	3.6	2.7	0.0
49S27E33	84	1,592,025	737,902	709,740	1,109	74.1	54.5	0.4
49S27E34	113	1,503,100	576,207	569,857	890	59.5	43.7	0.3
49S27E35	79	1,555,140	451,511	450,336	704	47.0	34.6	0.3
49S27E36	36	1,696,270	313,144	154,914	242	16.2	11.9	0.1
50S26E01	67	5,906,125	5,858,095	4,962,917	7,755	518.0	380.9	3.0
50S26E12	55	2,767,640	2,575,380	1,905,950	2,978	198.9	146.3	1.1

TRS	PARCEL COUNT	TOTAL VALUE	ASSESSED VALUE	LAND VALUE	LAND VALUE PER ACRE	LAND VALUE INDEX	SUPPLEMENTAL TDR ALLOCATION	
							5,000 TDRs	Per 5 Acres
50S26E13	66	1,227,580	1,227,580	1,227,580	1,918	128.1	94.2	0.7
50S26E24	47	3,021,544	2,512,184	2,018,510	3,154	210.7	154.9	1.2
50S26E25	2	5,735,000	542,860	355,660	556	37.1	27.3	0.2
50S27E02	6	1,090,450	959,867	959,867	1,500	100.2	73.7	0.6
50S27E03	2	714,940	714,940	714,940	1,117	74.6	54.9	0.4
50S27E04	8	1,143,210	1,020,759	1,020,759	1,595	106.6	78.3	0.6
50S27E05	52	1,193,364	1,193,364	1,193,364	1,865	124.6	91.6	0.7
50S27E06	19	1,222,055	816,543	816,543	1,276	85.2	62.7	0.5
50S27E08	48	1,210,990	1,210,990	1,210,990	1,892	126.4	92.9	0.7
50S27E11	78	1,674,338	1,605,366	1,156,112	1,806	120.7	88.7	0.7
50S27E15	54	1,216,066	633,055	633,055	989	66.1	48.6	0.4
50S27E17	27	1,216,000	1,086,850	1,086,850	1,698	113.4	83.4	0.7
50S27E19	10	1,216,000	865,450	865,450	1,352	90.3	66.4	0.5
50S27E20	33	1,161,000	830,388	811,908	1,269	84.7	62.3	0.5
50S27E21	17	1,224,390	1,148,298	1,148,298	1,794	119.9	88.1	0.7
50S27E22	26	1,219,500	1,101,825	1,098,325	1,716	114.6	84.3	0.7
50S27E23	22	1,363,510	851,310	712,850	1,114	74.4	54.7	0.4
50S27E26	40	1,328,620	1,234,570	1,125,550	1,759	117.5	86.4	0.7
50S27E27	38	1,220,660	936,530	931,870	1,456	97.3	71.5	0.6
50S27E28	17	1,214,990	1,062,195	1,060,217	1,657	110.7	81.4	0.6
50S27E30	19	1,232,120	624,710	608,995	952	63.6	46.7	0.4
50S27E31	3	1,223,600	334,035	334,035	522	34.9	25.6	0.2
50S27E34	20	1,216,000	1,022,275	1,022,275	1,597	106.7	78.5	0.6
50S27E35	15	1,216,000	847,000	847,000	1,323	88.4	65.0	0.5
51S27E15	1	2,548,000	1,025,000	1,024,000	1,600	106.9	78.6	0.6
51S27E21	1	2,443,000	1,072,000	924,100	1,444	96.5	70.9	0.6
51S27E23	13	1,221,500	995,403	989,900	1,547	103.3	76.0	0.6
52S29E25	10	980,409	980,409	792,780	1,239	82.8	60.8	0.5
52S29E26	1	301,400	301,400	276,300	432	28.8	21.2	0.2
52S29E27	1	275,800	275,800	275,800	431	28.8	21.2	0.2

TRS	PARCEL COUNT	TOTAL VALUE	ASSESSED VALUE	LAND VALUE	LAND VALUE PER ACRE	LAND VALUE INDEX	SUPPLEMENTAL TDR ALLOCATION	
							5,000 TDRs	Per 5 Acres
52S29E28	1	192,000	192,000	192,000	300	20.0	14.7	0.1
52S29E33	1	192,000	192,000	192,000	300	20.0	14.7	0.1
52S29E34	2	192,000	192,000	192,000	300	20.0	14.7	0.1
52S29E35	1	189,000	189,000	189,000	295	19.7	14.5	0.1
52S29E36	2	253,320	253,320	253,320	396	26.4	19.4	0.2
53S29E02	5	706,810	706,810	608,510	951	63.5	46.7	0.4
53S29E03	1	192,000	192,000	192,000	300	20.0	14.7	0.1
53S29E10	1	192,000	192,000	192,000	300	20.0	14.7	0.1
Totals	2,470	110,231,024	75,722,235	65,144,395				
Maximum		5,906,125	5,858,095	4,962,917				
Minimum		189,000	34,540	34,540				
Average		1,621,044	1,113,562	958,006				
Median		1,223,995	858,380	824,731				
Per Parcel		44,628	30,657	26,374				
Per Acre	43,520	2,533	1,740	1,497				
StDev		1,924	1,656	1,283				