

Rural Agricultural Assessment Growth Management Plan Amendments

**BCC Transmittal Hearing
2-27-02**

Purpose of Transmittal Hearing

- Present data and analysis to support proposed Growth Management Plan amendments
- Receive Public Input
- Revise proposed amendments, if necessary
- Adopt Resolutions approving the transmittal of amendments to DCA

Schedule

Transmittal Public Hearings:

February 27, 2002

March 4, 2002

“ORC” Report from DCA:

April/May 2002

Final Adoption Hearing:

Evening of June 12, 2002

Public Participation

- **54 Rural Fringe Advisory Committee Mtgs**
- **Brochures/Signs**
- **Web Site**
- **Community Presentations**
- **June 13, 2001 Conceptual Report to the BCC**
- **EAC Meetings**
- **CCPC Meetings**

Amendments do not propose:

- Expansion of the Urban boundary
- Rezoning properties
- Taking away the right to build a home on any existing parcel
- “Taking” any property
- Converting private property to public ownership
- Changes to property in North Golden Gate Estates

Legal Considerations

- **Introduction of Attorneys from Carlton Fields**
- **Legal Requirements for Growth Management Plans**
- **Final Order Requirements**

Final Order Requirements

- **Identify and propose measures to protect prime agricultural areas.... prevent the premature conversion of agricultural lands to other uses.**
- **Direct incompatible uses away from wetlands and upland habitat to protect water quality and quantity ...and protect listed species and their habitats.**

Final Order Requirements

(continued)

- **Assess the growth potential of the Area by assessing the potential conversion of rural lands to other uses...**
 - **while discouraging urban sprawl....**
 - **directing incompatible land uses away from critical habitats...**
 - **and encouraging development that utilizes creative land use planning techniques....**

Rural Fringe Advisory Committee

- Introduction of Chairman**
- RFAC Issues and Positions**

Areas Affected by the Final Order

Collier County, Florida

**Rural
Fringe**

Legend

Rural Fringe and Agricultural Area

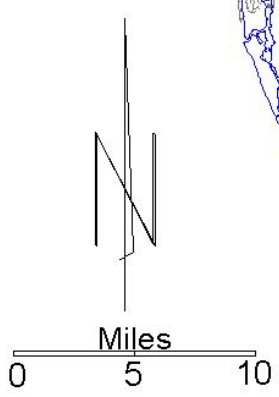
All areas east of 1 mile east of CR 951 and north of the Florida Panther National Wildlife Refuge. Except North Golden Gate Estates and the Immokalee urban area.

Includes:

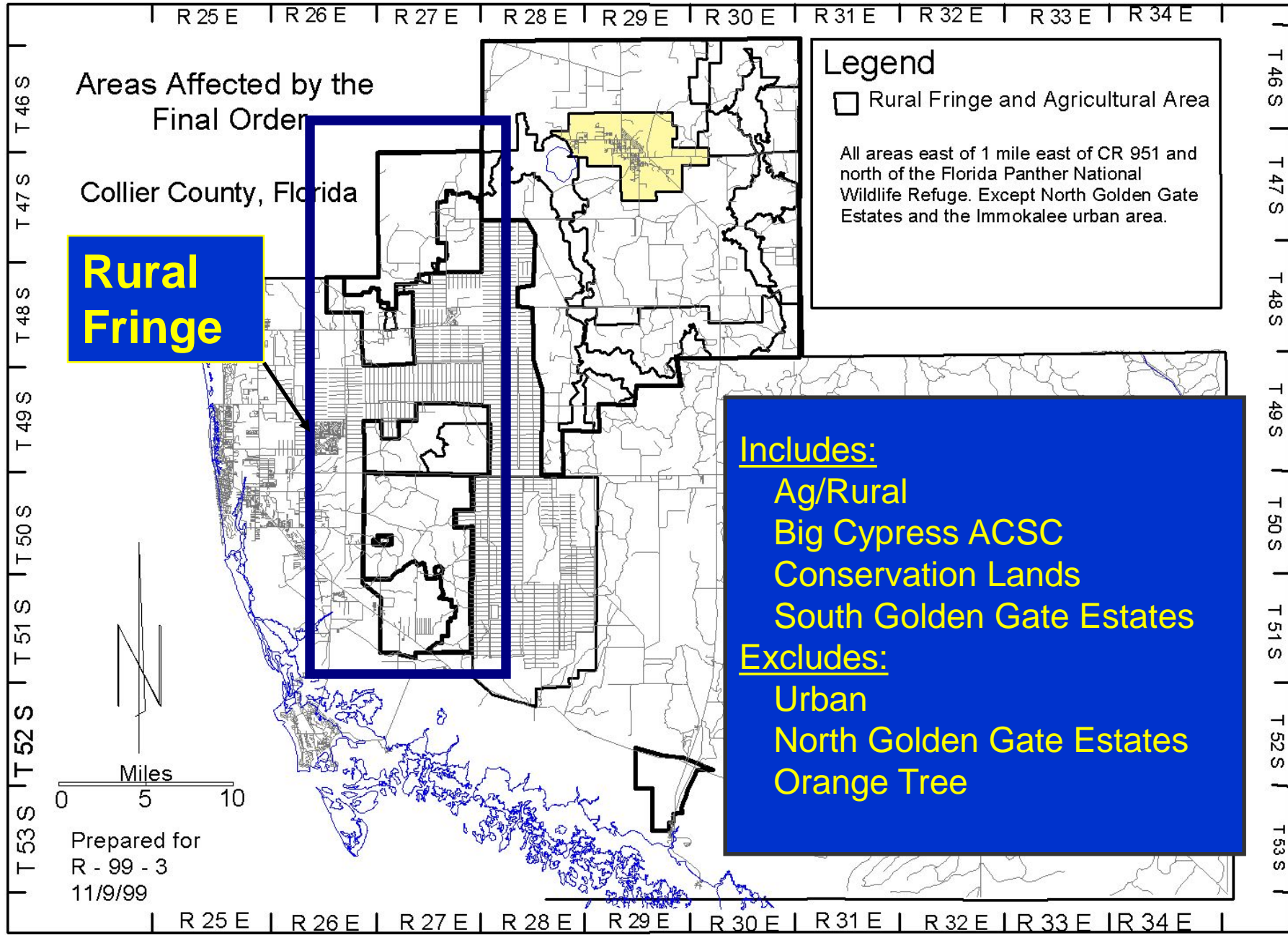
- Ag/Rural
- Big Cypress ACSC
- Conservation Lands
- South Golden Gate Estates

Excludes:

- Urban
- North Golden Gate Estates
- Orange Tree



Prepared for
R - 99 - 3
11/9/99



Rural Fringe Land Cover Statistics

- 93,000 ± acres
- '94/95 SFWMD Data (modified)

Rural Fringe
SFWMD Land Cover

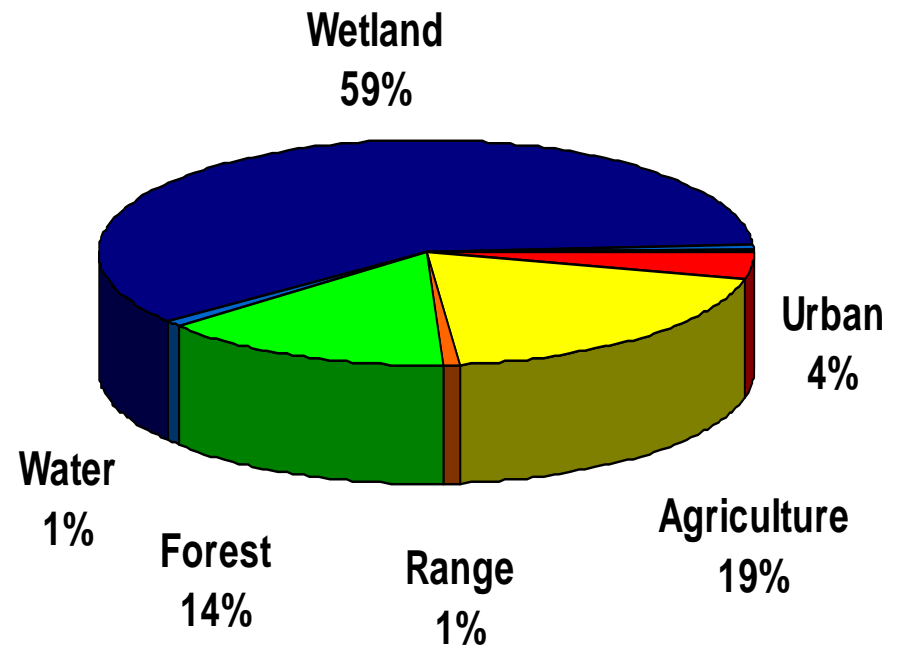
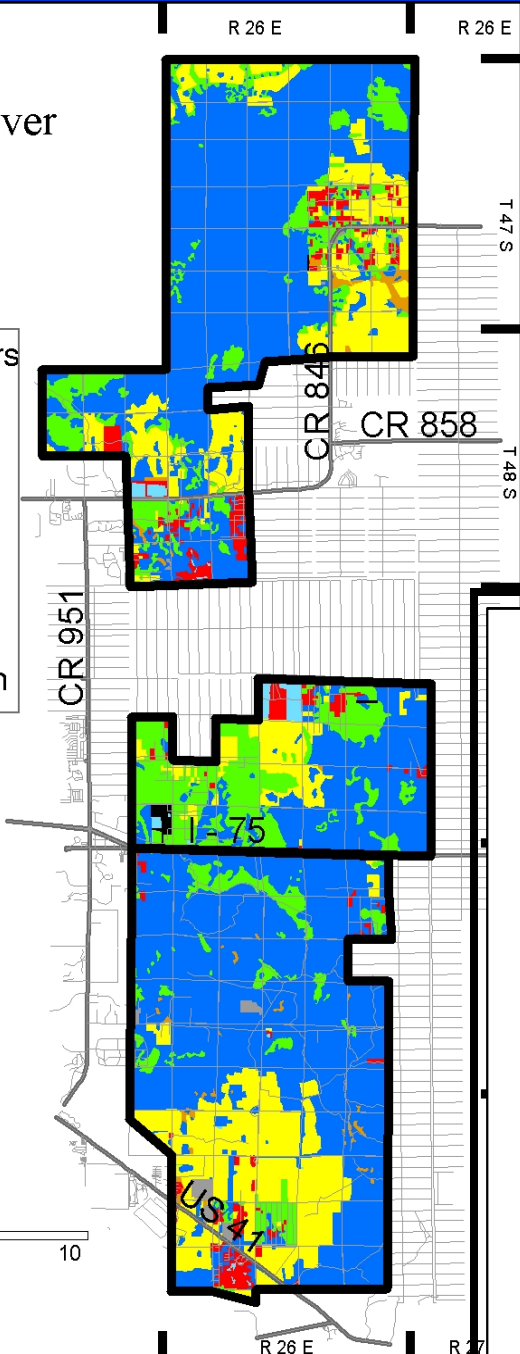
SFWMD Land Covers

- Urban
- Agricultural
- Range
- Forest
- Water
- Wetland
- Cleared
- Transportation

BCC Transmittal Hearing
February 27, 2002
RFM - 2

Scale Miles

0 5 10



Natural Resource Protection Strategies

Landscape Scale (Large Area/sq.miles)

How to prevent the fragmentation of large, interconnected systems using tools designed to direct development away from large areas.

Project/Site Scale (Project Review/acres)

Where are there opportunities to buffer or connect wildlife supporting vegetation and minimize resulting effects of human activity for a particular property.

“Direct incompatible uses away from wetlands and upland habitat...”

Protection at the Landscape Scale

- Identification of Large Ecosystems
- Large Scale Overlay Districts
- Purchase and Acquisition
- Transfer of Development Rights
- Buffer Zones

Identification of Large Ecosystems

**Wetland, Upland,
Listed Species
Data**

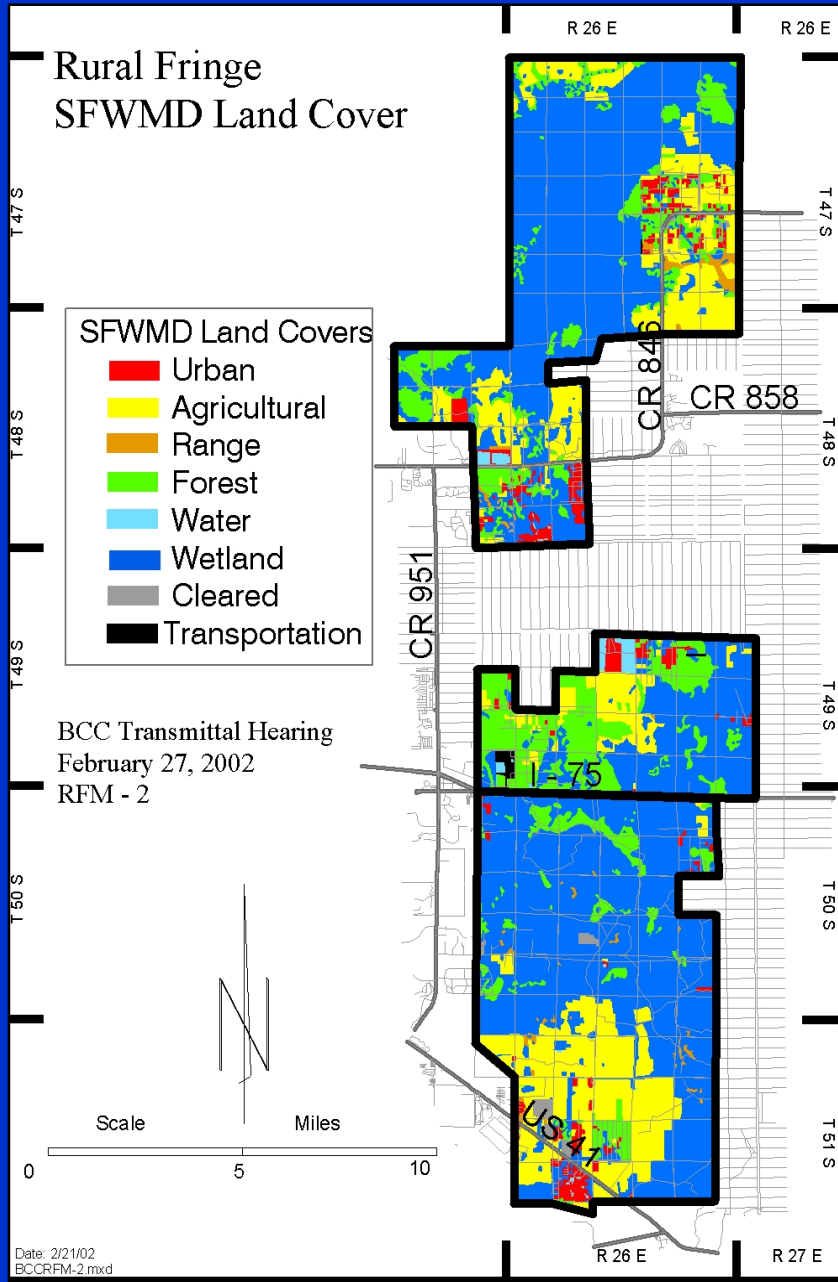


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graph LR; A[Wetland, Upland, Listed Species Data] --> B[Identify Areas to Protect]
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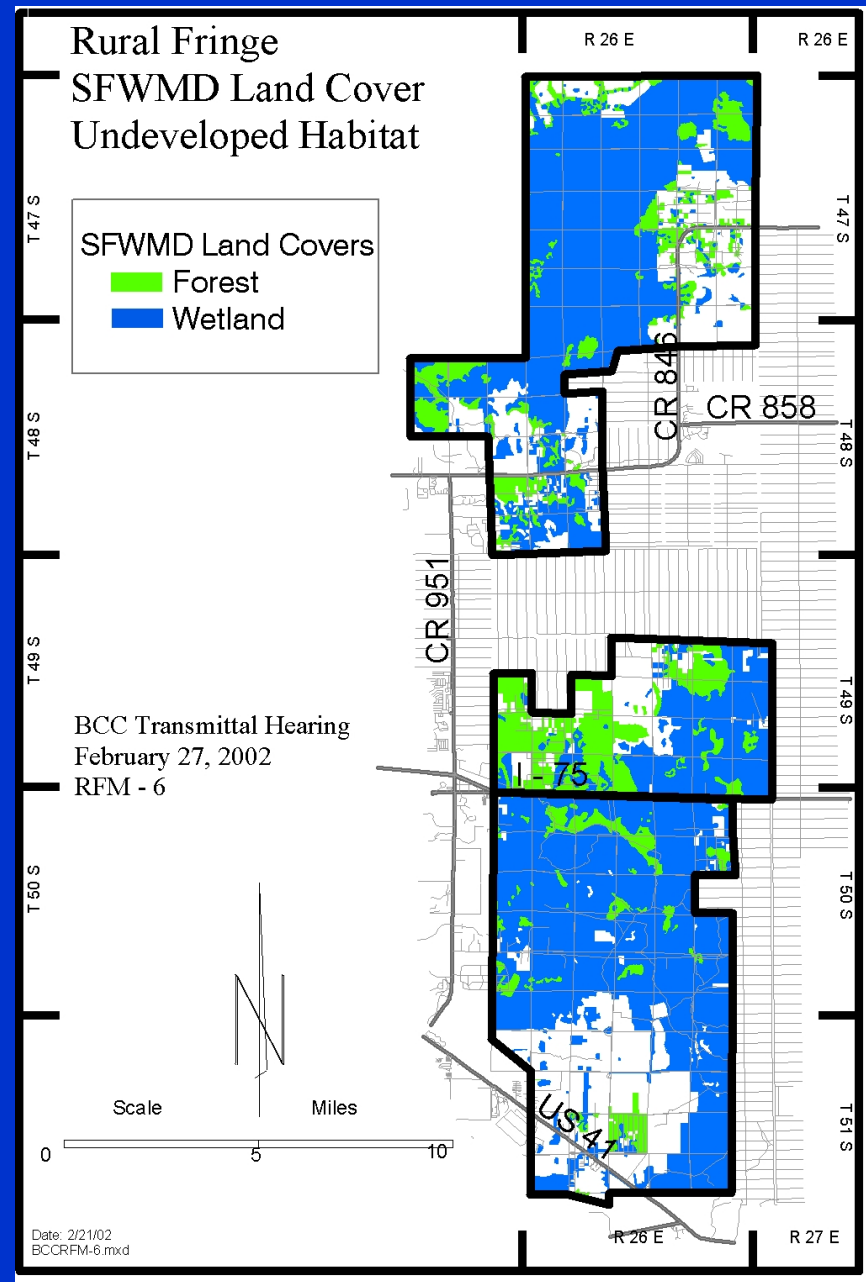
The diagram consists of two rectangular boxes with a light blue background and a dark blue border. The left box contains the text 'Wetland, Upland, Listed Species Data'. A large, light blue arrow with a dark blue outline points from the right side of this box to the left side of the right box. The right box contains the text 'Identify Areas to Protect'.

**Identify
Areas
to Protect**

Land Cover

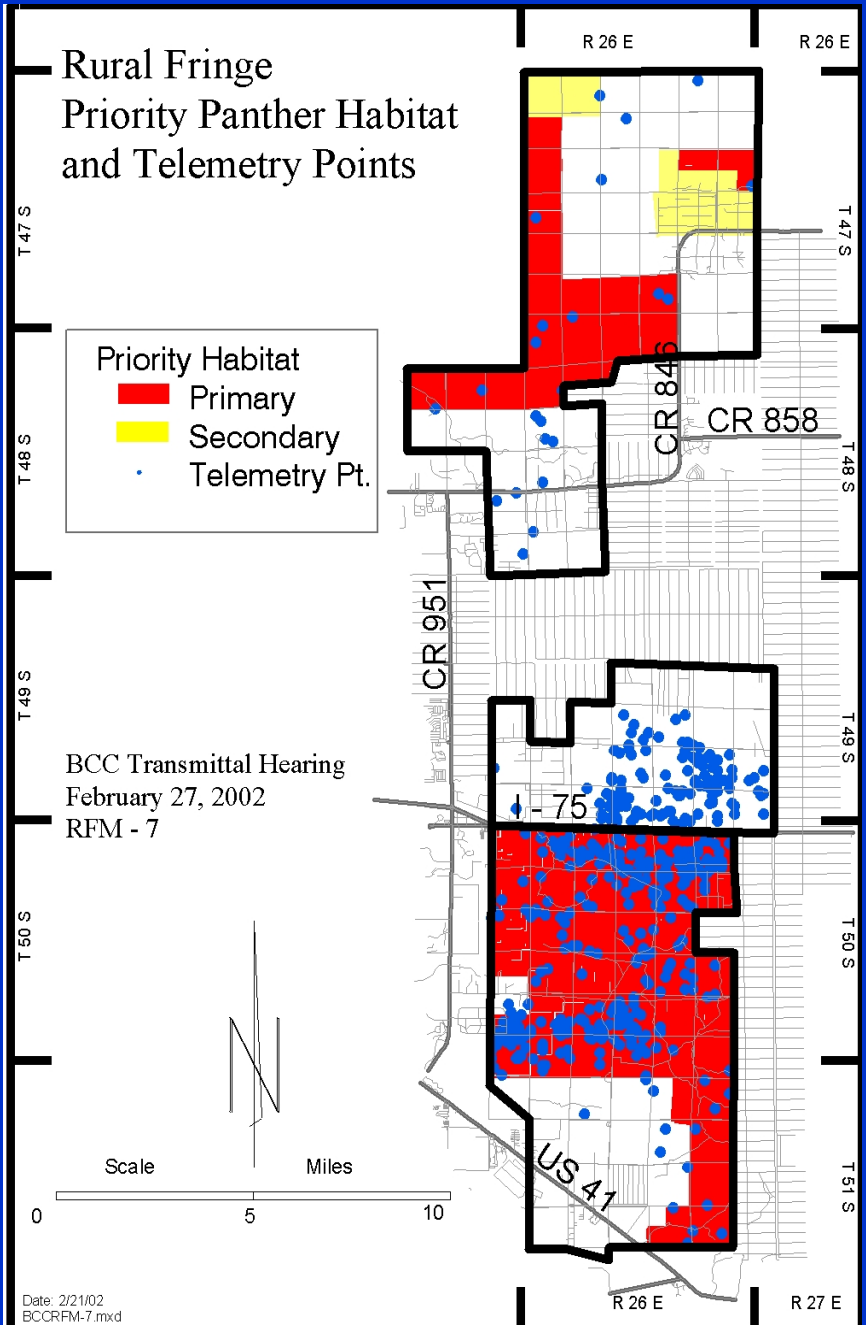
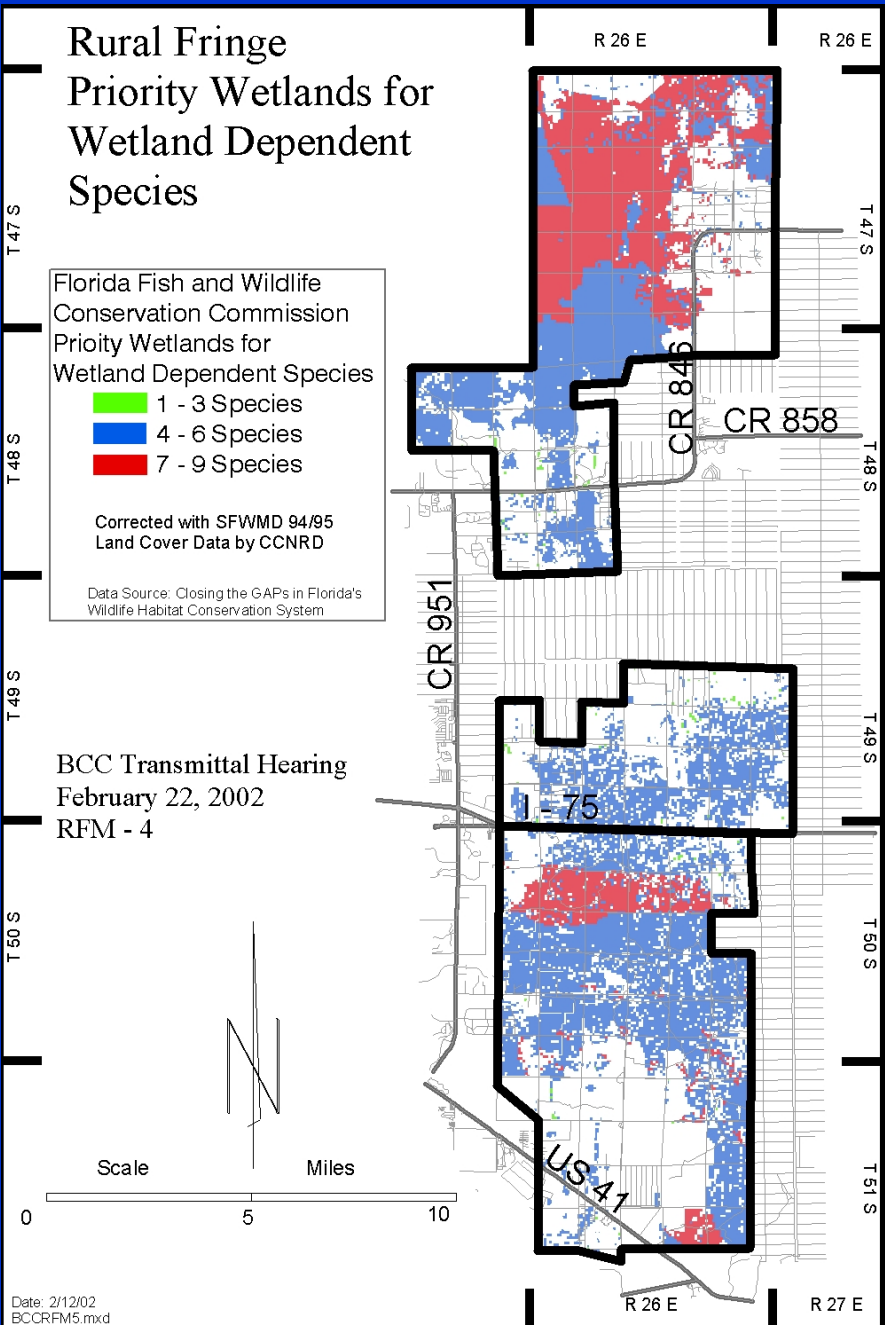


Total Vegetation (Wetland/Upland)

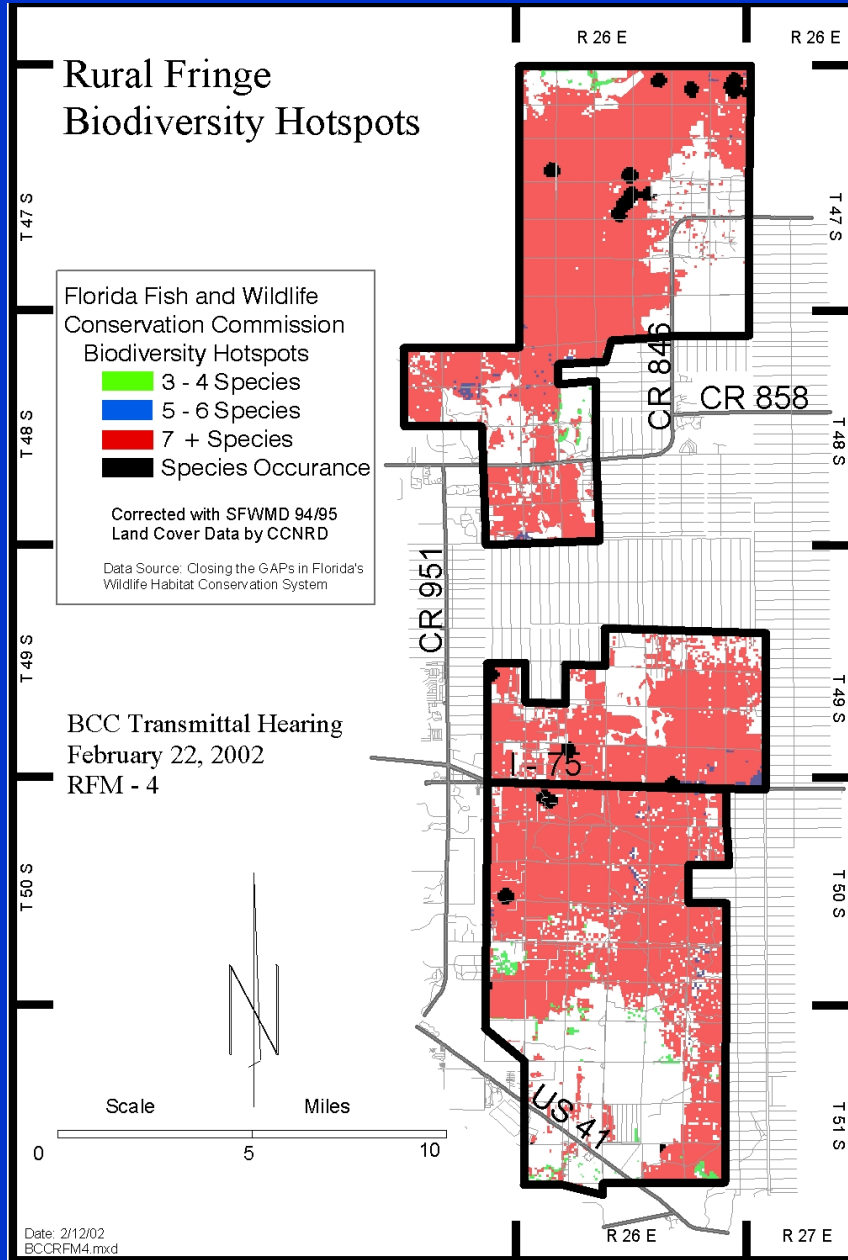


Priority Wetlands (Listed Species)

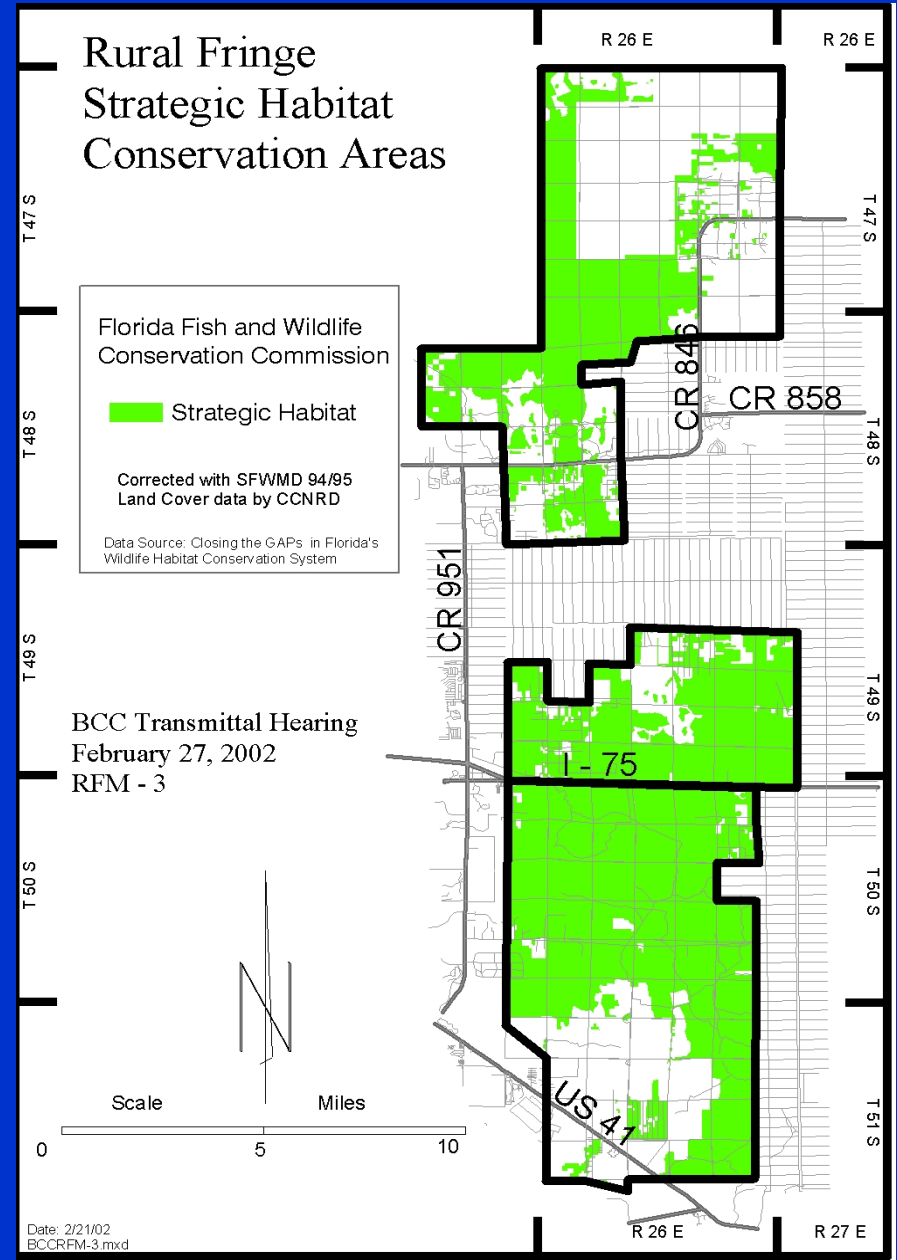
Florida Panther Data



Biodiversity Hotspots



Strategic Habitat



Protection at the Landscape Scale

- **Identification of Large Scale Ecosystems**

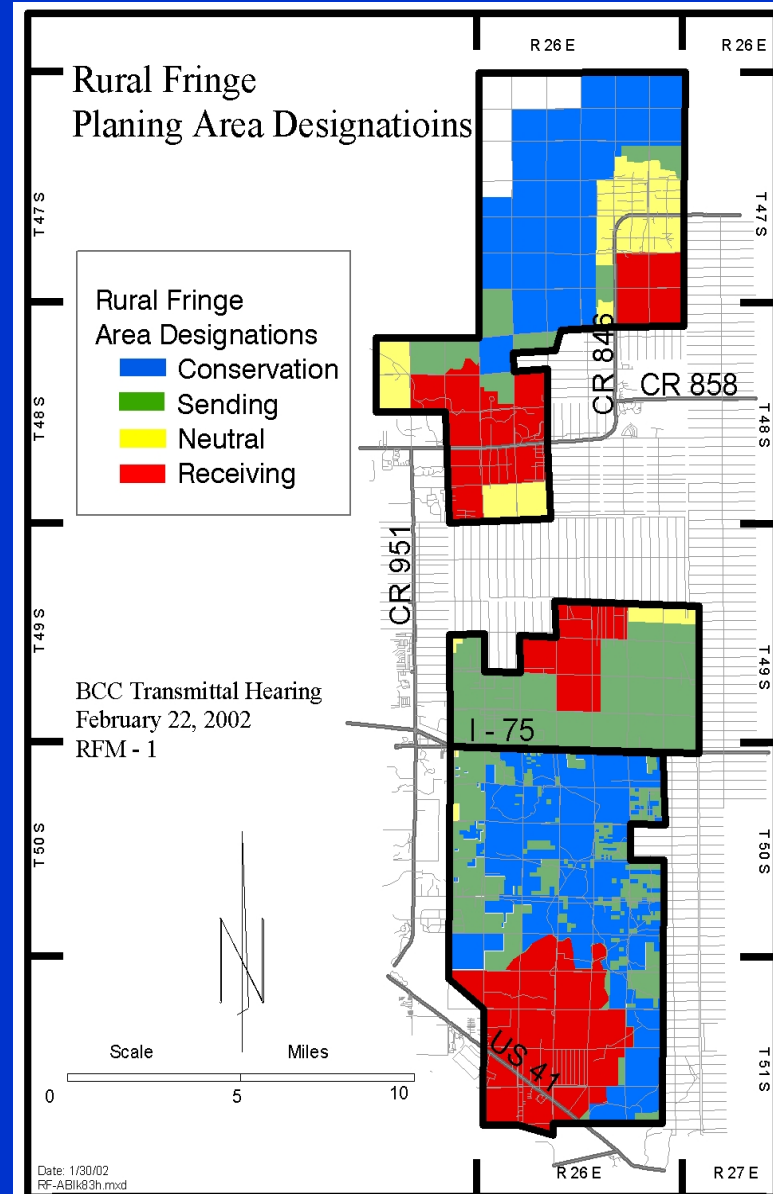
- **Large Scale Overlay Districts**

- **Conservation** (39,000± ac)

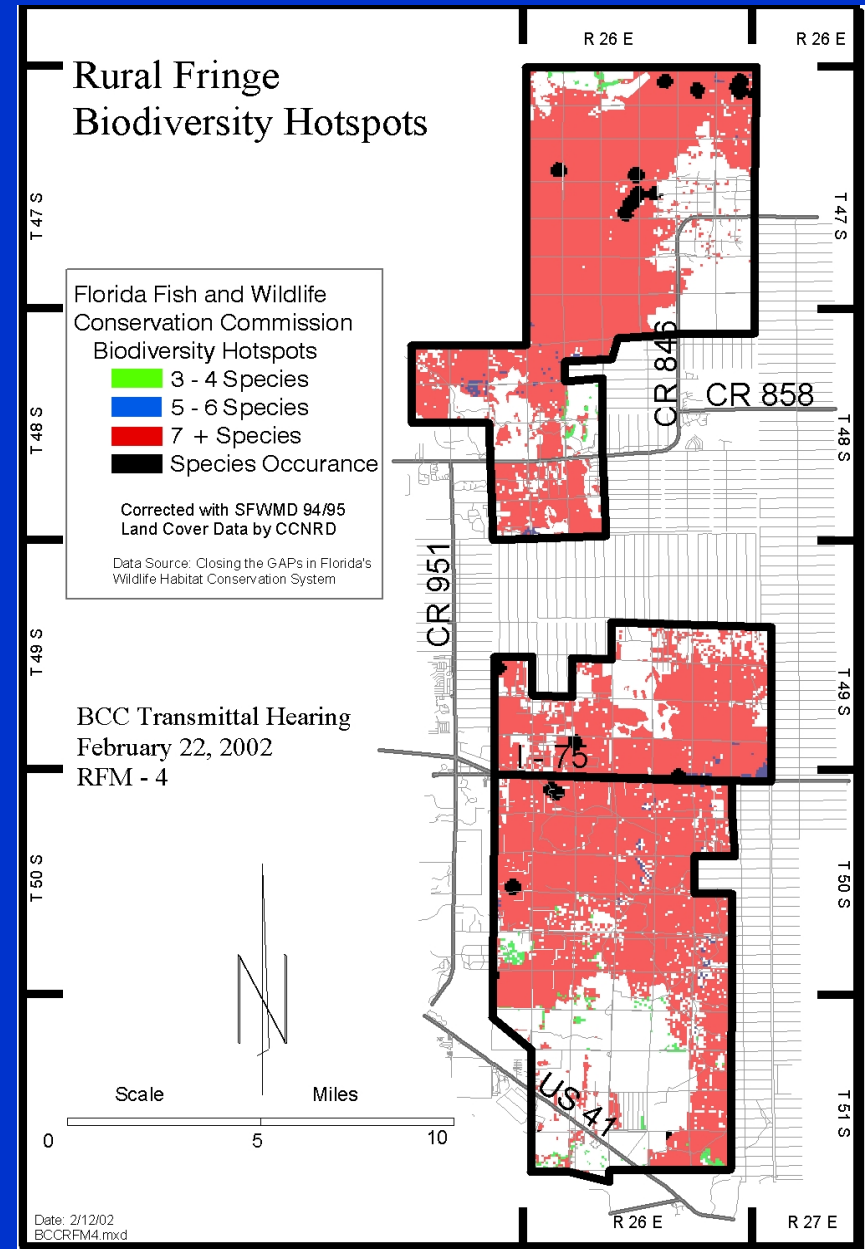
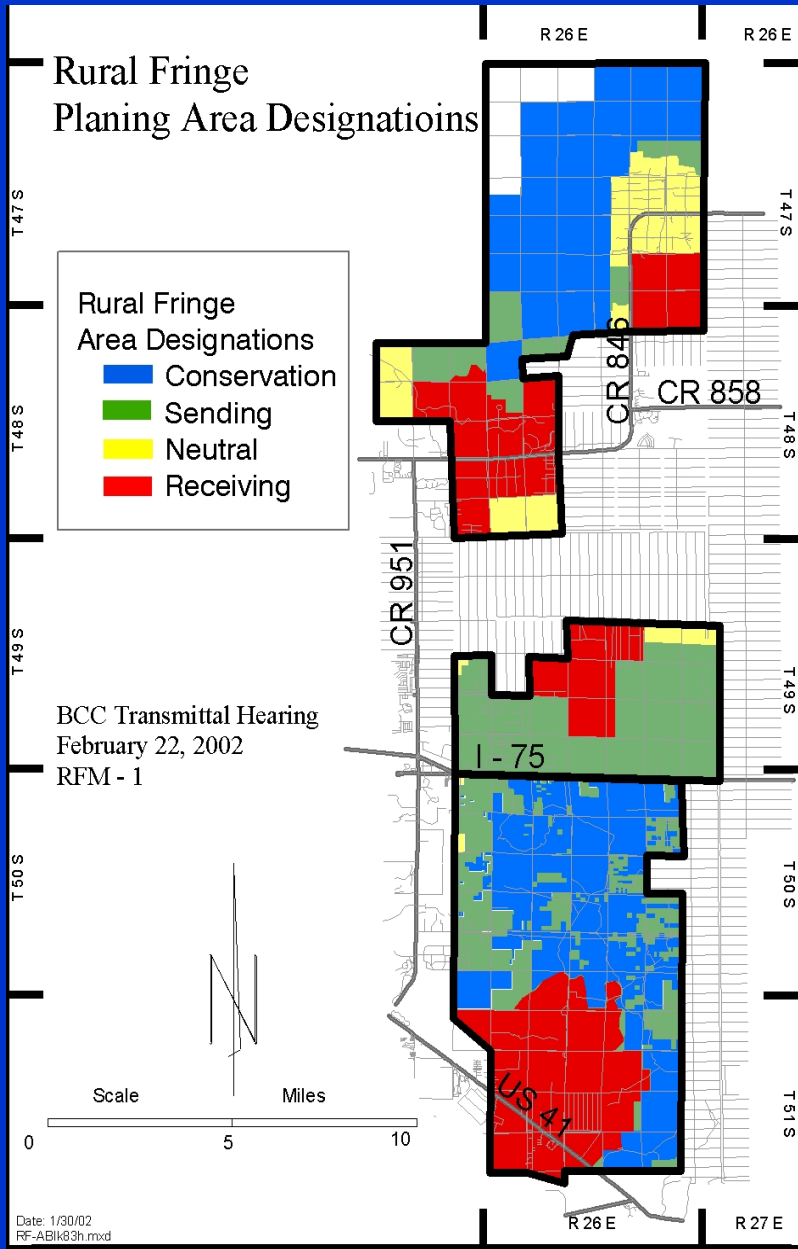
- **Sending** (23,000 ± ac)

- **Neutral** (7,800 ± ac)

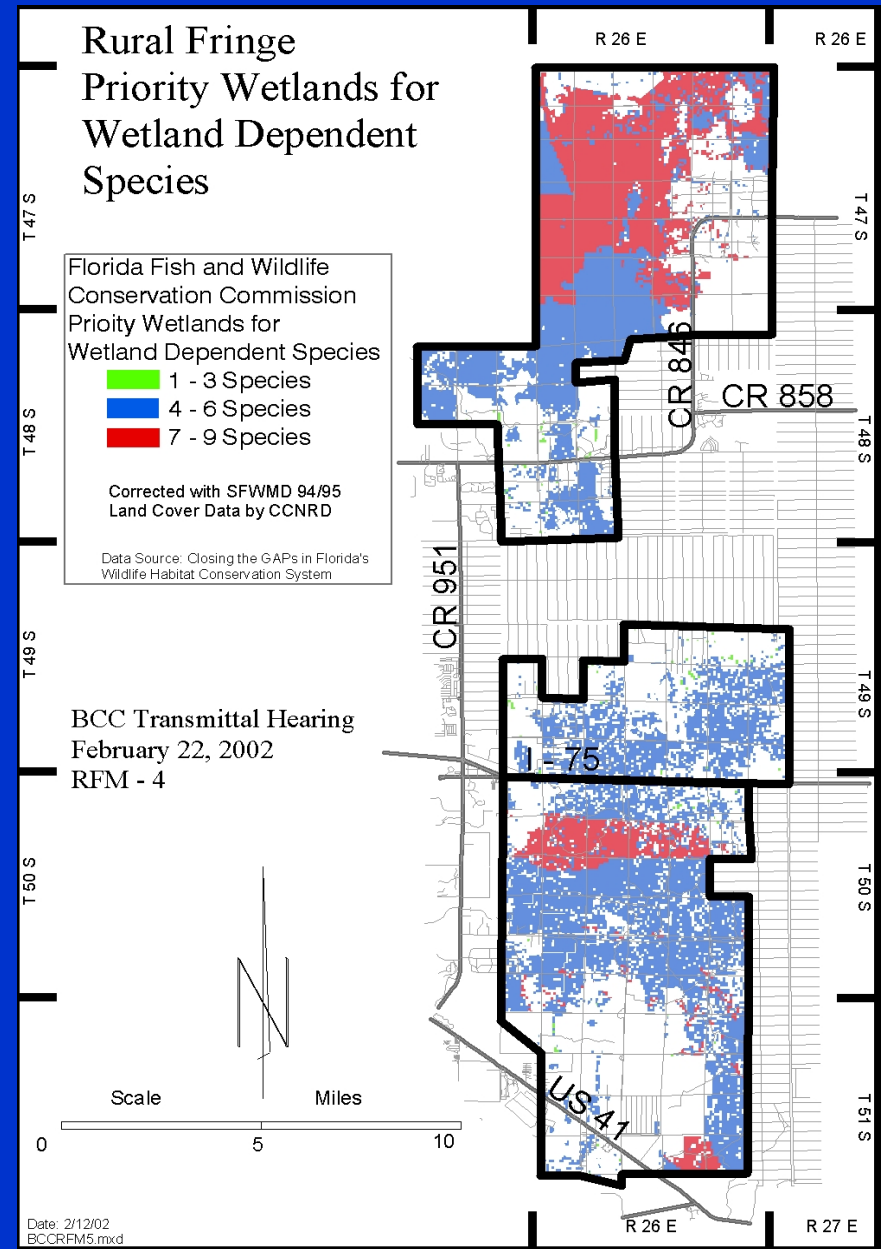
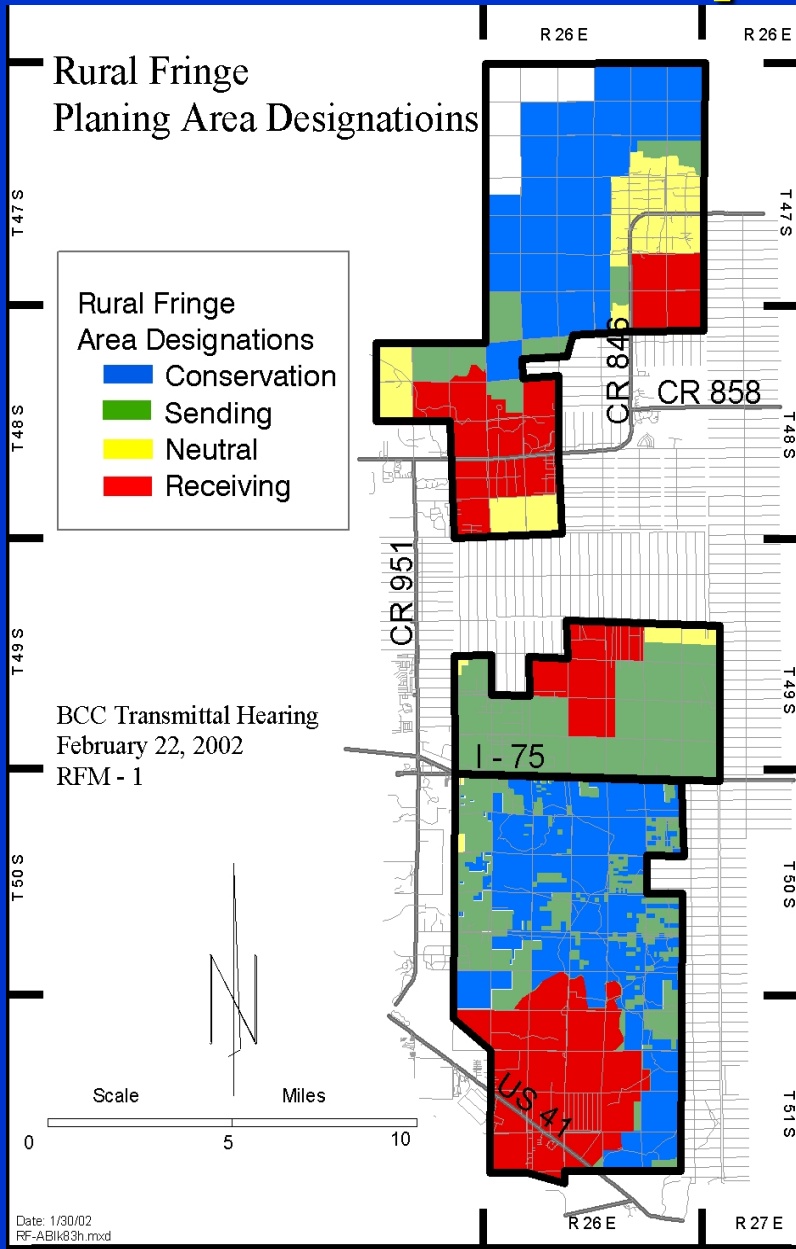
- **Receiving** (23,000 ± ac)



Comparison



Comparison (continued)



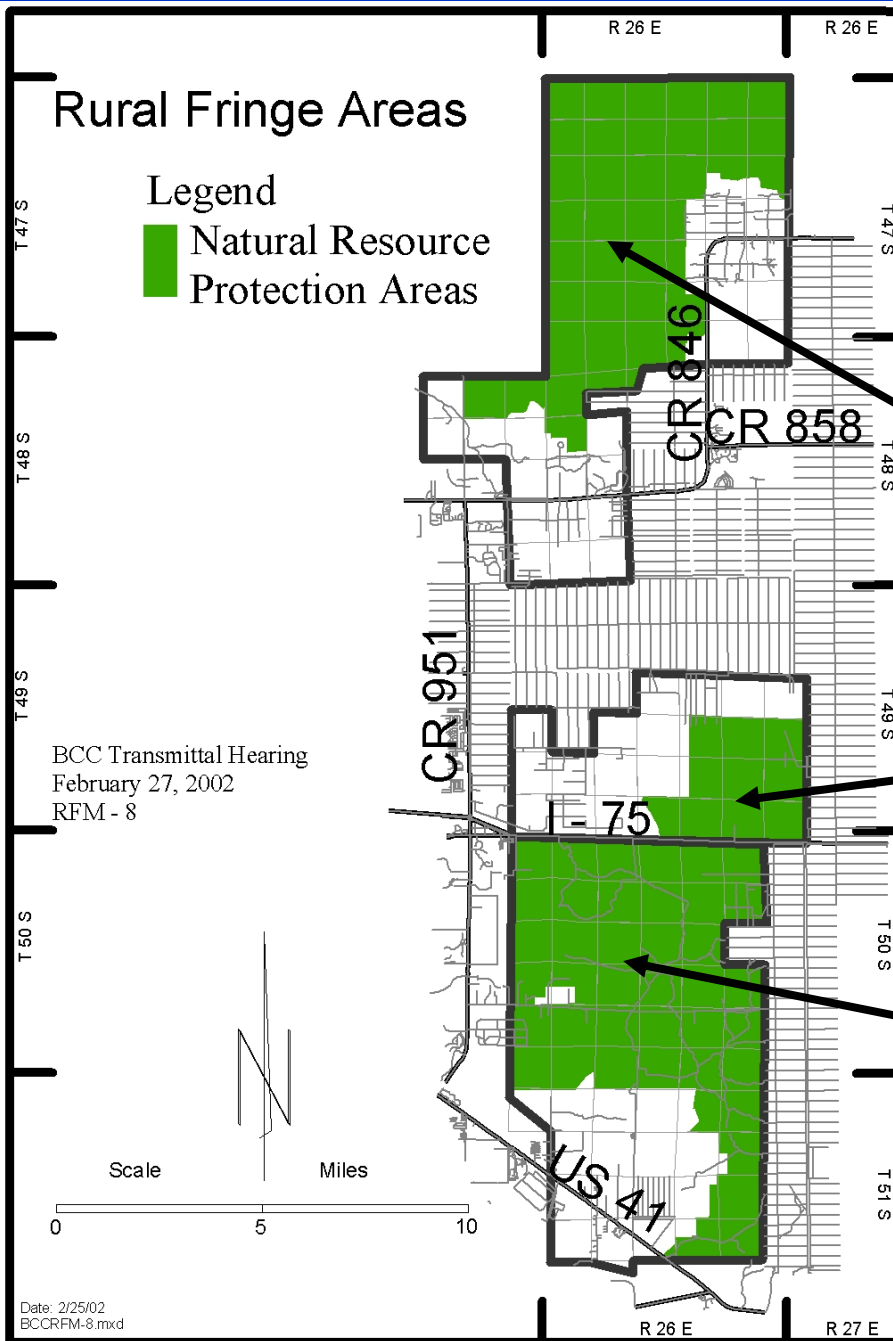
Proposed NRPA's

(17,000± acres)

CREW NRPA

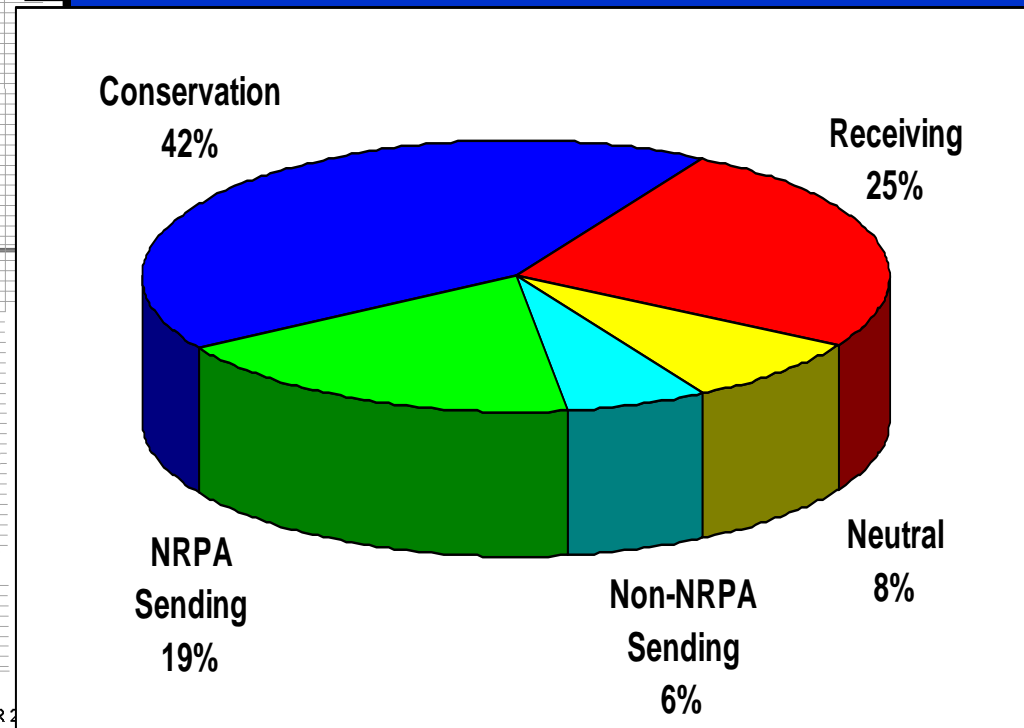
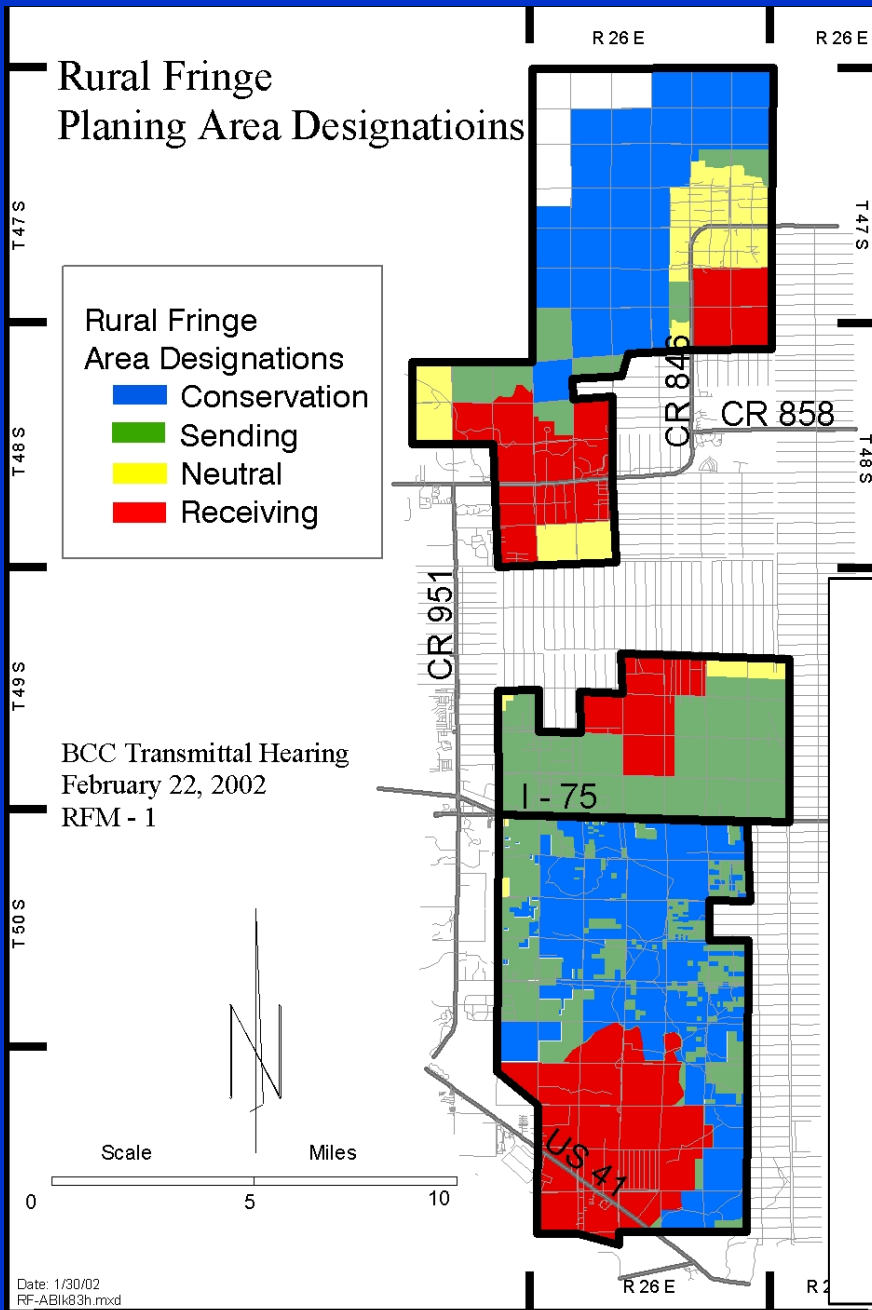
North Belle Meade NRPA

Belle Meade NRPA



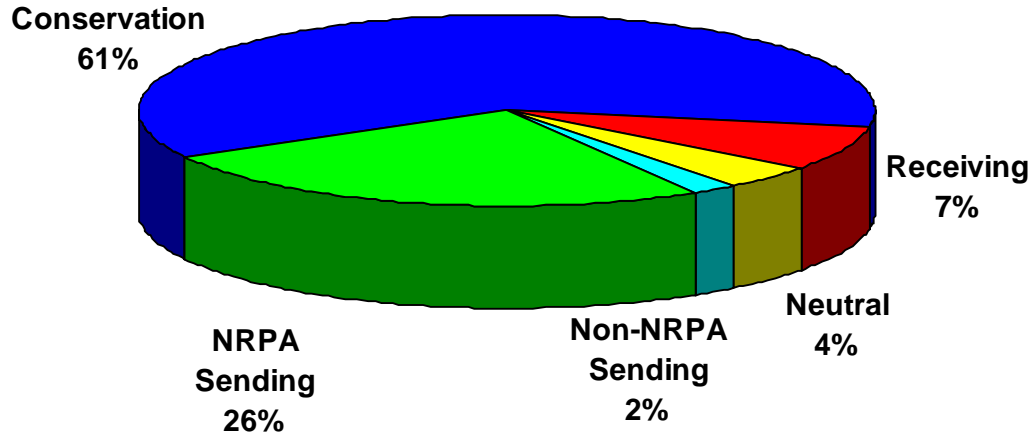
Planning Area Designations

• 93,000 ± acres

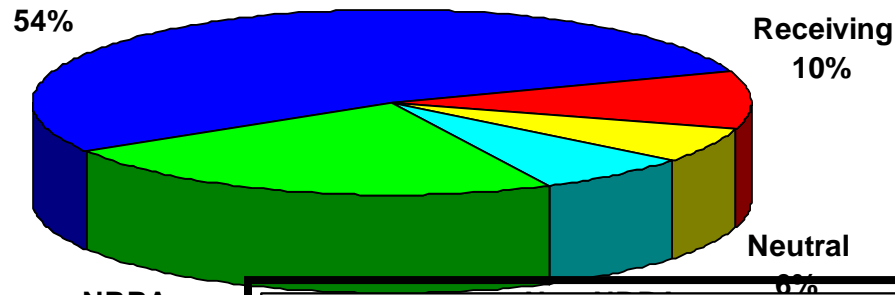


Habitat Distribution in the Rural Fringe

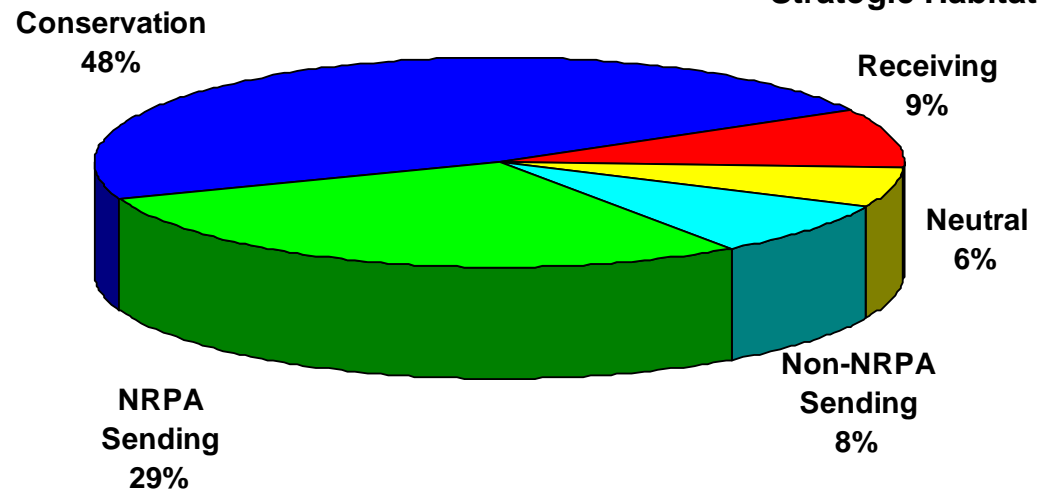
Wetland Land Cover



Total Vegetation



Strategic Habitat



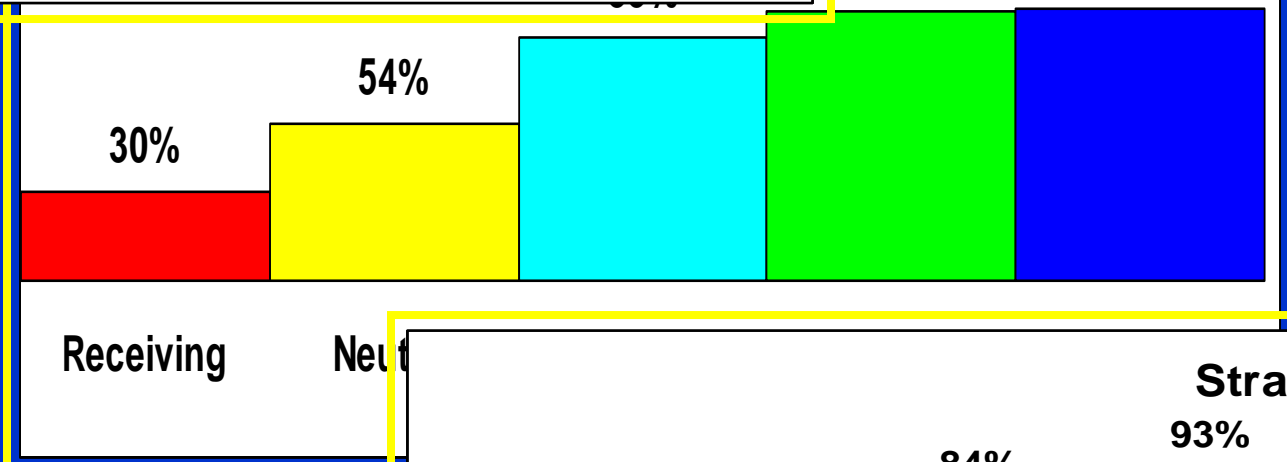
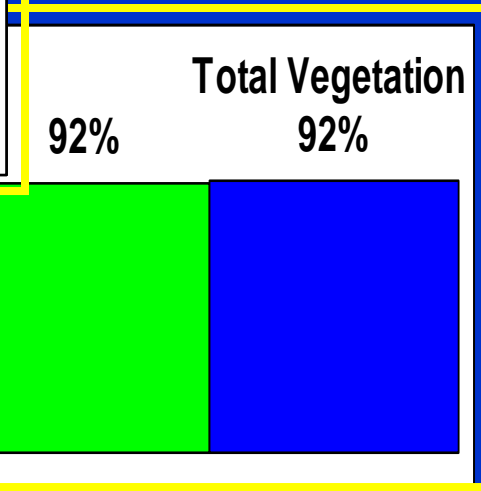
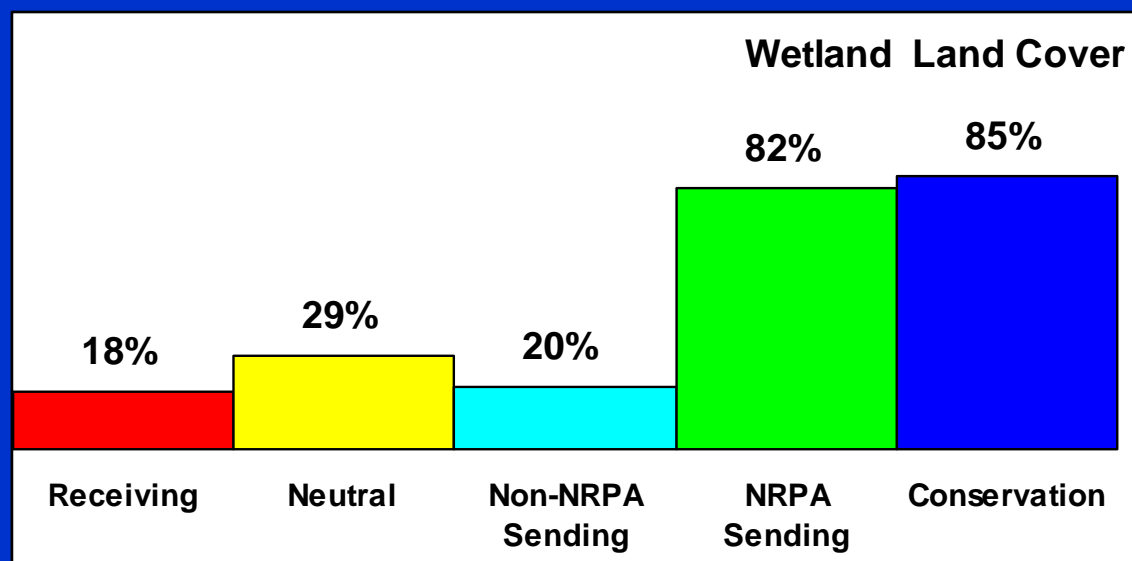
Direct Incompatible Land Uses from wetlands, listed species and their habitats

	Conservation and Sending Areas	Receiving Areas
Wetland Land Cover	89%	7%
Strategic Habitats	85%	9%
Total Vegetation	84%	10%

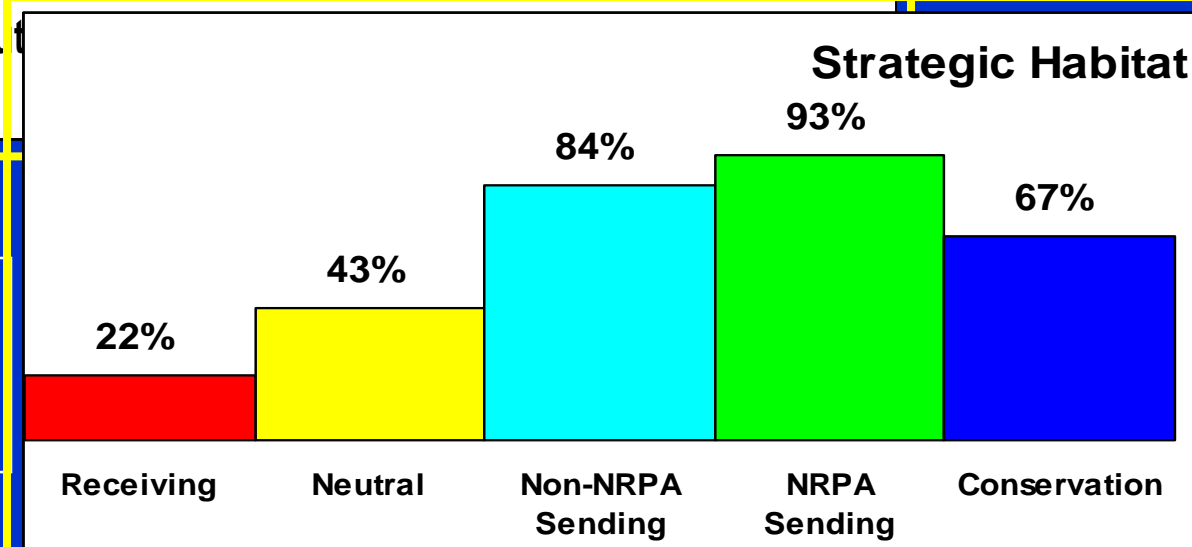
Protection at the Site Scale

- **Site Preservation and Vegetation Retention Standards**
- **Clustering**
- **Wildlife Management Standards**

Habitat Concentrations within the Rural Fringe Planning Units



Direct Incompatible Land Uses from wetlands, listed species and their habitats



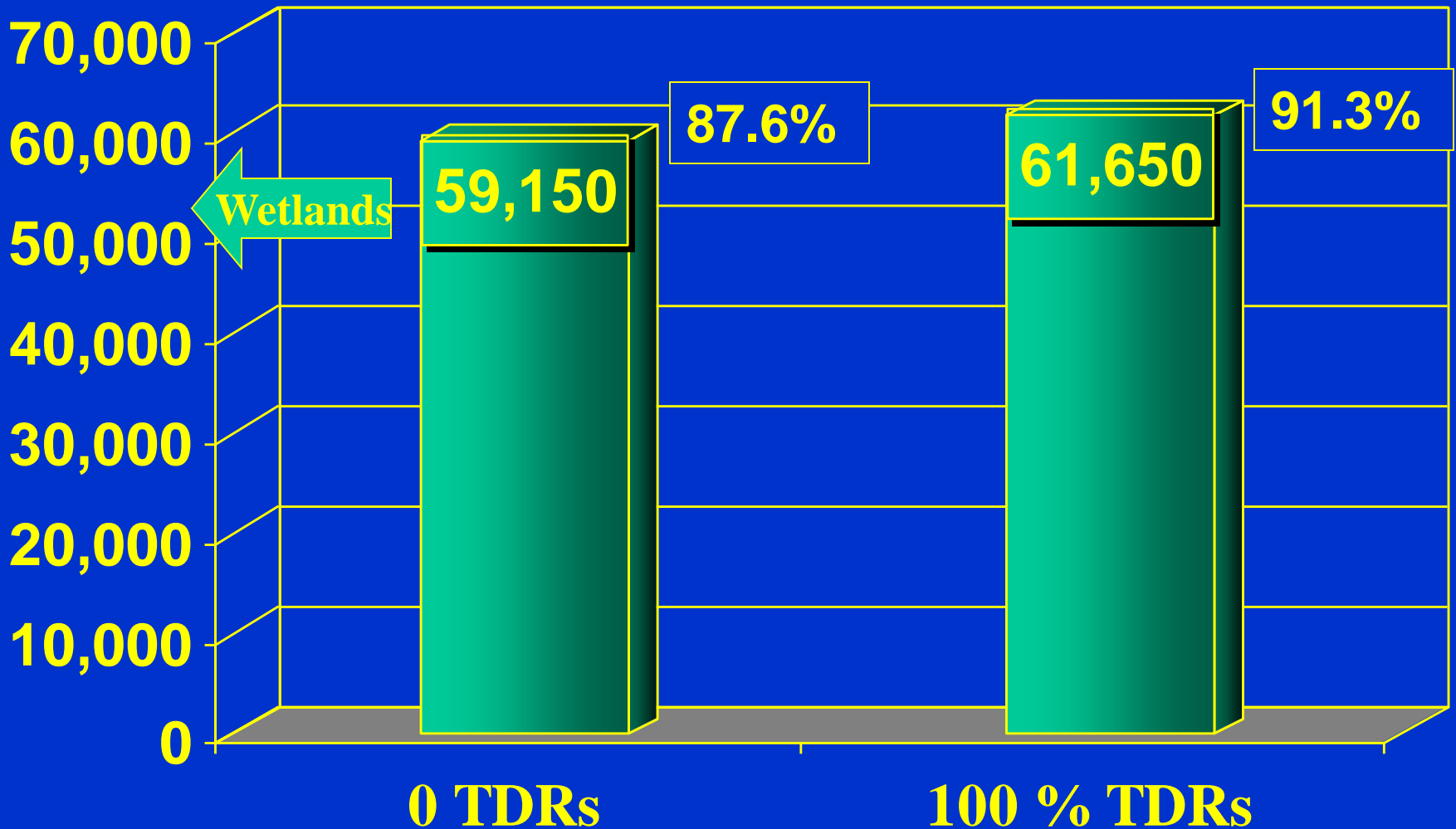
Preservation Standards

Area	Vegetation Retention
Receiving Lands	40%
Neutral Lands	60%
Sending Lands	80%
NRPA Sending Lands	90%

Vegetation Preservation

Area	Standard	Preserved Vegetation
Receiving	40%	2,780
Neutral	60%	2,500
Sending	80%	3,670
Sending (NRPA)	90%	14,230
Conservation	100%	35,970
Total		59,150

TDRs and Vegetation Preservation



Elements of an Integrated Protection Strategy

- **Landscape Elements**

- NRPAs (*FLU Map, FLUE p.39, CCME 1.3, p.3*)
- TDR Program (*FLUE p.42, 49*)
- Sending/Receiving Areas (*FLU Map*)
- Allowable Land Uses (*FLUE p.42-49, p.54*)
- Buffering NRPA/Conservation Areas (*CCME 6.5, p.32-34*)

- **Site Scale Elements**

- Clustering Provisions (*FLUE p.7, p.42*)
- On-site Preservation Standards (*CCME 6.1 p. 21-26*)
- Wetland Standards (*CCME 6.2 p.26-31*)
- Wildlife Management Standards (*CCME 7.1 p. 33- 38*)

Summary of Allowable Land Uses and Development Standards

- Receiving/Neutral/Sending/Conservation
- Preservation Standards
- Guaranteed Clearing Allowance
- Open Space Requirement
- Permitted Base Density
- TDR Density
- Rural Village Standards
- Allowable Land Uses

	Receiving Lands (23,000± acres)	Neutral Lands (7,700± acres)	Non-NRPA Sending Lands (5,500± acres)	NRPA Sending Lands (17,100± acres)	Conservation Lands (38,900± acres)
Preservation Standards	40% of native vegetation not to exceed 25% of the site. 50% of the requirement may be met off site	60% of native vegetation not to exceed 45% of the site. 50% of the requirement may be met off site	Greater of 80% of the vegetation or 80% of the site 25% of the requirement may be met off site	Greater of 90% of the vegetation or 90% of the site No offsite preservation allowed	Greater of 90% of the vegetation or 90% of the site No offsite preservation allowed
Guaranteed Clearing Allowance	Lots less than 5 acres: 20% or 25,000 sq feet Lots between 5 and 10 ac: 20%	Lots less than 5 acres: 20% or 25,000 sq feet Lots between 5 and 10 ac: 20%	Lots less than 5 acres: 20% or 25,000 sq feet Lots between 5 and 10 ac: 20%	Lots less than 5 acres: 20% or 25,000 sq feet Lots between 5 and 10 ac: 20%	Lots less than 5 acres: 20% or 25,000 sq feet Lots between 5 and 10 ac: 20%
Open Space Requirement	70% of site shall be useable open space for projects greater than 40 acres	70% of site shall be useable open space for projects greater than 40 acres	Not Applicable	Not Applicable	Not Applicable

Policy Issues

- **TDRs/Rural Villages**
- **Agricultural Regulation**
- **North Belle Meade Area Plan**

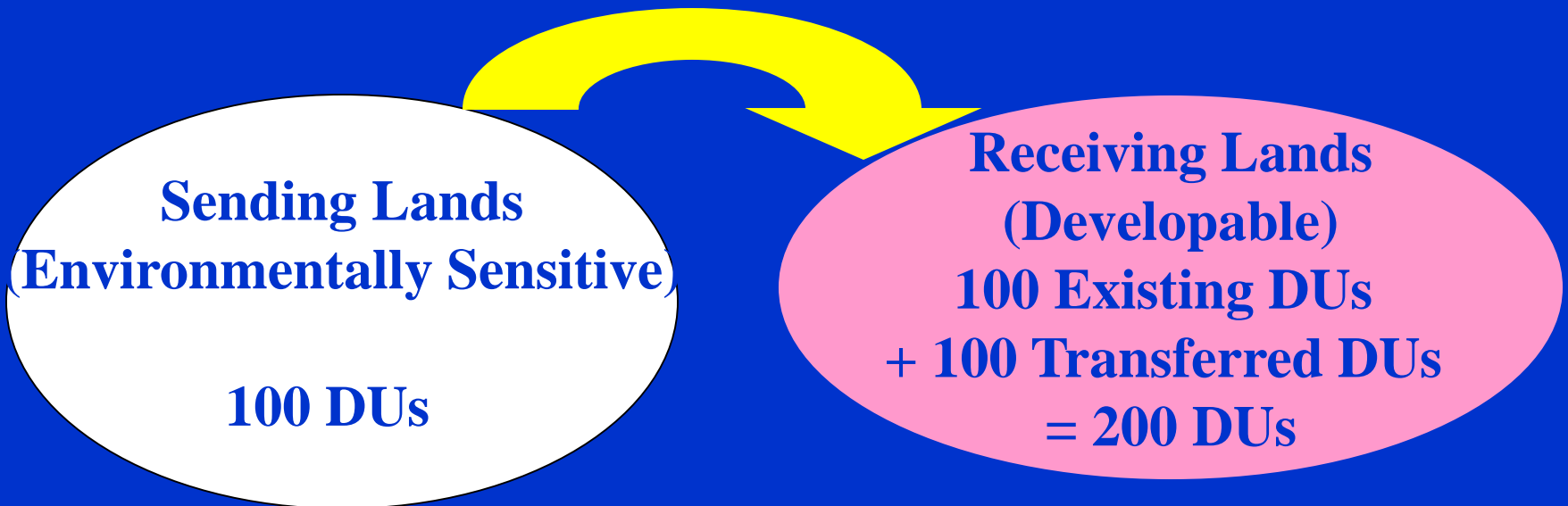
TDR Presentation

- Dr. James C. Nicholas:

A Collier County TDR Program

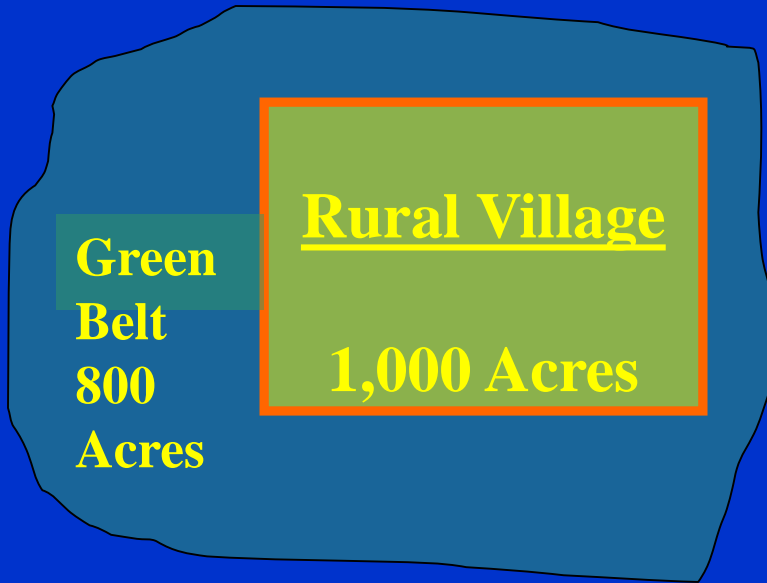
Transfer of Development Rights (TDRs)

Allows for the transfer of residential density from one piece of property, or one area, to another piece or property or area.



Rural Villages

- **General Criteria**
 - 3 mile locational criteria
 - Min. 300 acres; Max. 1,500 acres (2,500 acres in Rt. 41 Receiving)
 - Min. 2.0 units/ac; Max. 3.0 units/ac
 - Requires equal amounts of TDRs and bonus units to reach minimum density
 - Allows for Affordable Housing Bonus
- **Example Applications**



Rural Villages

Size: Min. 300 acres

Max. 1,500 acres (except southern most receiving area along Tamiami Trail which may be 2,500 acres)

**Density Min. 2.0 D.U.s per acre
Max. 3.0 D.U.s per acre**

Locational Restrictions: Minimum separation 3 miles between Rural Villages

**Minimum Density achieved as follows:
Minimum Density = 1000 x 2.0 = 2000
Base Density: 1,000 + 800 = 1,800 ÷ 5 = 360
(One Unit per Five Acres for Rural Village and Greenbelt Area)**

$$\begin{array}{r}
 2,000 \text{ (Minimum Density)} \\
 - \underline{360 \text{ (Base Density)}} \\
 1,640
 \end{array}$$

Additional density achieved through equal amount of TDRs (820) and bonus units (820)

**Gross Density for Village & Greenbelt Area = 1.11
Net Density for Rural Village = 2.00**

Additional Density to reach maximum 3.0 units per acre may be achieved via .5 unit per Qualified affordable housing unit provided Or through purchase of additional TDRs.

Rural Fringe Mixed Use District Density Bonus Implications:

- Rural Village Density Bonuses - 1 d/u for each TDR purchases.
- Affordable Housing Density Bonuses - .5 units for each affordable housing unit provided in Rural Villages
- Native Vegetation Preservation Bonuses - .10 units per acre for each additional acre of native vegetation preserved in Receiving Areas

Rural Village Density Bonus

- Projection Maximum Number of Rural Villages - **3**
- Maximum Projected Total Acreage of all Rural Villages (Assumes one 2000 acre and two 875 acre rural villages) - **3,750 acres**
- Total Projected Density (Based on Minimum) for all 3 Rural Villages - **7,500 units**
- Total Projected Maximum Base Density for All 3 Rural Villages and Green Belts) - **1,050 units**
- Total TDRs Need to Meet Minimum Density for all 3 Rural Villages - **3,750 units** (75% of all Available TDRs)
- Maximum Bonus Units to be Granted to Meet Minimum Density Requirements for Rural Villages - **3,750 units**
- Total Project Population From Rural Village Density Bonuses (Based upon 2.5 Residents Per Unit) - **9,375**

Affordable Housing Density Bonus (Limited to Rural Villages)

- Allows for .5 DU per Affordable Housing Unit provided in a Rural Village
- Maximum additional Density at 30% utilization rate - **1,200 units**
- Total Projected Additional Density from Affordable Housing Bonus - **3,000**

Incentive for Increased Native Vegetation Preservation

- Allowed in Receiving areas only
- Allowed only after the project density reaches the maximum allowable density using TDRs
- Total Projected Density Bonus for Preservation Exceeding Minimum Requirements at 50% Utilization Rate - **480 Units**
- Total Projected Additional Density from Preservation Bonus - **1,200**

Total Projected Maximums

- Maximum Projected Additional Density From All Bonuses in Rural Fringe Mixed Use District - **5,340 units**
- Maximum Projected Additional Population From All Bonuses in Rural Fringe Mixed Use District - **13,575**
- Represents .03 percent of the project 2010 population which is 400, 287 (Source Collier County Comprehensive Planning)

Policy Issues

- TDRs/Rural Villages
- **Agricultural Regulation**
- North Belle Meade Area Plan

Agricultural Regulation

Limitations of the Right to Farm Act

- *... a broad prohibition on local government's authority to restrict certain farm operations through land development ordinances.*

(January 31, 2002 Memo from Martha Chumbler)

Current Proposal

- *Eliminates Agricultural Uses in Sending Lands after TDRs are used*
- *Prohibits the use of TDRs for 25 years after clearing occurs for agricultural purposes*
- *Establishes a 25-year time frame between allowed agricultural clearing and other development*

Agricultural Issue

- **Attorneys for Collier County**
- **Attorneys for the Interveners**

Policy Issues

- TDRs/Rural Villages
- Agricultural Regulation
- **North Belle Meade Area Plan**

North Belle Meade Area Plan

What you get:

- 5,800± acres in NRPA Sending Lands
- 5,400± acres in Non-NRPA Sending Lands
- 800± acres in Neutral Lands
- 3,500± acres in Receiving Lands

(Acreages are approximate; subject to final analysis)

North Belle Meade Area Plan (cont.)

What you give up:

- *“Unless otherwise specifically stated, no other Goals, Objectives and Policies of the Future Land Use Element, Conservation and Coastal Management Element, or Public Facilities Element in the Growth Management Plan or implementing LDRs, including specifically but not limited to wetlands and wildlife protection, shall be applicable to the North Belle Meade Receiving Lands other than this Sector Plan and its implementing LDRs”.*
 - **Includes the 40% vegetation retention standard and the application of the proposed wetlands, wildlife and ground water protection policies**
 - **Various exceptions to the Rural Village Standards**

North Belle Meade Presentation

- **Presentation by the Interveners**

EAC/CCPC

Recommendations

- **See the Actions of the EAC and CCPC contained in the Executive Summary**
- **Motions were incorporated in the proposed amendments as noted**

Follow the Progress of the Rural Agricultural Assessment

Log on to:

www.nasites.com/collier
(Rural Assessments Page)