



Collier County | Florida

Rural Fringe Mixed-Use District Receiving and Neutral Lands Overview

<https://www.colliergov.net/GMPrestudies>

COMMUNITY PLANNING SECTION






COLLIER COUNTY GROWTH MANAGEMENT DEPARTMENT

MARCH 31, 2016

Collier County
Florida

HENDRY COUNTY

LEGEND

-  RURAL FRINGE MIXED USE DISTRICT
-  RURAL LANDS STEWARDSHIP AREA OVERLAY
-  IMMOKALEE
-  GOLDEN GATE ESTATES
-  INCORPORATED AREAS

Growth Management Plan Restudy Areas

Gulf of Mexico

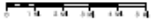
LEE COUNTY

HENDRY COUNTY

BROWARD COUNTY

DADE COUNTY

MONROE COUNTY

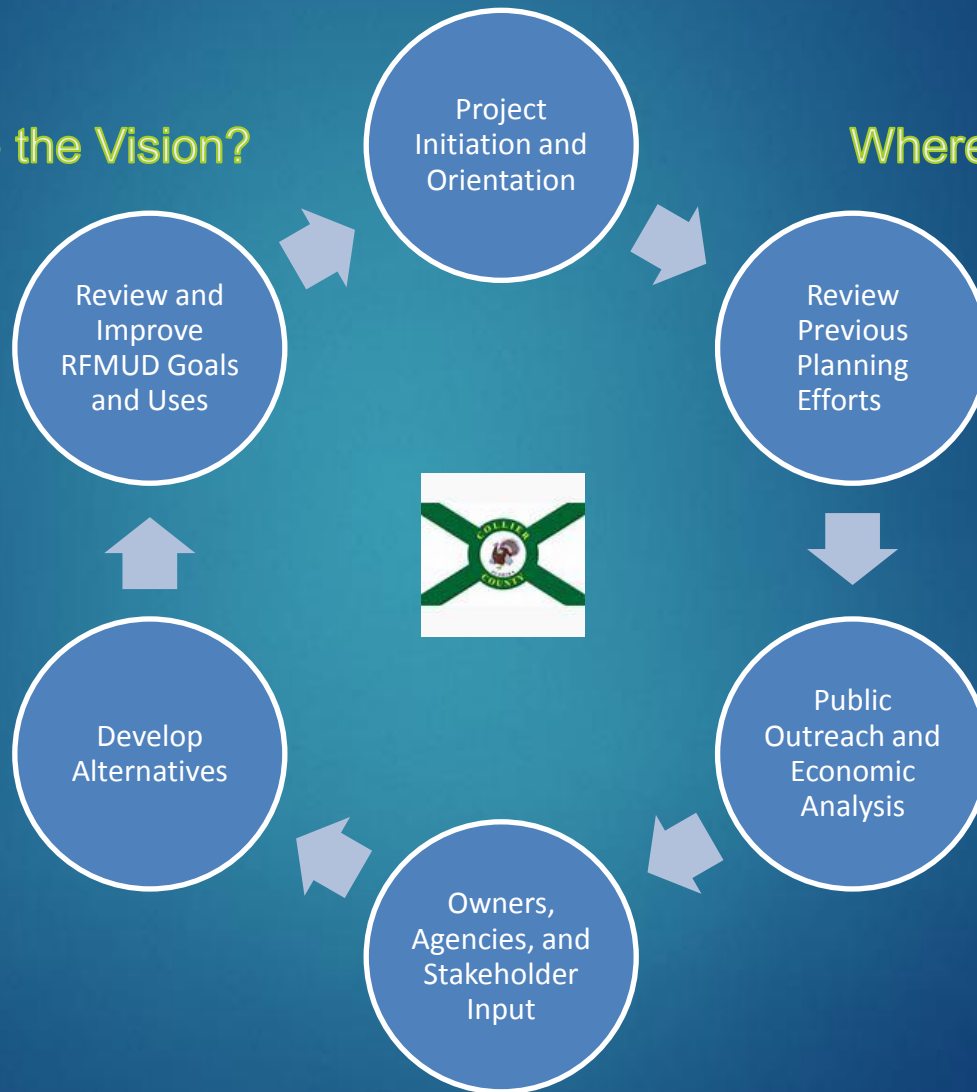


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GROWTH MANAGEMENT DIVISION
DATE: 9/2015 FILE: GCM-15-0000

Process Diagram

How do we achieve the Vision?

Where are we now?



What Alternatives should be considered?

Growth Management Oversight Committee:

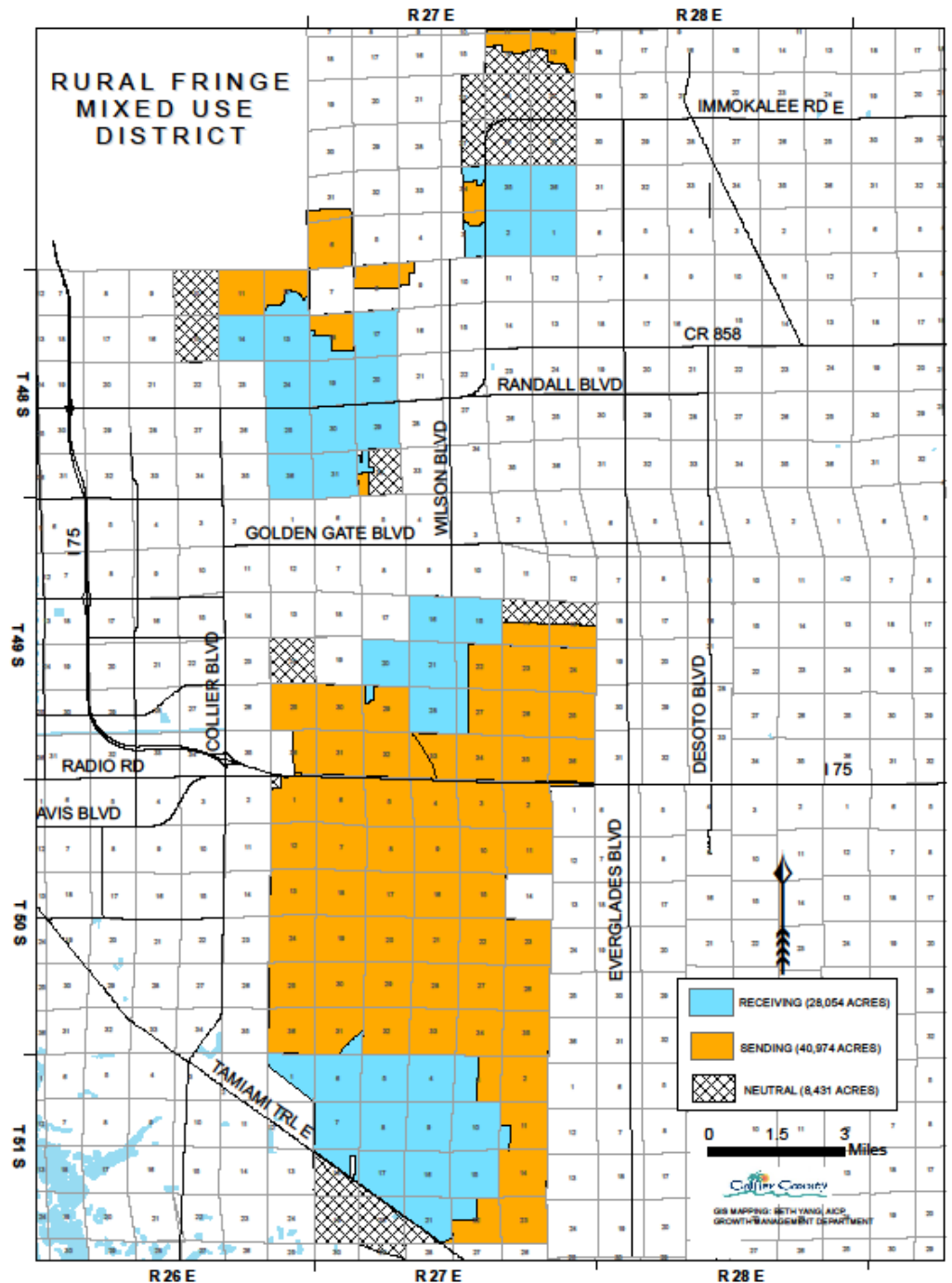
- Public involvement
- Consistency
- Sustainability
- Economic vitality

Historic Goals of RFMUD:

- Protect from restrained growth:
 - Wetlands
 - Protected species
 - Wildlife habitat
- Direct growth to appropriate locations:
 - Creative Planning
 - Infrastructure proximity
 - Clustering, towns, mixed-use

Status of Rural Fringe Mixed-Use Restudy

- Evaluation of Sending Land Concepts and Issues
- Three public workshops held in January and February
- Economist assessing value of Transfer of Development Rights (TDR) Credits
- Environmental team studying feasibility of County mitigation bank



Rural Fringe Restudy Timeline

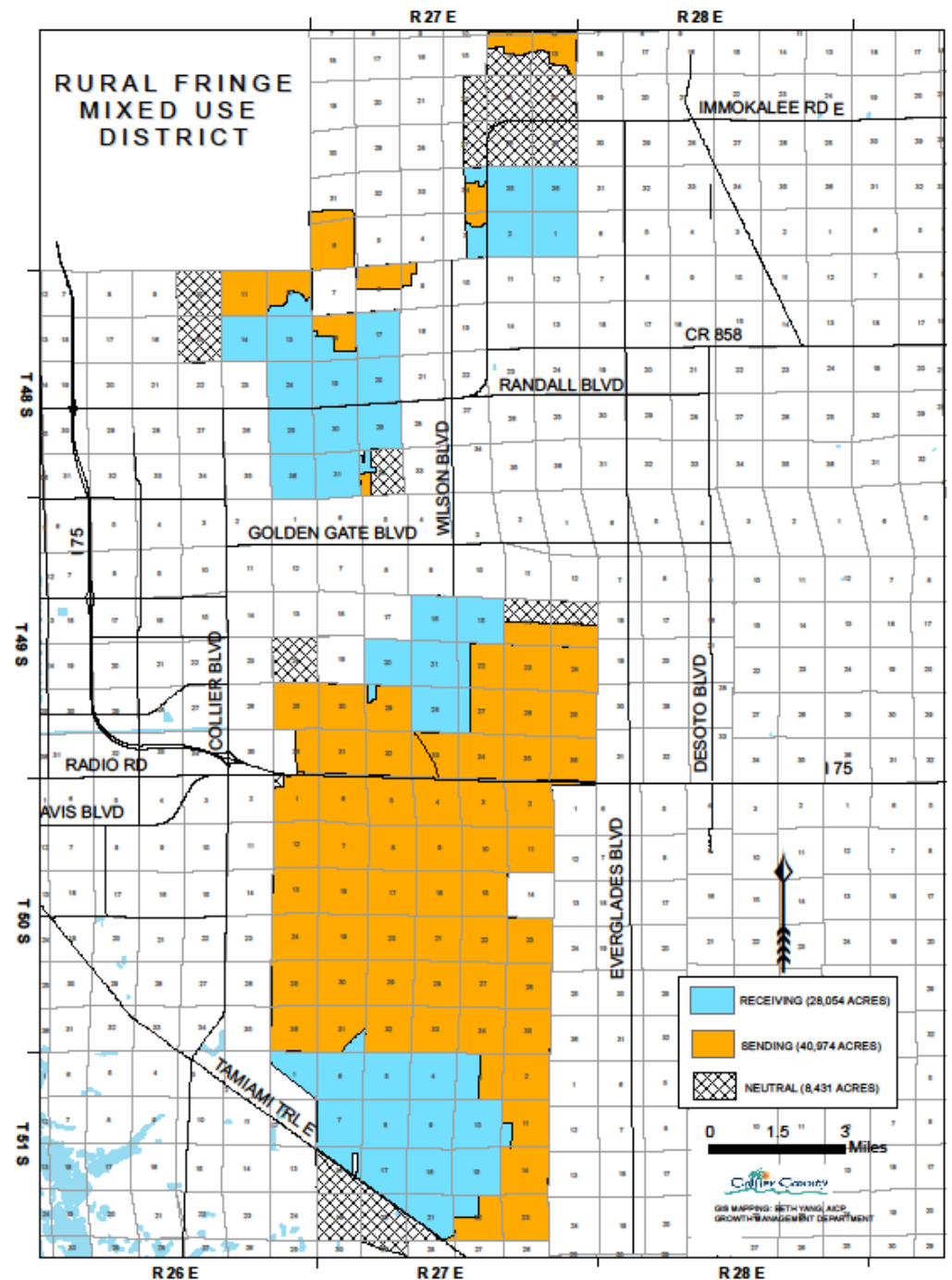
- April 26, 2016: public workshop
- May 26, 2016: public workshop
- August 2016: Restudy report with recommendations to the Planning Commission
- September 2016: Restudy report with recommendations to the Board of County Commissioners
- October 2016 – July 2017: Staff prepares Growth Management Plan amendments
- September 2017: Board of County Commissioners adopts amendments

The focus of tonight's meeting:

Rural Fringe Mixed-Use District
Neutral and Receiving Areas
Future Development Potential

Three land use designations

- Neutral: black & white
- Receiving: blue
- Sending: yellow



Neutral and Receiving Area Density

Before Growth Management Plan Change:

- 1 home per 5 acres

After 2004 Plan Adoption:

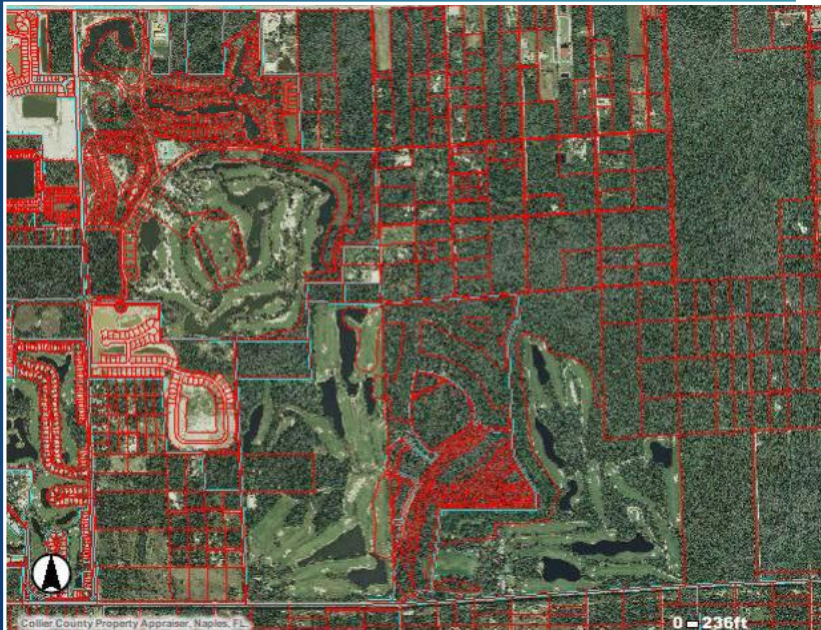
- 1 home per 5 acres
- Neutral Areas may cluster allowed density
- Receiving Areas greater than 40 acres can increase density and intensity through the use of TDR credits

Neutral and Receiving Area Uses

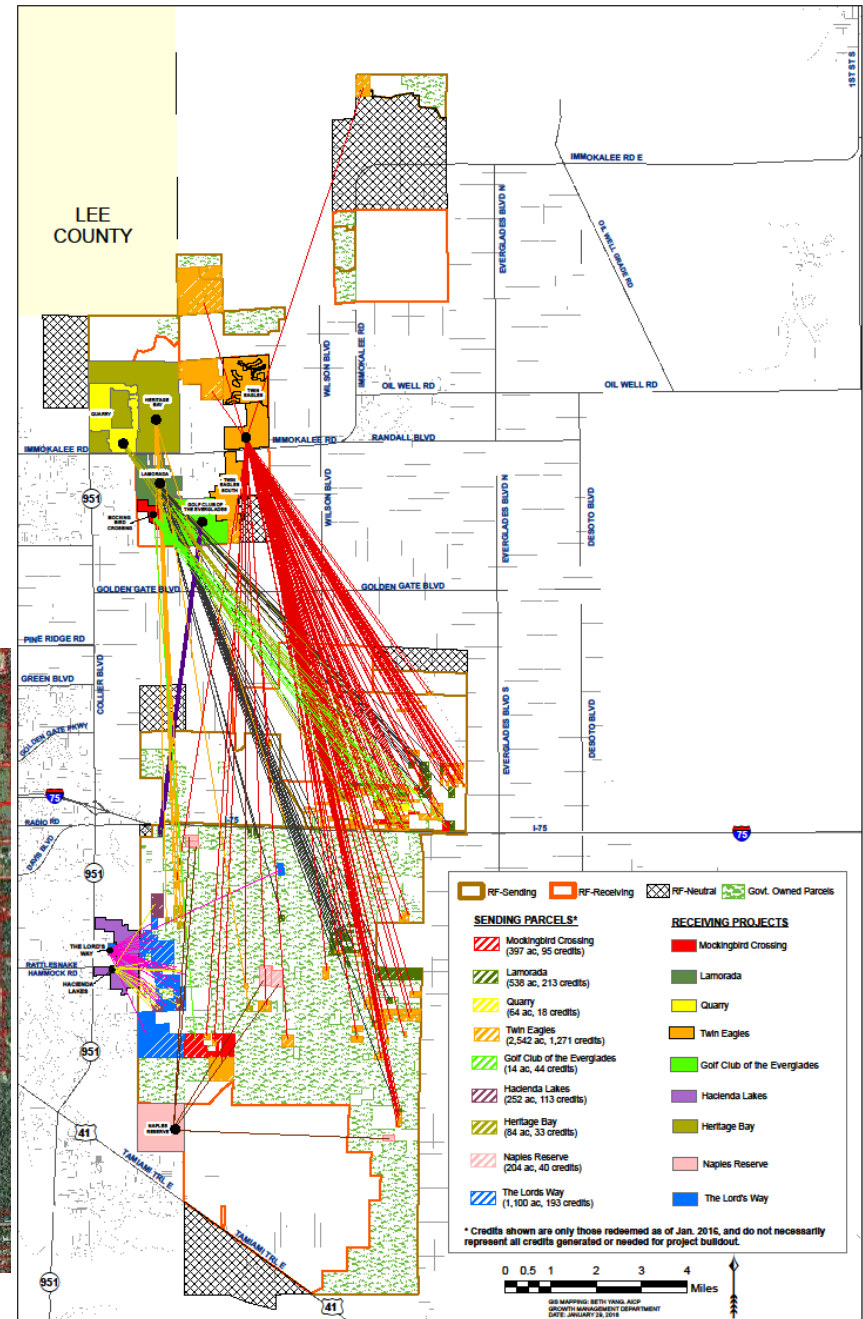
Typical Characteristics	Neutral and Receiving RFMUD Base Rights	Receiving RFMUD Clustering	Receiving RFMUD Village
Size	Minimum 5 acres	Minimum 40 acres	300-2,500 acres
Residential Gross Density	1 unit per 5 acres	1 unit per acre	2-3 units per acre
Land Use	<ul style="list-style-type: none"> • Ag • Single and Multi Family • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses • Conditional Uses such as <ul style="list-style-type: none"> • Churches • Day care • Mining 	<ul style="list-style-type: none"> • Ag • Single and Multi Family • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses 	<ul style="list-style-type: none"> • Diversity of SF and MF with a minimum of 2 neighborhoods • Neighborhood Center max 10 acres, 8,500 SF leasable floor area/ac • Village Center max 10% total village area, 10,000 SF leasable floor area/ac • Research & Technology park max 4% total village acreage • Civic and public parks min 10% total village acreage
Recreation and Open Space	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Open Space 70% of gross acres 	<ul style="list-style-type: none"> • 40% open space • Green belt 300' average width
Transportation	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Formal grid design • Pedestrian paths and bikeways for access and connectivity

How the Receiving Lands are currently developing

- Nine residential projects being developed
- TDR credits used to increase density

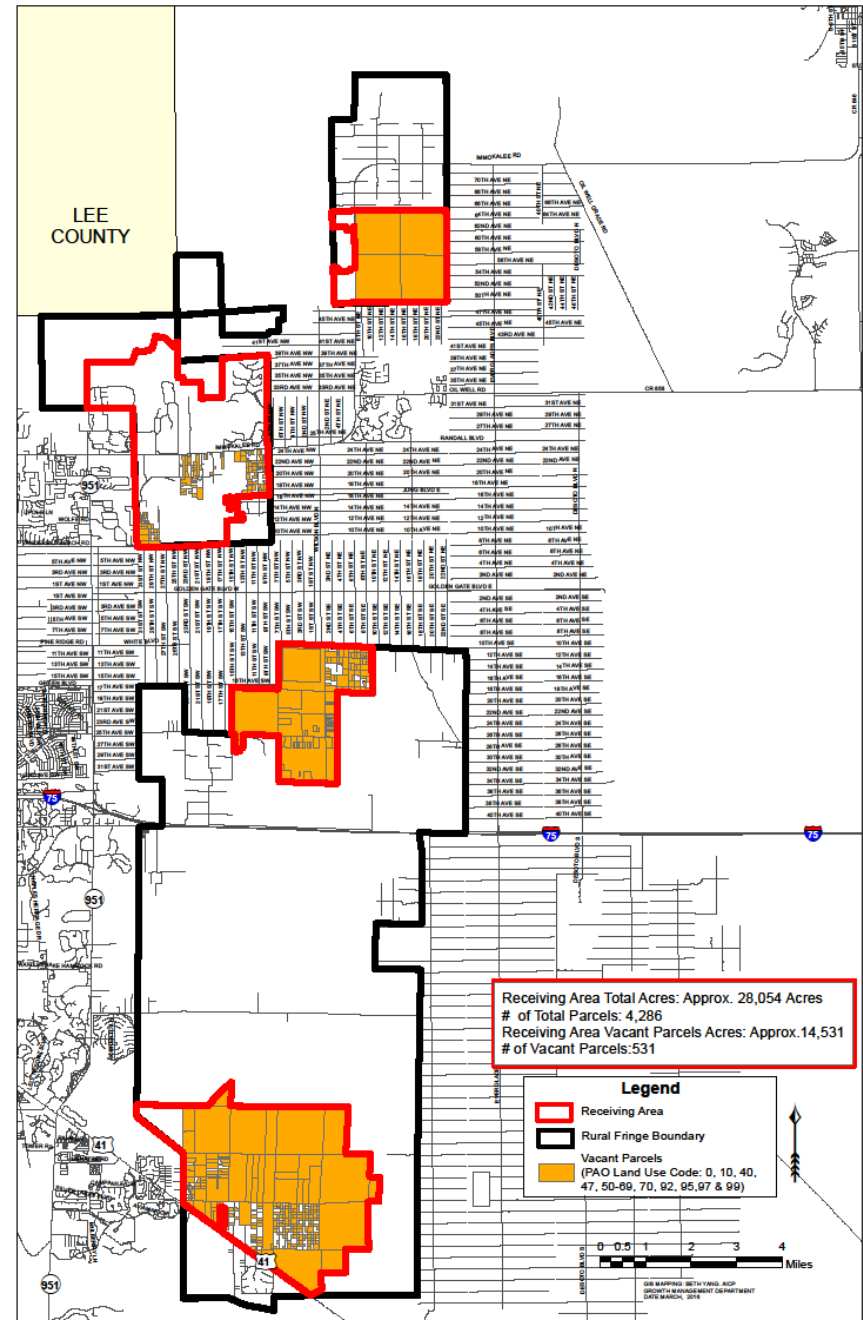


TRANSFER OF DEVELOPMENT RIGHTS (TDR) TRANSACTIONS SENDING PARCELS TO RECEIVING PROJECTS



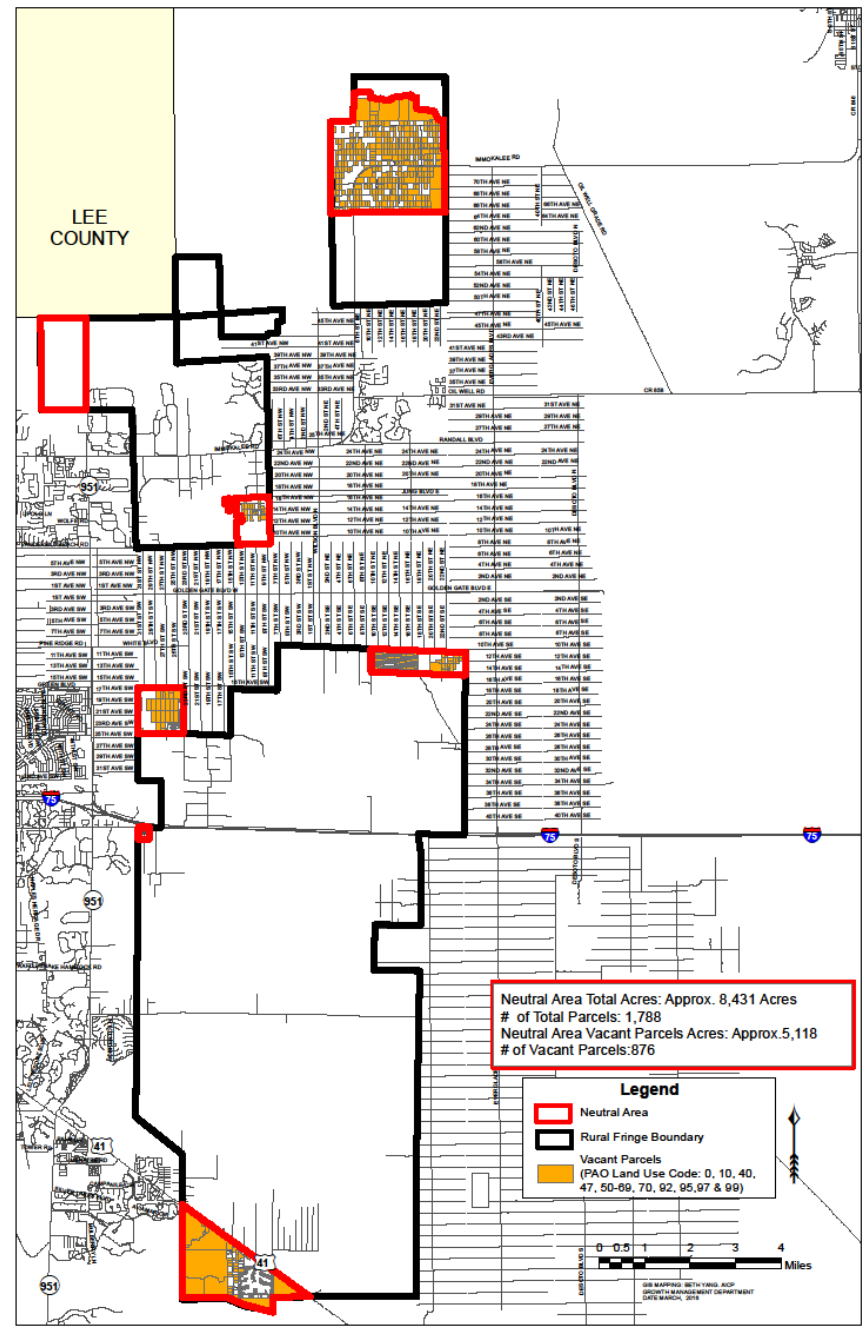
Receiving Land Areas of Development Potential

- Total acres: 28,054
- Number of parcels: 4,286
- Total undeveloped acres: 14,531
- Number of parcels: 531



Neutral Land Areas of Development Potential

- Total acres: 8,431
- Number of parcels: 1,788
- Total undeveloped acres: 5,118
- Number of parcels: 876



Now we would like to hear from you.

And keep in touch!

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<https://www.colliergov.net/GMPrestudies>

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