



Collier County | Florida

*Rural Fringe Mixed-Use District
What We Have Learned and
Initial Recommendations*

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

COMMUNITY PLANNING SECTION

COLLIER COUNTY GROWTH MANAGEMENT DEPARTMENT

MAY 26, 2016

The focus of tonight's meeting

➤ Report what we have learned and heard:

- Public Workshops
- Survey
- Correspondence
- Staff and 2010 EAR

➤ Share our responses and initial recommendations

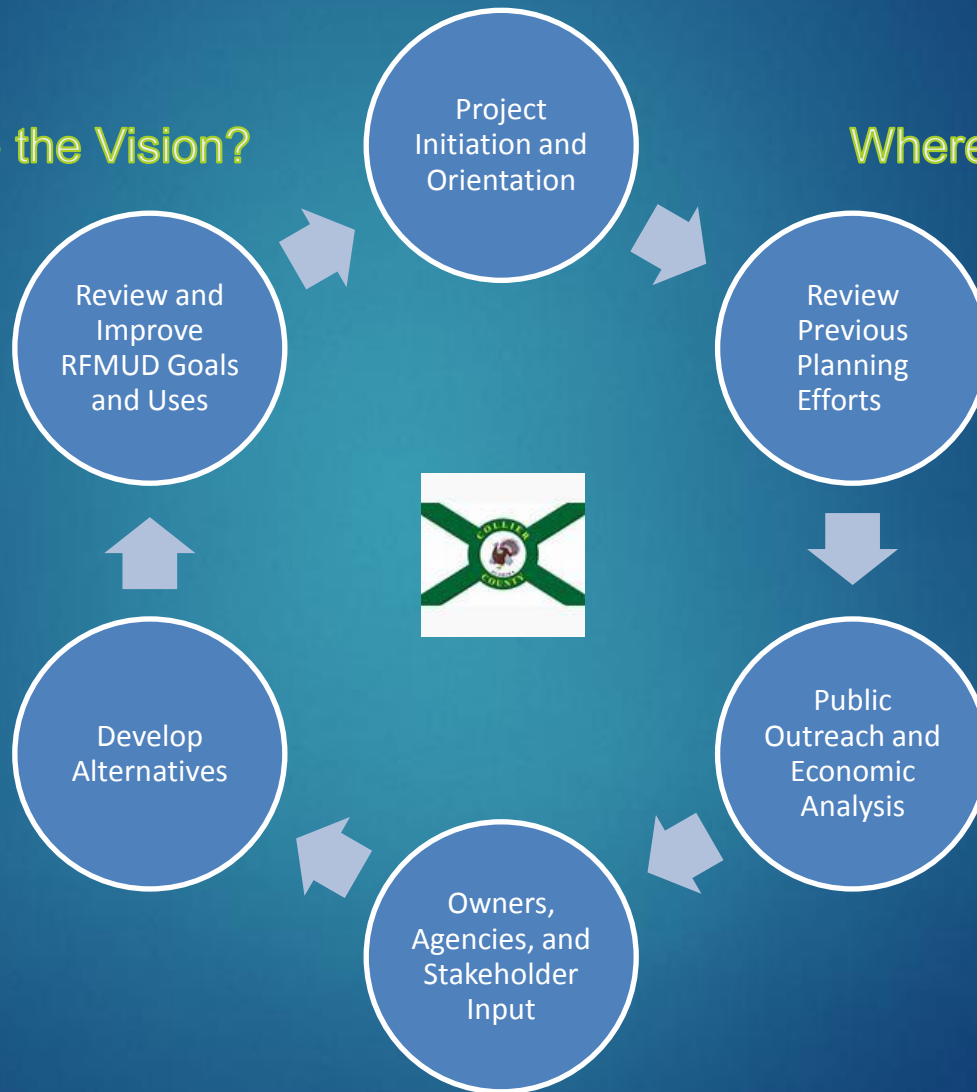
Area Restudy Includes:

- Consider current GMP provisions
- Identify opportunities for Improvement
- Incorporate community values
- Determine best public policy through BCC determination

Process Diagram

How do we achieve the Vision?

Where are we now?



What Alternatives should be considered?

Rural Fringe Restudy Timeline

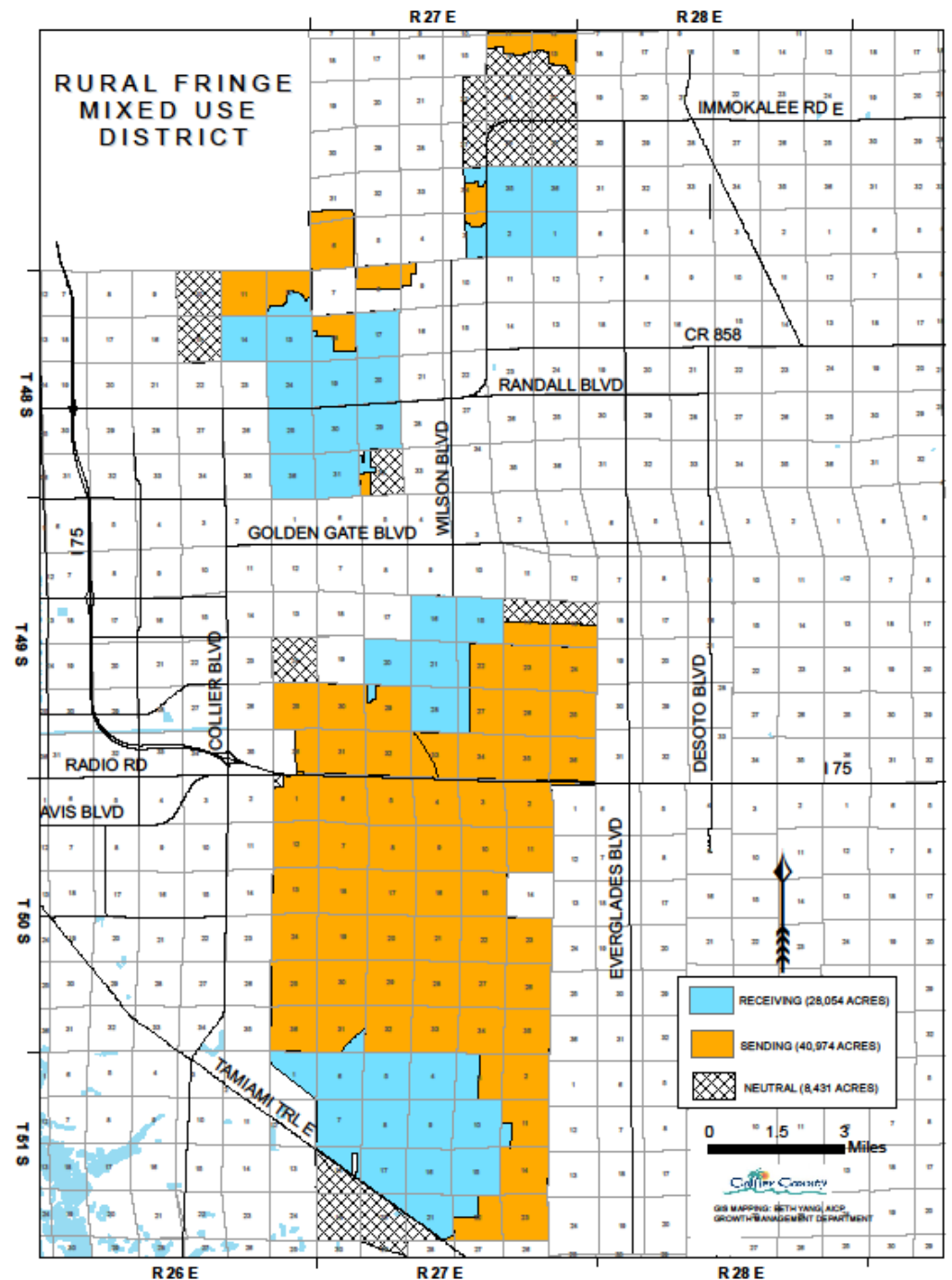
- May 26, 2016: public workshop
- August, 2016: Restudy report with recommendations to the Planning Commission
- September, 2016: Restudy report with recommendations to the Board of County Commissioners
- October, 2016 – September, 2017: Staff prepares Growth Management Plan amendments:
 - Transmittal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

Historic Goals of RFMUD:

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

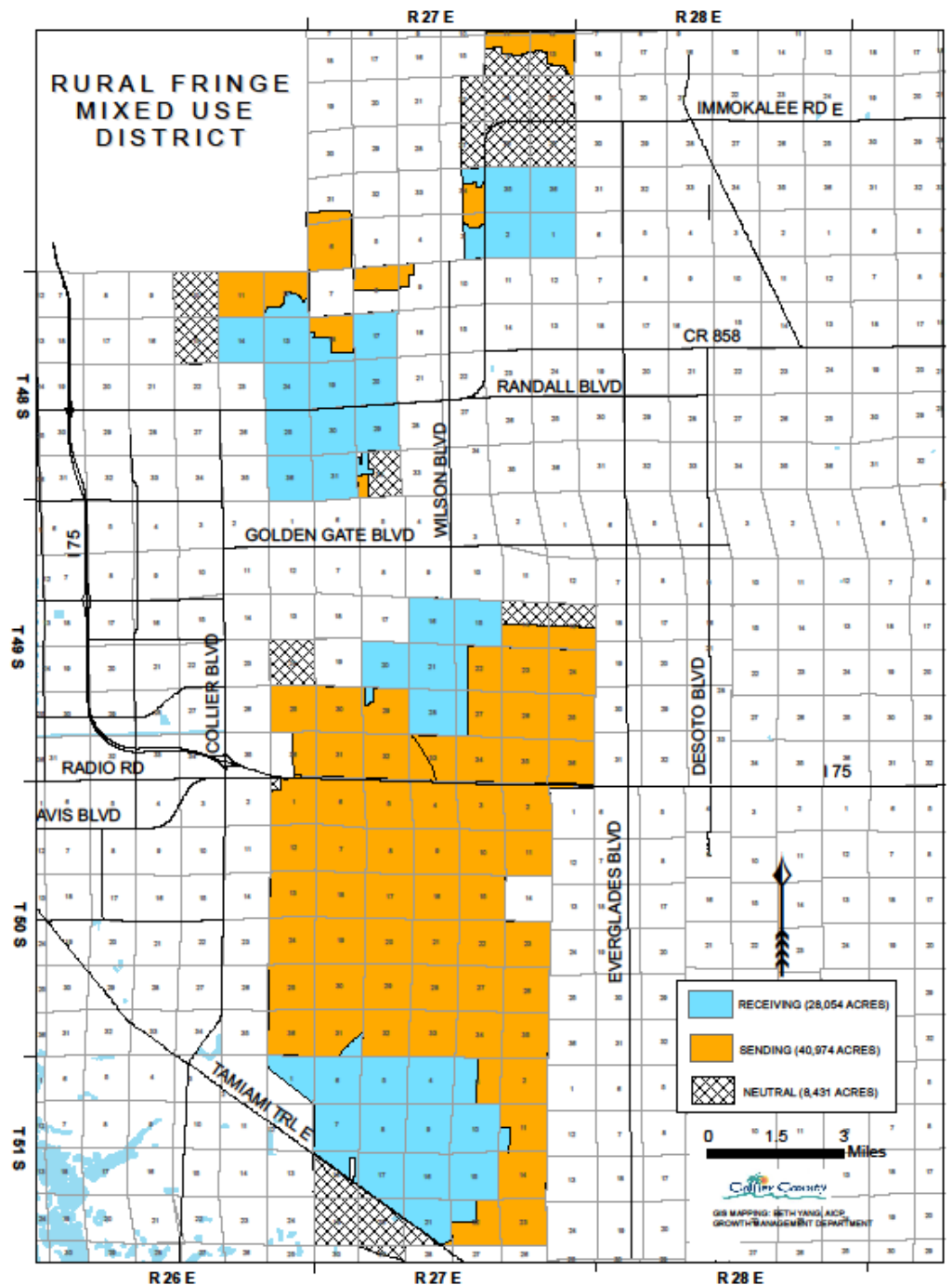
The Sending Areas

- Orange:
 - North (6)
 - NBM-East
 - NBM-West
 - SBM



Status of Rural Fringe Mixed-Use Restudy

- Evaluation of Sending, Receiving and Neutral Land Concepts and Issues
- Five public workshops
- Economist assessing value of Transfer of Development Rights (TDR) Credits
- Environmental team studying feasibility of County mitigation bank



TDR Credits: Sending Owners

- Additional Credits to provide adequate supply
- Available to all Sending Land owners equally
- Available to Owners who previously participated in the program
- TDR incentives for Agricultural Use
- Eliminate the minimum price for Base TDRs

TDR Program Management

- Improve the transaction interface B/S
- Reduce complexity and cost as much as possible
- Consider a TDR Bank for Seller assurance

Sending Land Management

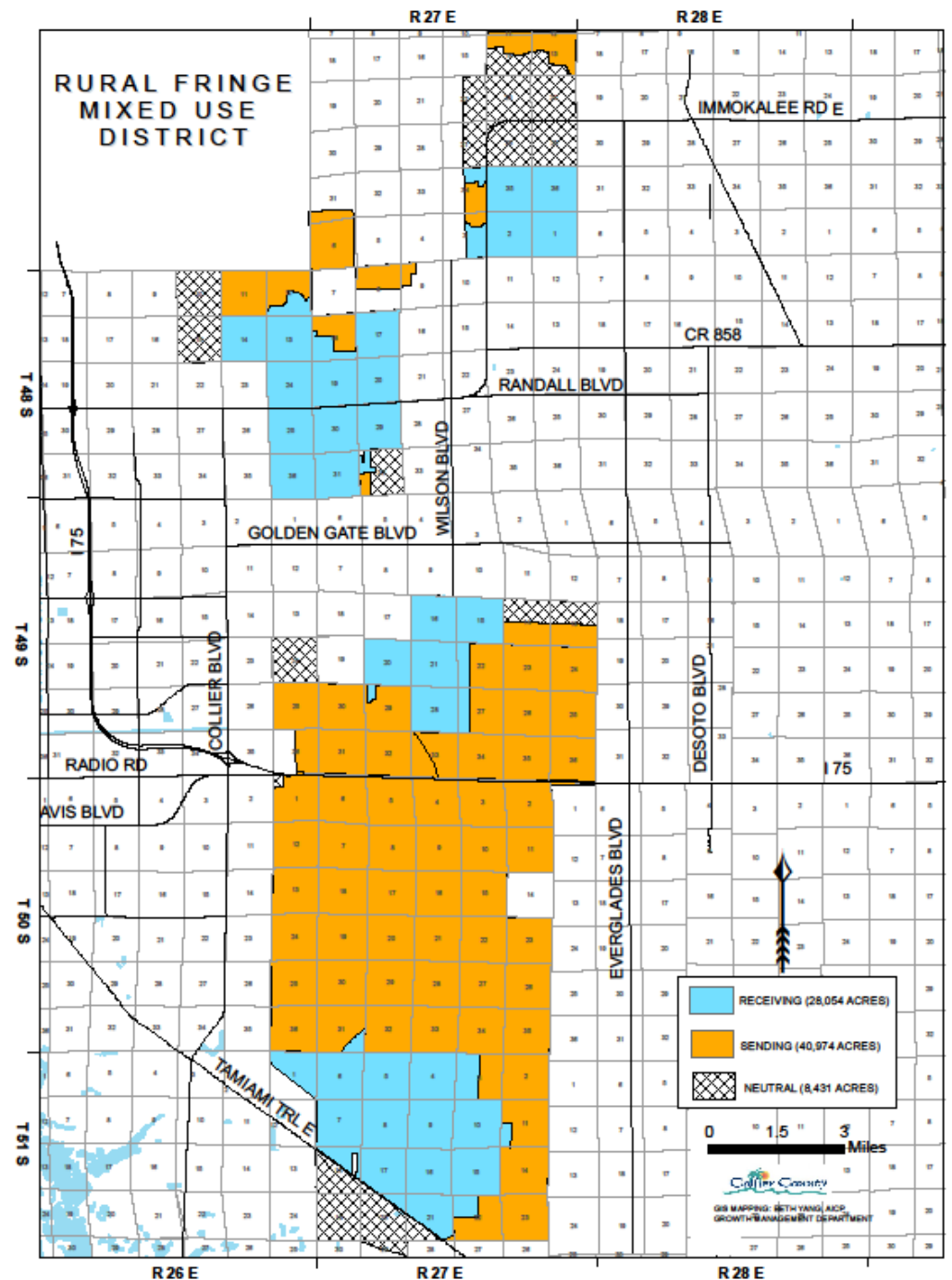
- County should accept parcel donations if no other agency can
- If possible, the County should create a mitigation bank for donated parcels
- Where mitigation is not a good option, proceeds from an additional TDR should be used to fund maintenance

Other Sending Land Ideas

- Adjust appraisals for tax purposes if base TDR has been severed
- Allow a second dwelling unit for agricultural lands 20 acres or greater
- Consider broader recreational uses on Sending Land donated to County
- Eliminate the Urban use of TDRs in the Infill Bonus Provision

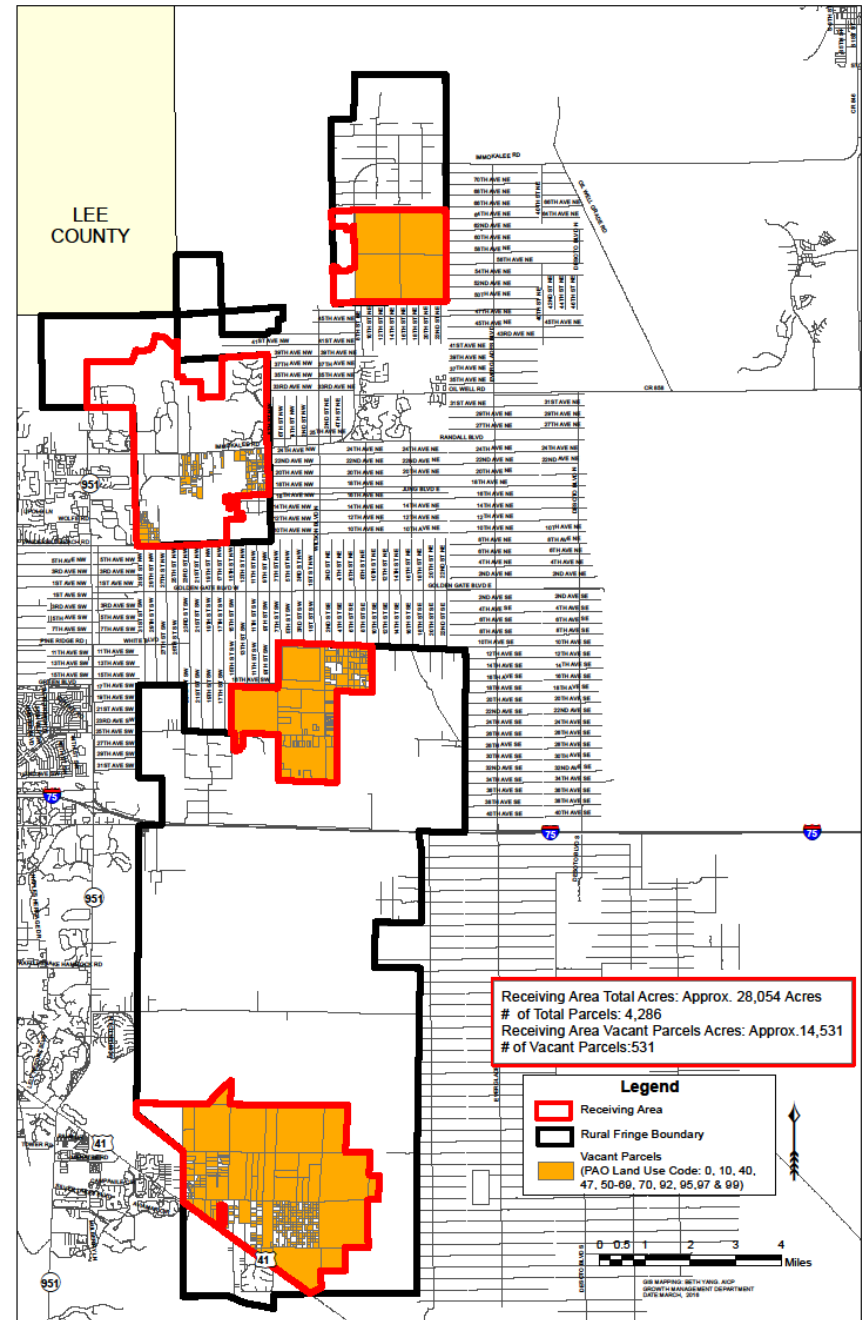
The Receiving and Neutral Areas

- Neutral: black & white
- Receiving: blue



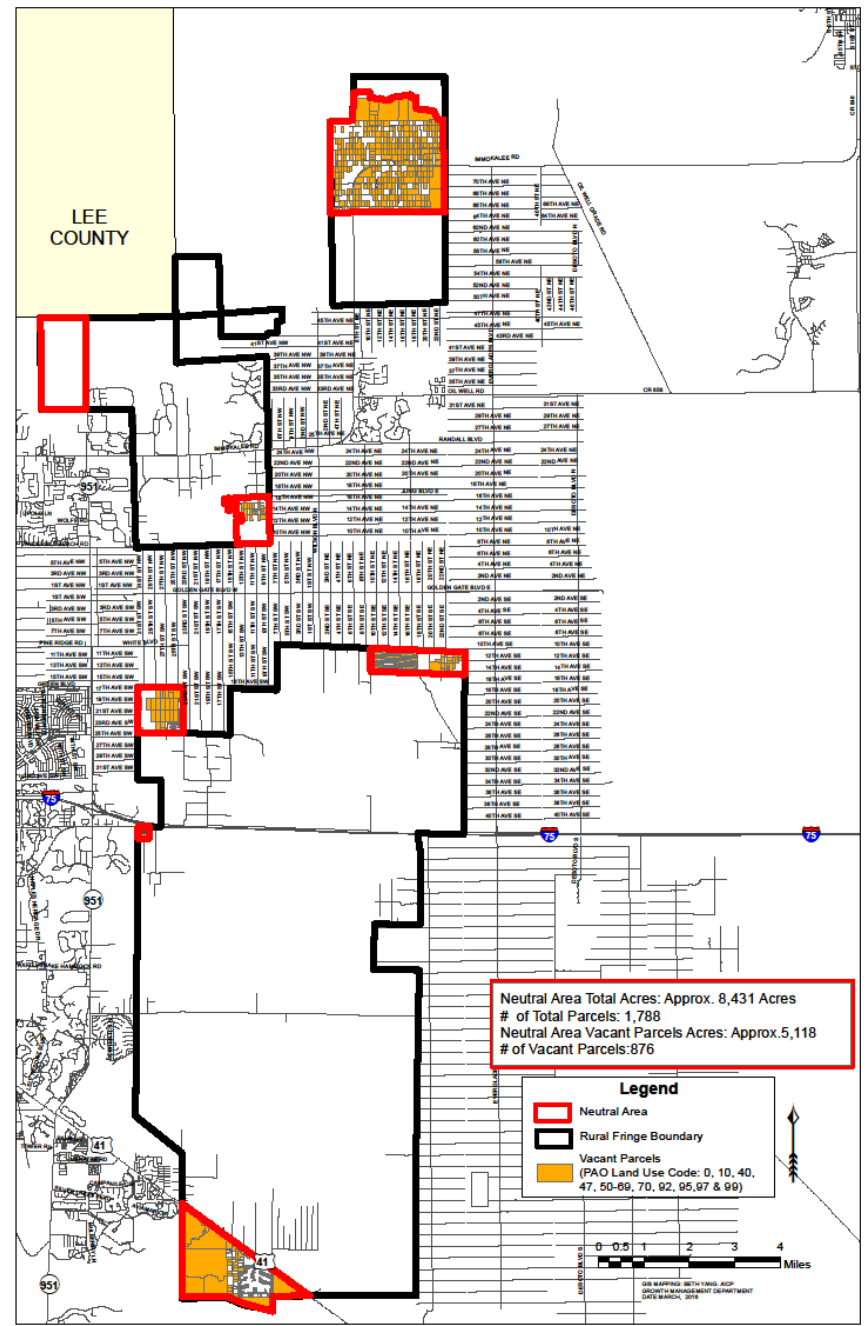
Receiving Land Areas of Development Potential

- 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



Initial Receiving Area Recommendations

Public comment and suggestions to date were organized under the topic areas of:

- land use, density and intensity, and economic vitality;
- transportation and public infrastructure;
- environment; and
- design standards and process.

Initial Receiving Area Recommendations

Land use, density and intensity, and economic vitality

1. Promote economic vitality in the RFMUD by expanding commercial land use and employment opportunities. Allow commercial uses outside of Rural Villages as defined in the business park zoning district in locations with access to major collector or arterial roads.
2. Within a Rural Village, remove the limitation of the Village Center and the Research and Technology park maximum acres and SF leasable floor area.
3. Modify residential density standards:
 - Clustering – remove 40 acre minimum, increase density to 2 units per acre
 - Rural Village – increase density to 4 units per acre

Initial Receiving Area Recommendations

Transportation and public infrastructure

1. Analyze arterial roadway capacity issues.
2. Enhance requirements for project interconnectivity.
3. Review roadway design standards and suggest changes if necessary to support low speed.
4. Add provisions for transit stops within Rural Villages and business parks.

Initial Receiving Area Recommendations

Environment

1. Allow TDRs to be generated at 1 TDR per 5 acres from Receiving and Neutral Lands for agriculture preservation, or native vegetation and habitat protection.
2. Provide bonus TDRs for development that increases the greater community's vitality, with options such as greenway networks with public access, and watershed/flowway accommodation.

Initial Receiving Area Recommendations

Design standards and process

Incentivize mixed-use developments

1. initiate study to create an impact fee index for mixed-use
2. consider adoption of zoning overlays, or separate area design standards to provide greater certainty
3. allow Hearing Examiner, or BCC simple majority approval when complying with zoning overlays
4. allow Hearing Examiner approval for deviations
5. allow Hearing Examiner approval for business park proposals complying with business park zoning
6. Modify the TDR requirements to
 - .5 credit for multifamily unit
 - 1 credit for each 6,000 SF of retail goods and services outside of a village, and
 - 0 TDR for target industry/business park uses.
7. develop further incentives for innovate features such as solar power, zero net water use, aquifer recovery and storage systems

Additional thoughts?
Keep in touch!

Web:

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E-mail:

RuralFringeRestudy@colliergov.net