



Collier County | Florida

TDRs: Rural Fringe and GG Estates Possibilities







CWIP Ad Hoc Advisory Committee
November 8, 2016

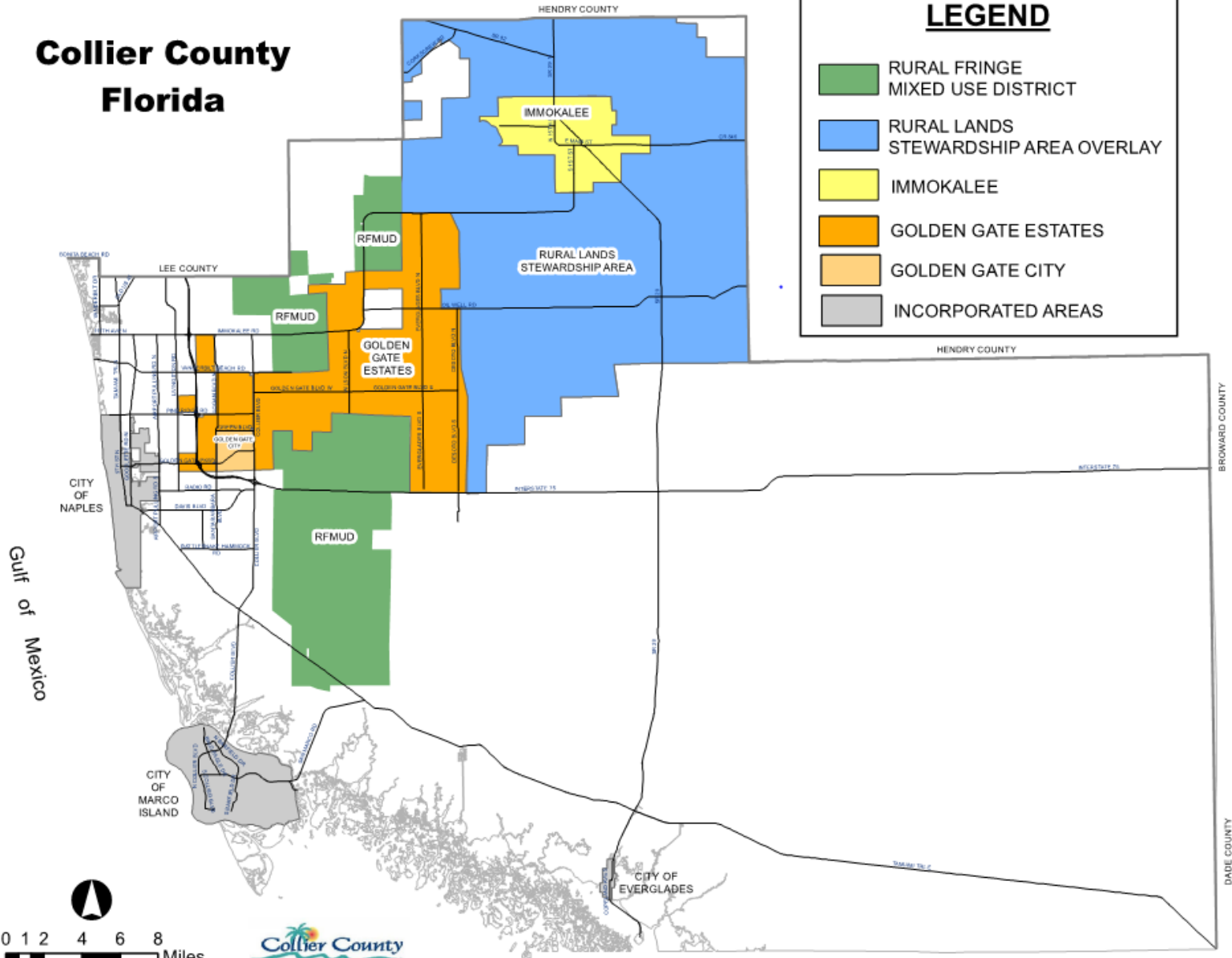
COMMUNITY PLANNING

PLANNING AND ZONING DIVISION

Collier County Florida

LEGEND

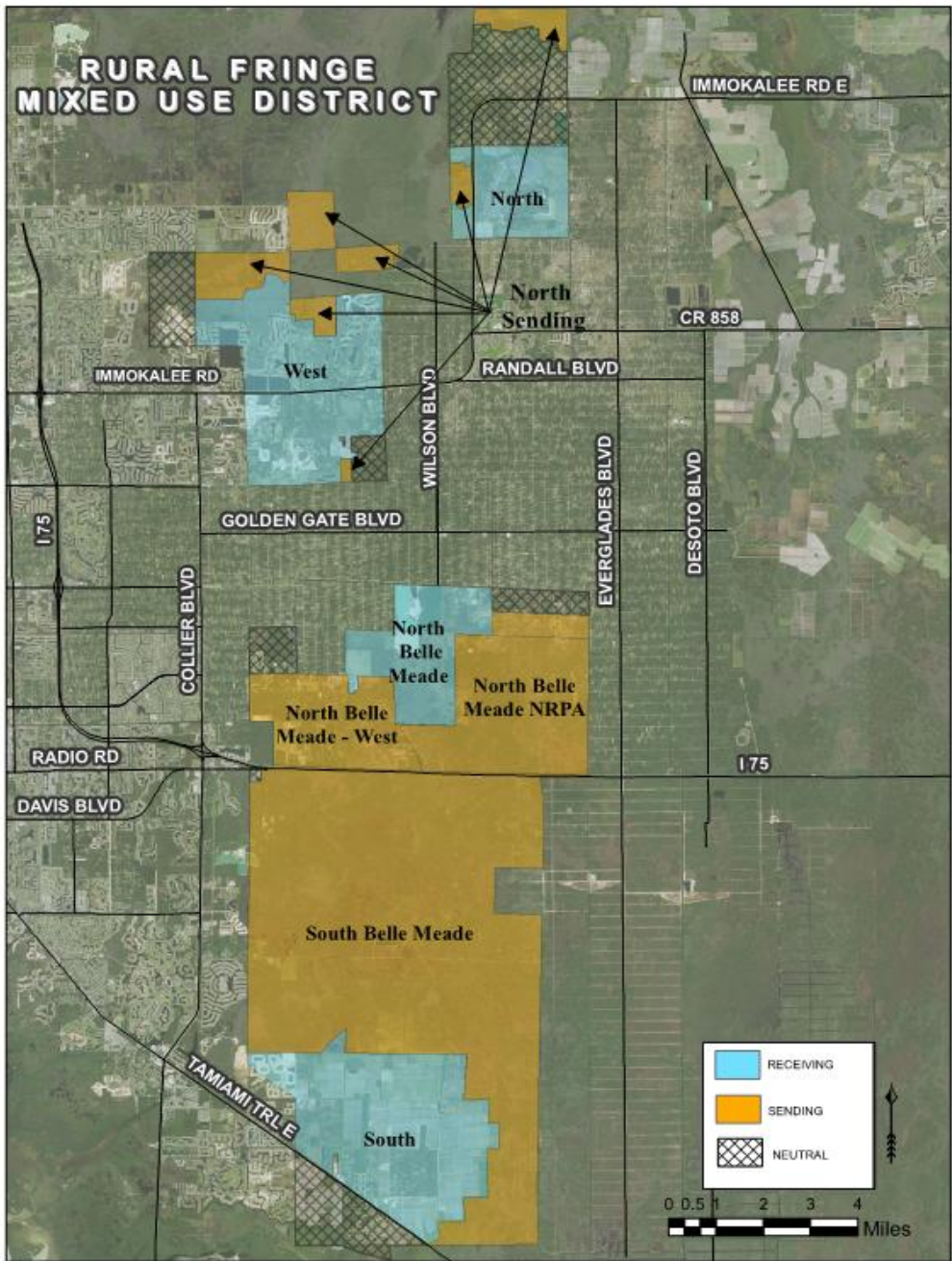
-  RURAL FRINGE MIXED USE DISTRICT
-  RURAL LANDS STEWARDSHIP AREA OVERLAY
-  IMMOKALEE
-  GOLDEN GATE ESTATES
-  GOLDEN GATE CITY
-  INCORPORATED AREAS



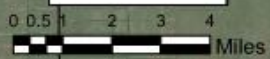
GIS MAPPING: BETH YANIG, ACP
GROWTH MANAGEMENT DEPT.
DATE: APRIL 2010



RURAL FRINGE MIXED USE DISTRICT



	RECEIVING
	SENDING
	NEUTRAL



Historic Goals of RFMUD: 1999 “Final Order”:

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

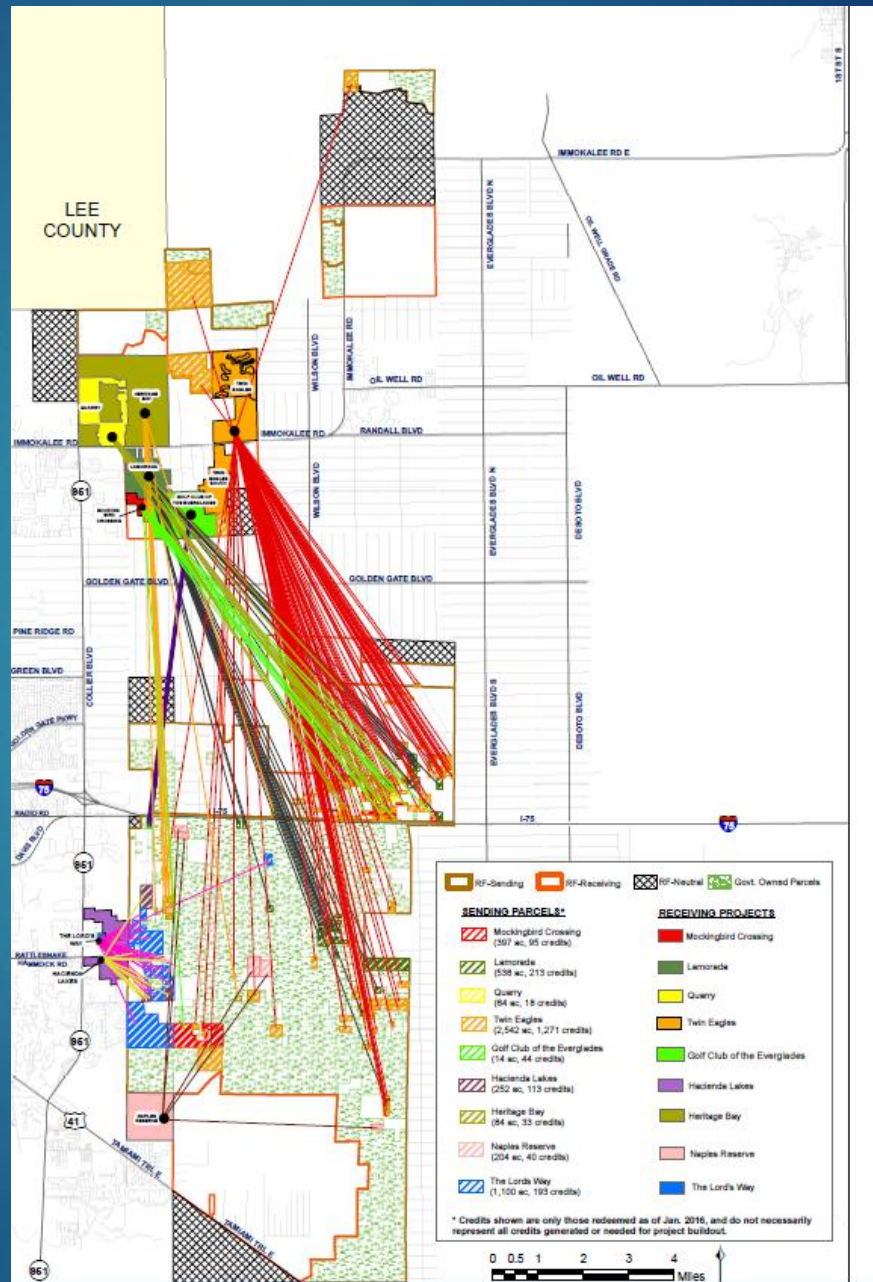
Today's TDR Program

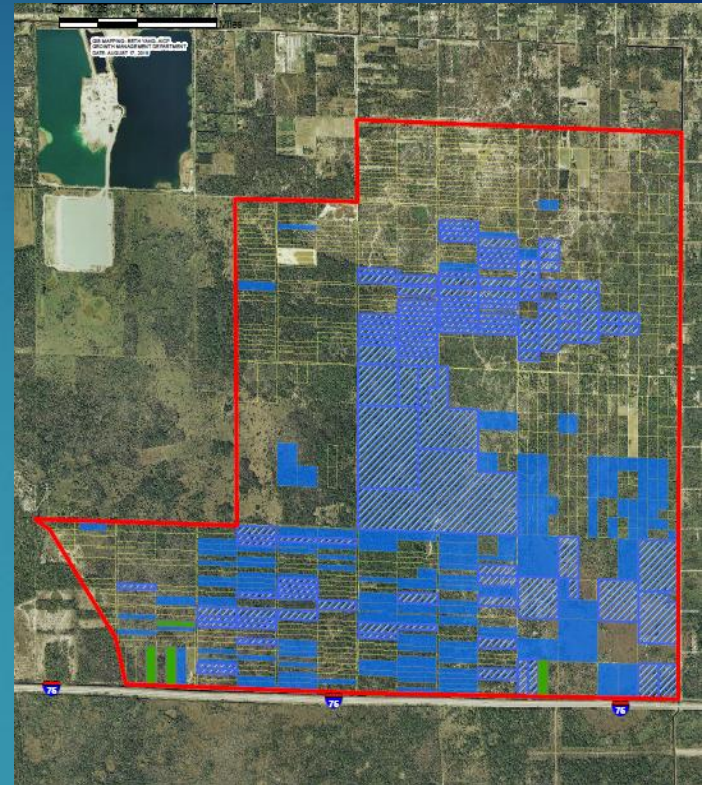
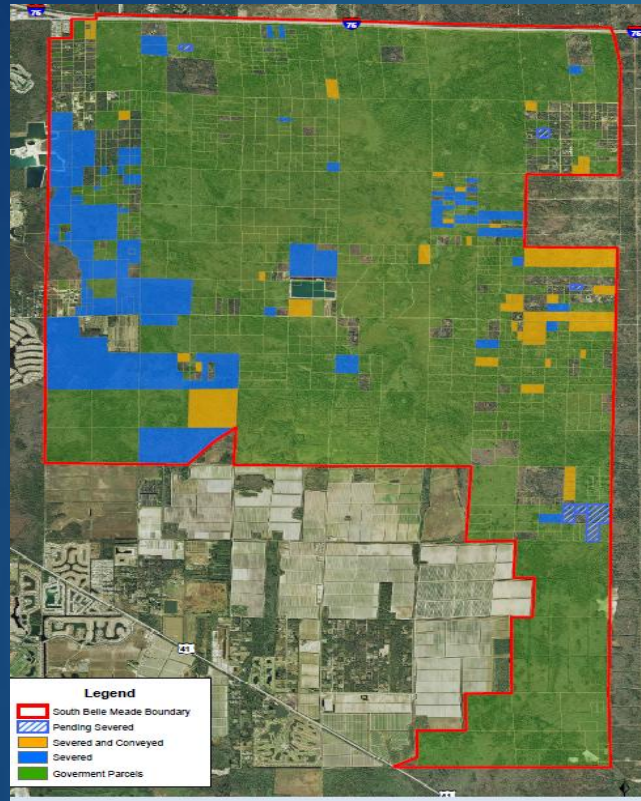
Credit Types:

- ▶ Base Credits
- ▶ Early Entry Bonus
- ▶ Restoration and Maintenance
- ▶ Conveyance

Past Activity:

Credits expended and Source Parcels



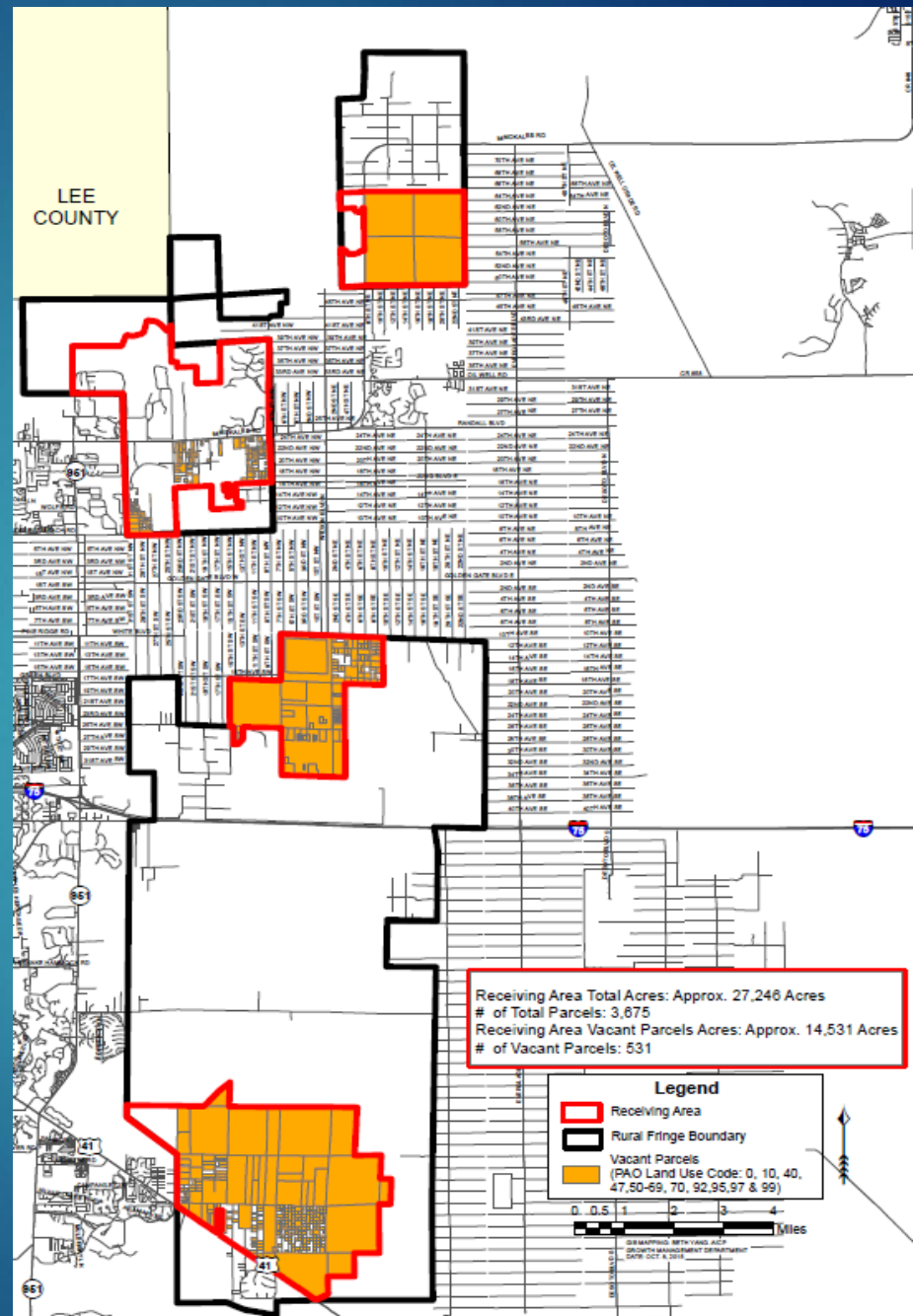


Restoration/ Maintenance/Conveyance options:

- Mitigation bank
- Partner with private owners
- Endowment from grantors

Development Goals

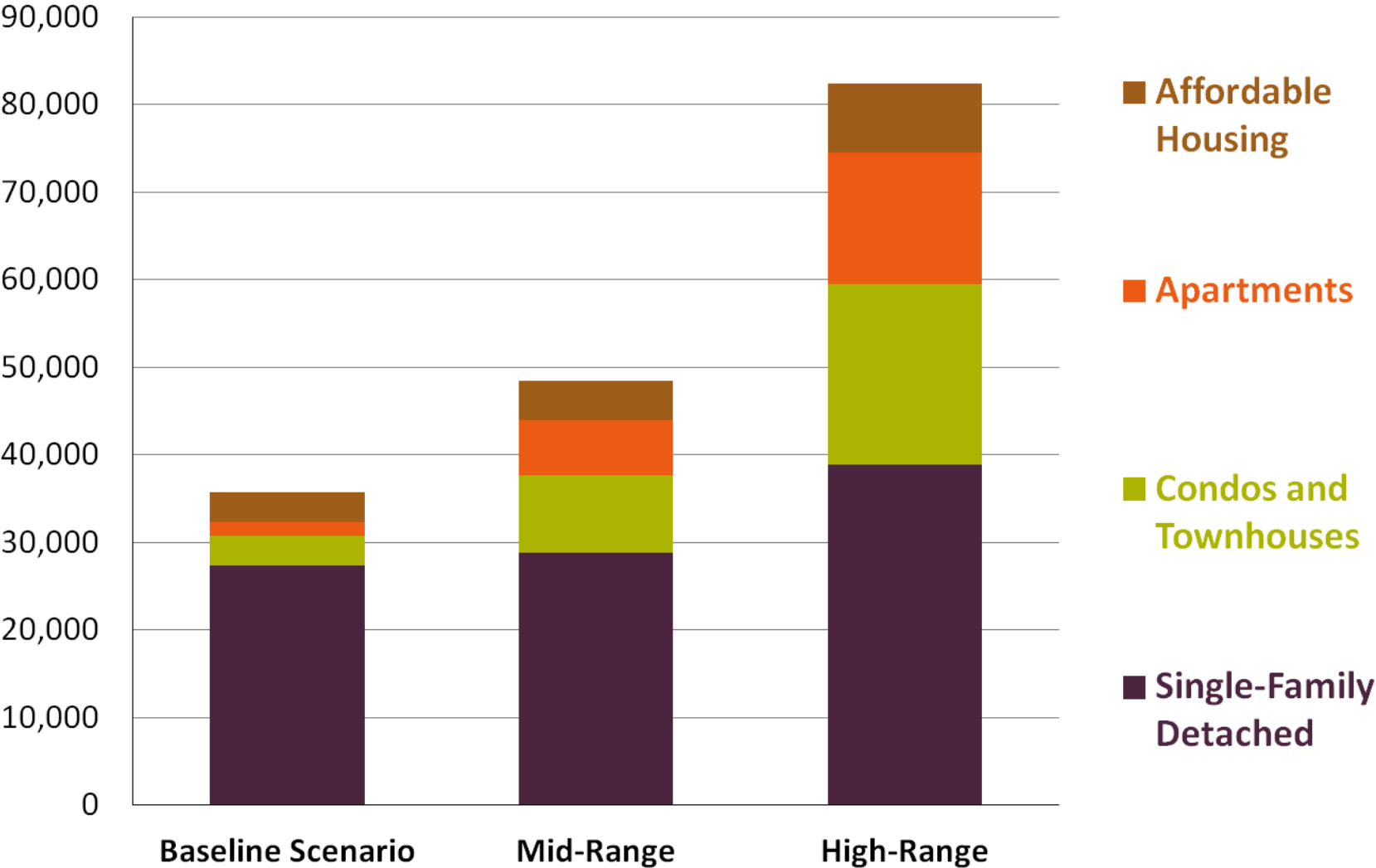
Receiving Lands



Receiving: Land Use Issues

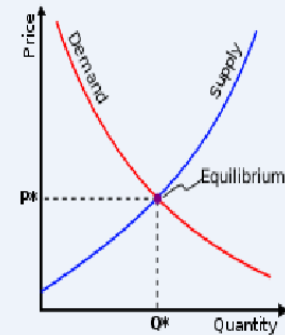
- ▶ Types: Village, non-village, baseline
- ▶ Findings: Higher density supports:
 - ▶ Housing diversity
 - ▶ Younger workforce
 - ▶ Transit and mobility options
 - ▶ Healthier (walkable) lifestyles

Number of Housing Units at Full Buildout, by Type of Housing and by Development Scenario



Economic Viability

- ▶ Credit potentials
- ▶ Density scenarios
- ▶ Pricing



Economic Balance: Recommendations

- ▶ Award more TDRs
 - ▶ Better supply and compensation
- ▶ Consider TDR bank
- ▶ Developer incentives
 - ▶ Density in Village over 4
 - ▶ Other bonuses

Draft Recommendation:

- ▶ Conceptual: “White Paper”
- ▶ 37 recommended program changes
- ▶ Review Dates:
 - ▶ CCPC August
 - ▶ BCC January 3, 2017 *Workshop*
- ▶ “Include important but limited locations within Golden Gate Estates as qualified Sending areas; number and types of credits may be different.”

Watershed Protection Concepts

- ▶ **Voluntary transfer of ownership:**

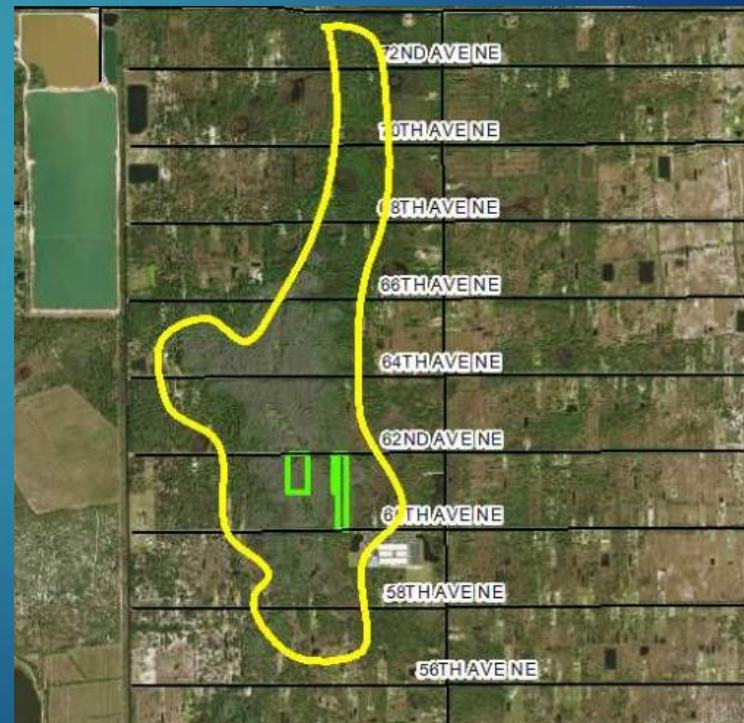
- ▶ Select lots/locations
- ▶ To County or other agency

- ▶ Example:

- ▶ Horsepen Strand

- ▶ Benefits: Locational

- ▶ Wetland protection
- ▶ Flowway integrity



Watershed Protection Concepts

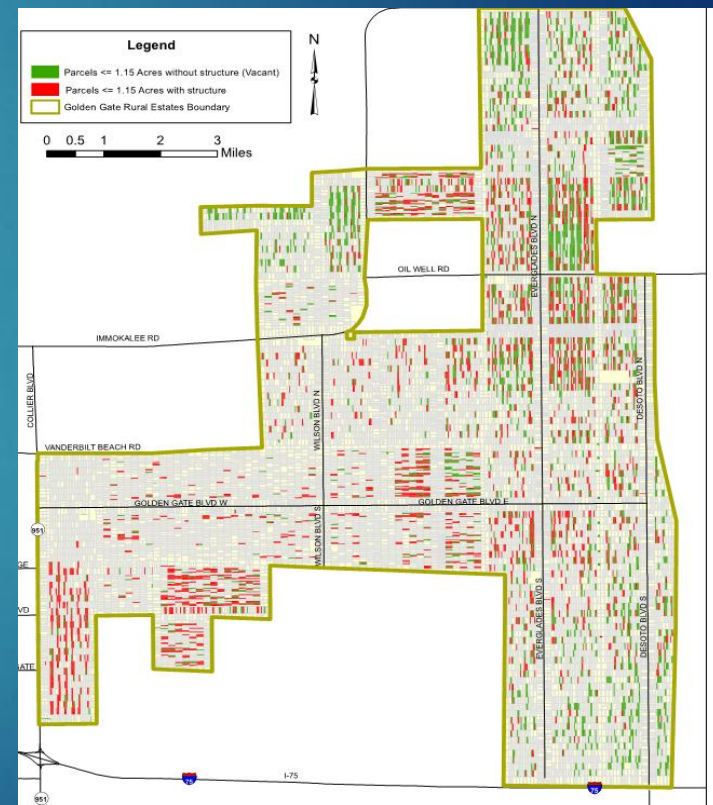
▶ Voluntary Small lot program:

- ▶ Recombine 1.14 acre lots
- ▶ Conservation easement
- ▶ Derive financial benefit

▶ Currently:
6,400 small lots

▶ Benefits: Area-wide

- ▶ Flood control
- ▶ Aquifer recharge



Discussion



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

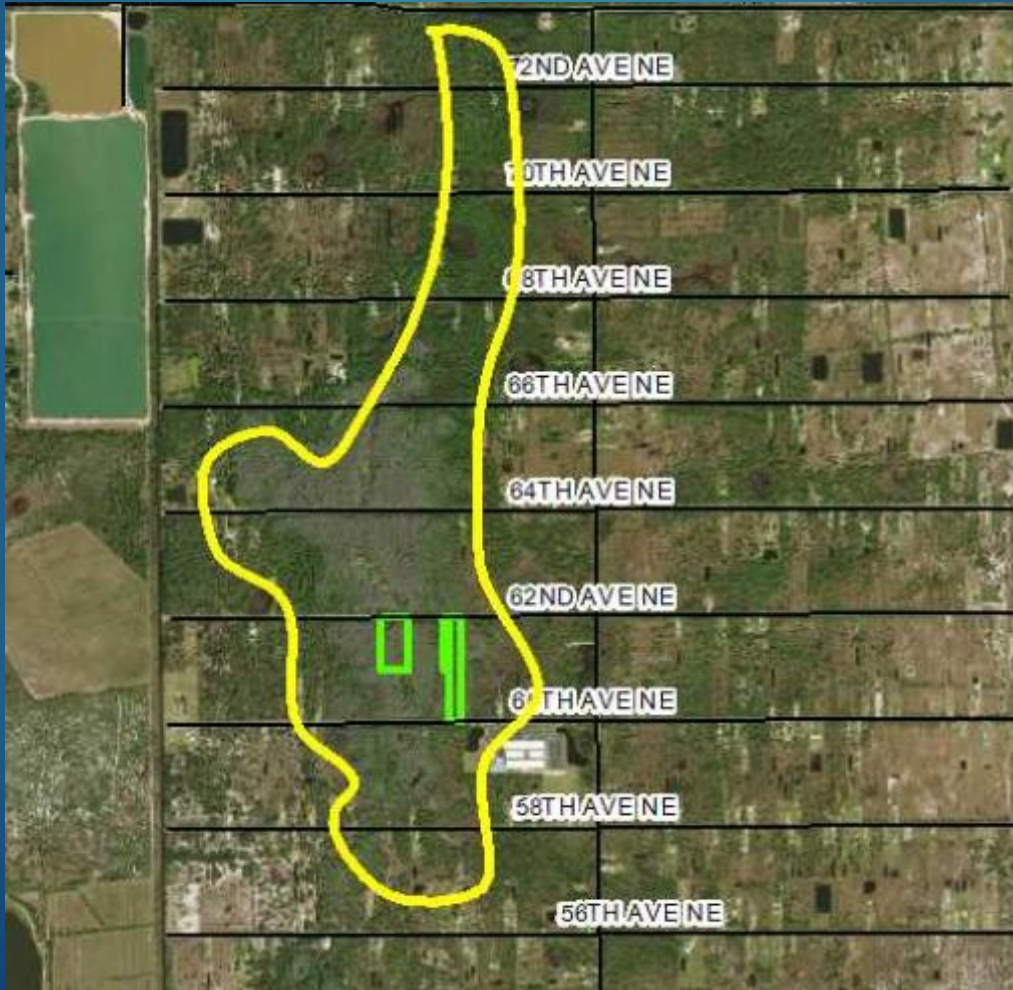
Red Maples Swamp Preserve: 104 acres to complete



Winchester Head: 84 acres to complete



Horsepen Strand: Acres to Acquire?



Example: Red Maple and Winchester or Equivalent

- ▶ Total acquisition: 188 acres
- ▶ Total TDR Yield: 155 TDRs
- ▶ Percentage of “Likely Supply”: 3%
- ▶ De Minimis Impact to Sending Owners in RFMUD:
 - ▶ Confirmation with Economist

Projected TDR Shortage - *under current rules*

