

Rural Fringe-Mixed Use White Paper
Summarized List of Initial Recommendations

Board of County Commissioners Workshop
January 3, 2017

SENDING LANDS

A. TDR Credit System

1. Eliminate the minimum \$25,000 price per base TDR.
2. Provide additional TDR credits to Sending owners. Where possible, additional TDR credits should be apportioned equally to all Sending owners regardless of location or property attributes.
3. Make TDR credits available to Sending owners who wish to begin or expand a bone fide agricultural operation. In NRPA locations, only passive agricultural operations, excluding aquaculture, would qualify. Passive agricultural uses may be considered for Restoration and Maintenance TDRs through an approved Restoration and Maintenance Plan.
4. Allow TDR participation for illegal non-conforming properties based on public policy goals, and waive requirements related to proof of LNC status if greater than 4.5 acres in size.
5. Allow landowner's who have generated TDRs but have not conveyed their land to participate in any applicable program changes.
6. Replace the reference to Early Entry Bonus TDRs and simply provide 2 TDRs for base severance of dwelling unit rights, subject to any additional credits assigned.
7. Allow TDRs to be generated from Receiving Lands for agriculture preservation, or native vegetation and habitat protection beyond minimum requirements.

B. TDR Credits and Areas Outside of the RFMUD

1. Eliminate the one mile boundary from which TDRs must be derived for Urban Rural Fringe
2. Eliminate the requirement to purchase a TDR in the Urban Residential Infill bonus provision.
3. Accommodate implementation measures recommended by the CWIP committee and the Watershed Management Plan in Golden Gate Estates that are consistent with TDR program success. Where TDRs are used as an incentive, limit the number of credits for critical wetland parcels to avoid significant impacts to the TDR credit system.

C. TDR Program Management

1. At a minimum, an improved exchange program should be designed with input from potential buyers and sellers.
2. Application fees should be reduced or eliminated for Sending owners; work product required for TDRs should be evaluated for cost effectiveness and in limited instances, provided by County staff.
3. The County should consider the appeal of a publicly funded TDR bank and a dedicated assessment and bonding for the program, based on an evaluation of costs and benefits.

D. Sending Land Management

1. Complete Phase 2 Feasibility Analysis for a County to County mitigation bank program (ROMA/ILF), to establish a higher confidence of a successful mitigation program that can benefit the TRD program, the County environment and capital spending. Explore options involving Permittee Responsible Mitigation (PRM) parcels to achieve coordinated or umbrella management options for greater overall land management efficiency.
2. Establish a special TDR for the benefit of the County where no other entity has been established to take ownership. Also require donors of Sending Lands to convey a sum of money along with title to partially fund long term endowment.
3. Study the idea of a County Environmental Fund and consider whether it should be the subject of a County-wide referendum. Allow various complementary uses of the Fund to support County environmental initiatives.
4. Provide a standard or model Land Management Plan for adoption by owners who wish to provide Restoration and Maintenance activities in return for TDR credits.

E. Other Program Suggestions

1. Staff should provide any data needed to the Property Appraiser's Office in support of its efforts to review tax assessments based on appraised land values and resulting tax assessments in Sending Lands.
2. County-owned land in North Belle Meade should qualify for conditional use approval for expanded recreational uses, if compatible with environmental goals. Definitions of "active" and "passive" recreation will require further vetting.
3. Allow large land owners to cluster dwelling units, retaining the one unit per 40 acre standard, but also allowing 1 additional clustered unit for each additional 40 acres retained.

NEUTRAL LANDS

1. Allow TDR credits for agriculture and conservation uses where the uses are secured by perpetual easements.
2. Remove the 40 acre minimum project size for clustered development.

RECEIVING LANDS

A. Land Use and Economic Vitality

1. Promote economic vitality in the RFMUD by allowing employment uses outside of Villages as defined in the industrial and business park zoning district (with exceptions) in locations with access to major collector or arterial roads.
2. Within a Village, remove the maximum acres and leasable floor area limitation of the Village Center and the Research and Technology Park.
3. Explore designating Receiving areas as Innovation Zones.
4. Eliminate the maximum size of a Village.
5. Consider new measures for mixed-use standards, such as those found in the RLSA
6. Modify residential density standards:
 - Clustering – remove 40 acre minimum, increase density to 2 units per acre (higher density for affordable/workforce only projects)
 - Village – increase density to 7 units per acre
 - Change minimum Village density to 4 units per acre
7. Development over 300 acres shall use the Village option.
8. Modify the TDR requirements:
 - a. Change from 1 TDR to .75 TDR for multifamily unit.
 - b. Change from .5 to 0 TDR for affordable housing.
 - c. Density over 4 units per acre requires 0 TDRs.
 - d. No TDRs for industrial/business park uses.

B. Transportation and Mobility

1. Analyze arterial roadway and utility capacity issues surrounding Receiving Lands.
2. Review roadway design standards and suggest changes if necessary to support Complete Streets and low speed.
3. Add provisions for transit stops and park and ride facilities within Villages and business parks.
4. Develop a methodology for a Mobility Analysis including a standard of measuring a development's level of interconnectivity such as a "link-node" ratio, and the transit, bicycle and pedestrian coverage and connectivity with a project and surrounding destinations.

C. Development Standards and Processes

1. Consider adoption of zoning overlays, or separate area design standards to provide greater certainty for developers
2. Allow BCC simple majority approval when complying with zoning overlays.
3. Require analysis within Village application based on employment needs within the Village, housing accommodation of such employees within the Village, and travel times for employees not accommodated within the Village.
4. Initiate study to create an impact fee index for mixed-use.
5. Explore with Collier County Health Department the creation of Health Assessment Index.
6. Review and modify design standards within the Growth Management Plan and Land Development Code for greater flexibility while supporting the intent of employment zones and mixed-use development, suggest modifications to standards i.e., remove greenbelt.
7. Develop further incentives for innovative features such as solar power, zero net water use, aquifer storage and recovery systems.