



Collier County | Florida

Rural Fringe Mixed-Use District (RFMUD) Restudy Direction

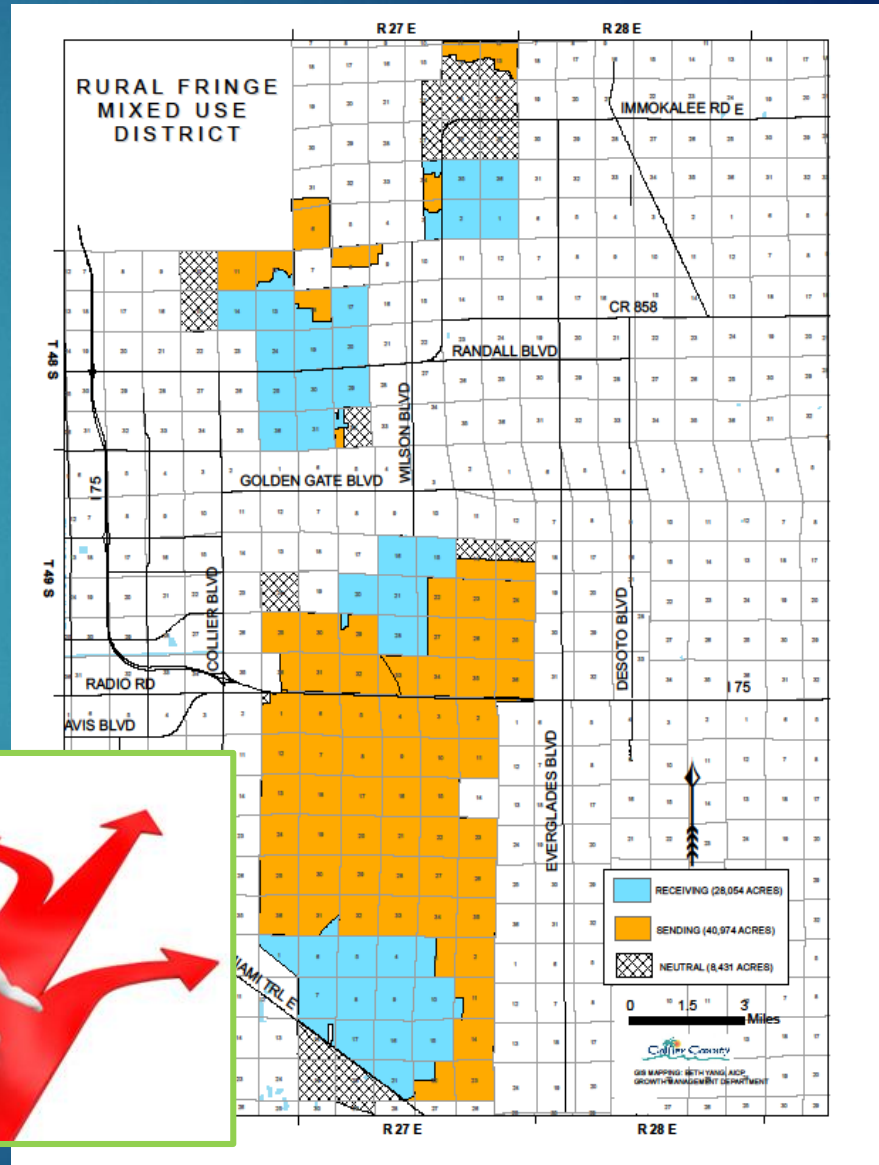
Board of County Commissioners Workshop
May 11, 2017

Zoning Division/Community Planning Section
Growth Management Department

Today's Discussion

RFMUD Decision Points

1. Receiving land future development
 - Number of villages
 - Density of villages
 - Density of cluster development (non-village)
2. Sending land future ownership
3. Questions on "Initial Recommendations" list



GMP Master Plans Restudy Timeframe Estimate*

Quarters Ending	Jun-15	Sep-15	Dec-15	Mar-16	Jun-16	Sep-16	Dec-16	Mar-17	Jun-17	Sep-17	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19
GMP Area Plan																		
Rural Fringe Mixed-Use District																		
Golden Gate Area Master Plan																		
Immokalee Area Master Plan																		
Rural Land Stewardship Area																		
Data & Analysis Collection/Initial Outreach																		
Public Planning Meetings/Prepare Alternative Analysis																		
Report to BCC																		
Formalize GMP-Amendment package/satisfy transmittal and adoption public hearings																		

* Time required for completion of each effort is an estimate and subject to change. Revised 02.28.2017

1. Receiving Land Development Pattern

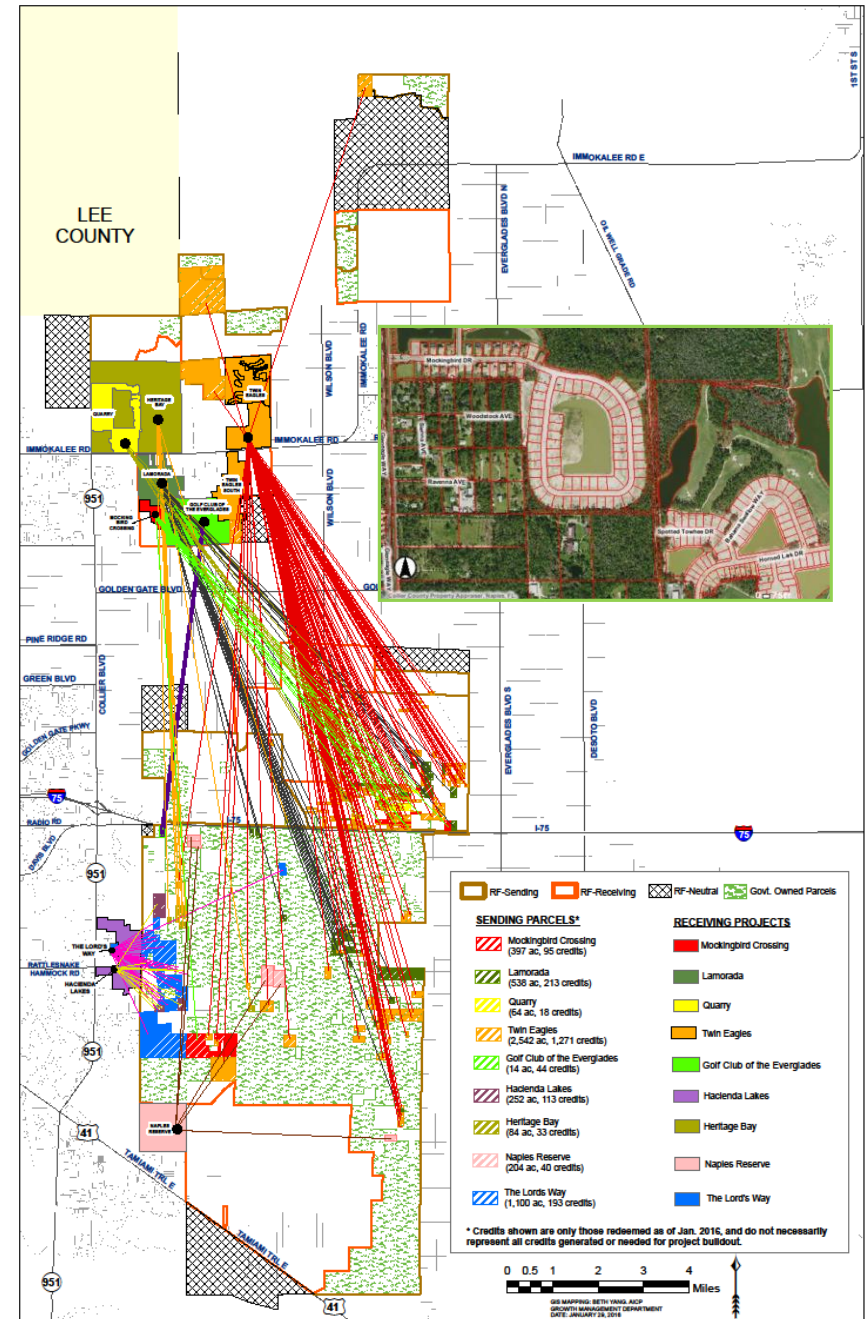
Given Collier County's strategic objectives, what development pattern should be encouraged in the RFMUD Receiving Lands?



Receiving Land Development Pattern

The current plan provides for three choices:

1. Large lots
2. Cluster development (non-village, gated communities)
3. Mixed-use village



The land use planning process and considerations

- The Strategic Vision: To be the best community in America to live, work and play
- Public Outreach
- Complementary Land Uses
- Housing Affordability
- Transportation and Mobility
- Environmental Stewardship
- Economic Vitality and Diversification
- Incentive-Based Approach
- Financially Feasible



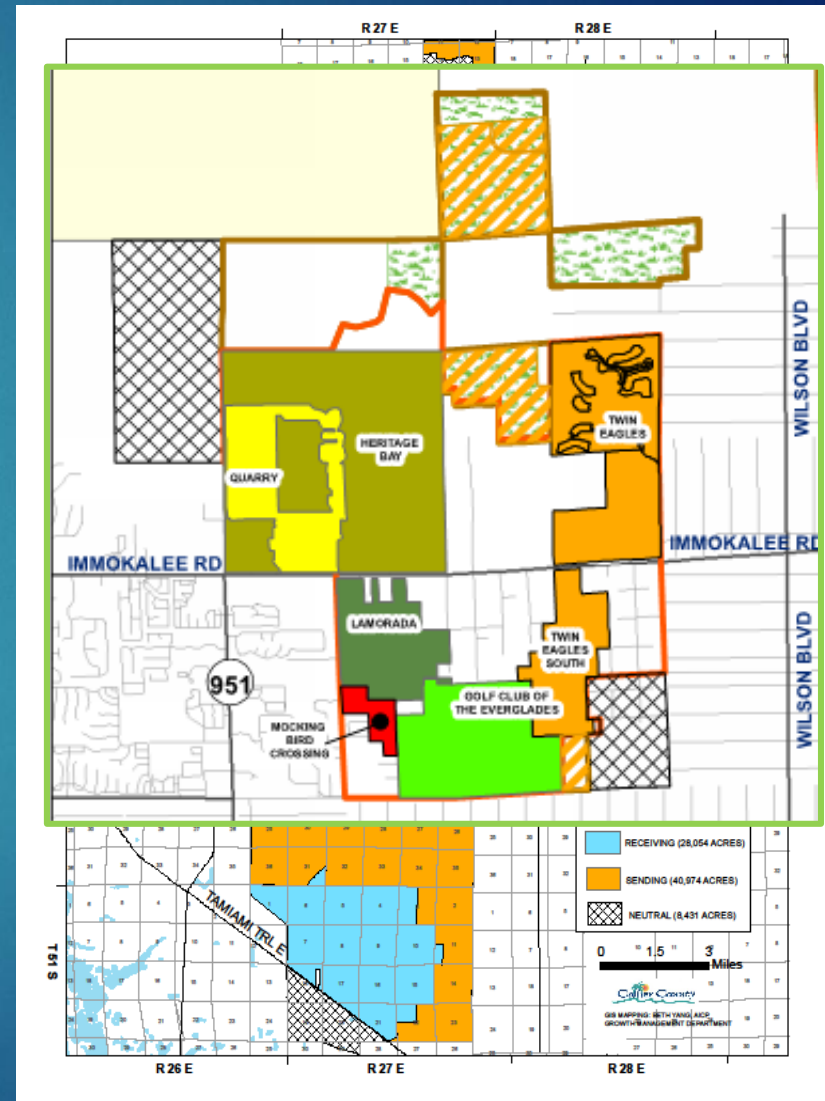
Current Receiving Land Development Pattern

The Western Receiving Area

- Heritage Bay
- Twin Eagles
- Lamorada
- Mockingbird Crossing
- The Golf Club of the Everglades

Does it accomplish the objectives?

- ☐ Complementary Land Use
- ☐ Housing Diversity/Affordability
- ☐ Transportation and Mobility
- ☐ Economic Vitality and Diversification



What we heard at the first BCC workshop

Commissioners' interests

- Population growth
- The environment and water resources
- Integrating the environment into development
- Transportation impacts of potential development
- Plan for the future and changing preferences
- Housing affordability



What we've done since the last workshop

Scenario Testing

Baseline Scenario

- Non-village 1 unit/acre
- Village 3 units/acre

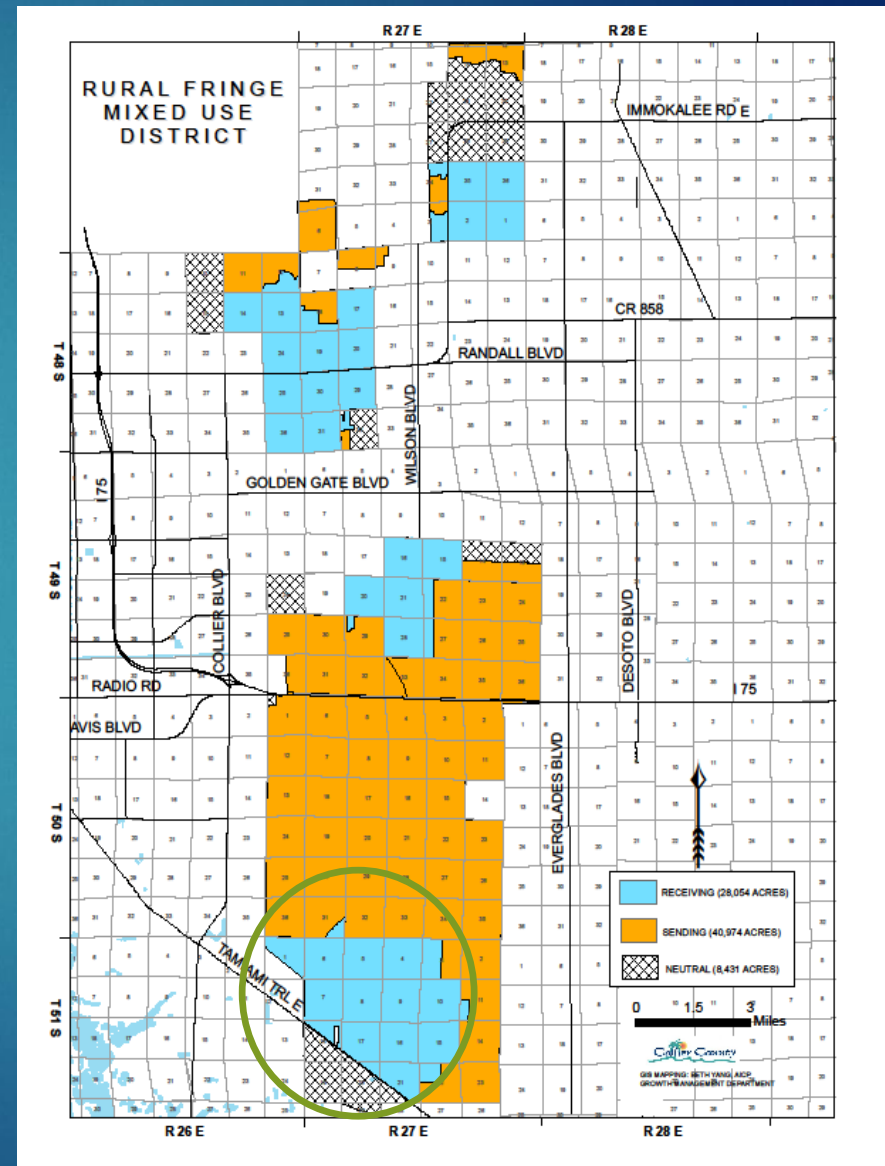
Mid-Range Scenario

- Increase non-village density to 2 u/acre
- Village areas a minimum 4 units/acre

High-Range Scenario

- Increase non-village density to 2 units/acre
- Village areas at maximum 7 units/acre

All scenarios set aside 10 percent of total units for housing that is affordable



Scenario Testing began with Public Outreach

Consider all development options

- Large lot
- Gated communities
- Mixed-use villages

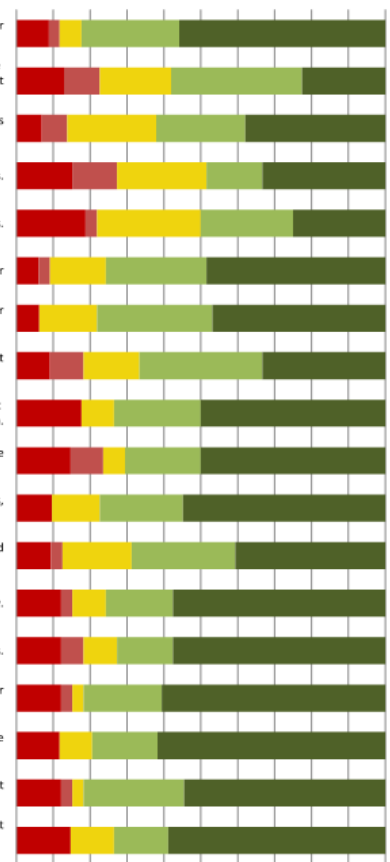
Consensus

For receiving lands, stakeholders prefer mixed-use village development

Receiving Lands Recommendations Survey Results

26-May, 2016

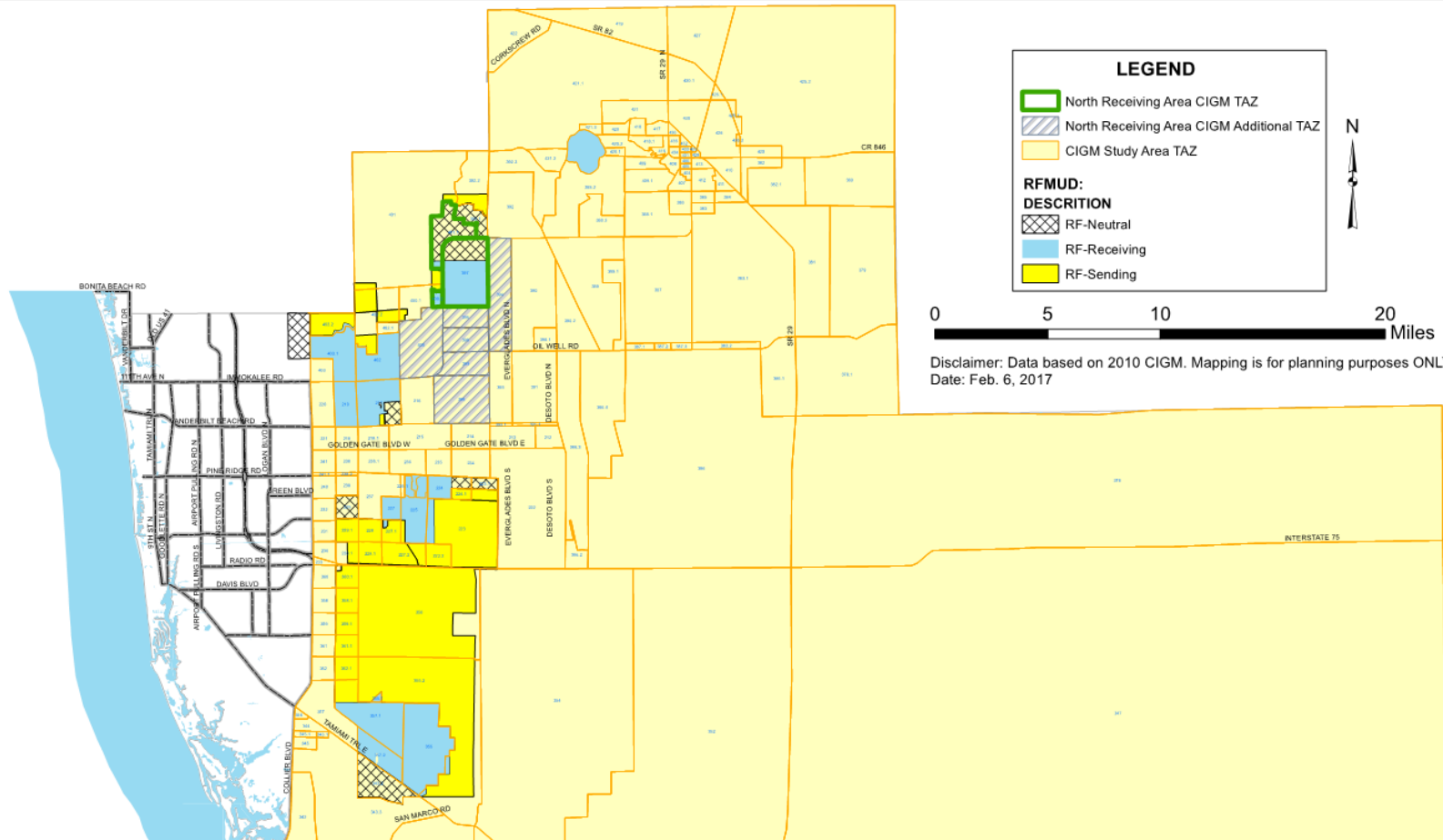
Additional incentives for innovative green designs, such as solar power, zero net water, aquifer storage and recovery sites, etc.	
Currently no provisions for stand-alone commercial. Propose design guidelines (no strip) and use of TDR credits (ex, 1 credit per 6,000 SF).	
Modify the TDR requirements to 0.5 credit for multi-family units and 0 credit for target industry/business park uses	
Hearing Examiner can approve business park proposals.	
Hearing Examiner can approve individual deviations.	
Developments complying with zoning overlays should get approval through simple BCC majority or Hearing Examiner process.	
Use overlays or optional design standards that promote greater certainty in review process.	
Incentivize mixed-use developments by studying potential impact fees for mixed-use.	
Reward projects that advance the greater public interest (examples: greenway connections, flowway connections).	
Allow TDRs in Receiving Areas for protection of native vegetation/habitat or agriculture.	
Add requirements for transit stops in large developments, business parks or villages.	
Consider roadway design standards that promote low speed and safety.	
Enhance requirements for greater project connectivity.	
Analyze arterial roadway capacity issues.	
Increase density allowed in non-village development to 2 units per acre (TDRs required) and remove 40-acre minimum size	
Increase density allowed in rural villages to 4 units per gross acre (TDRs required)	
Revise village rules to allow larger commercial and employment areas.	
Allow business park stand-alone uses to increase employment opportunities in research technology and other targeted businesses.	



Using the CIGM

COLLIER COUNTY INTERACTIVE GROWTH MODEL (NORTH RECEIVING AREA - FORECAST YEAR BUILDOUT)

Study Year	Zone Cluster Name	Total Build Out Units	Single Multi Total Units at Buildout	Zone Population At Build Out	Zone Population At Buildout	MB Schools Elementary Population	MB Schools Middle Population	MB Schools High Population	MB Schools Total Population	BO Parks Total Acres	Parks Total Acres Demand	BO Retail Trade Acres	BO Retail Space Square Feet from Acres	Retail Space Acres Demand	Retail Space Square Feet Demand	BO Office Service Acres	BO Office Space Square Feet from Acres	Office Space Acres Demand	Office Space Square Feet Demand	Total Commercial Acres Demand	Total Commercial Square Feet Demand	BO Hotel Units	Motel Hotel Units Demand	Motel Hotel Acres Demand	BO Industrial Acres	BO Industrial Space Square Feet from Acres	Industrial Space Acres Demand	Industrial Space Square Feet Demand
Buildout	RFMUD	3,686	3,686	6,600	6,600	359	561	140	1,060	30	27	0	0	45	438,590	0	0	24	236,163	69	674,753	0	127	4	50	653,400	41	534,160
Buildout	Additional TAZ	8855	8855	25810	25810	2152	764	2790	5706	30	106	16	155561	176	1715154	10	97225	96	923543	272	2638697	0	500	36	28	365904	159	2077064
	SUM	12,541	12,541	32,410	32,410	2,511	1,325	2,930	6,766	60	133	16	155,561	221	2,153,744	10	97,225	120	1,159,706	341	3,313,450	0	627	20	78	1,019,304	200	2,611,224



The Scenario Assumptions

Land aggregation:

Less than 40 acres = 1 unit per 5 acres

40 acres to 299 acres = cluster development 1-2 units per acre

300 or more acres = mixed-use village development 3-7 units per acre

Residential uses:

CIGM, 3 units, 4 units and 7 units per acre

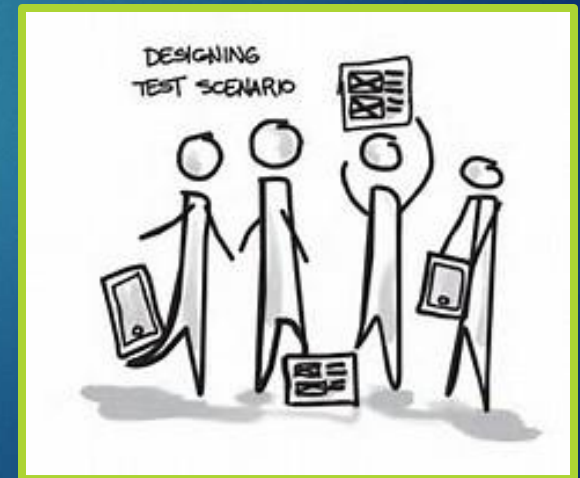
Non-residential uses:

Retail - CIGM/ULI standards

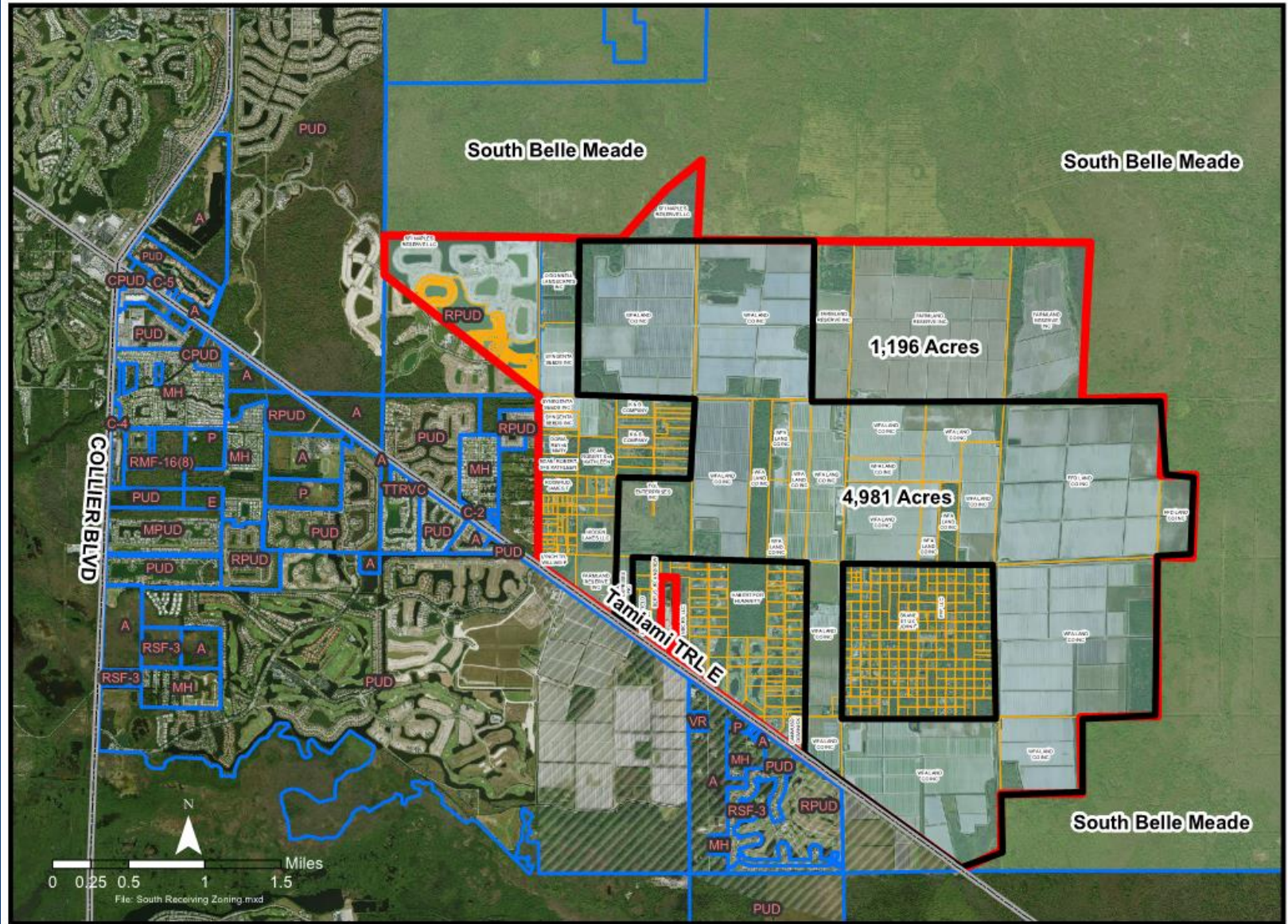
Industrial - CIGM fixed

Office - CIGM standards

Schools - Collier County Public Schools



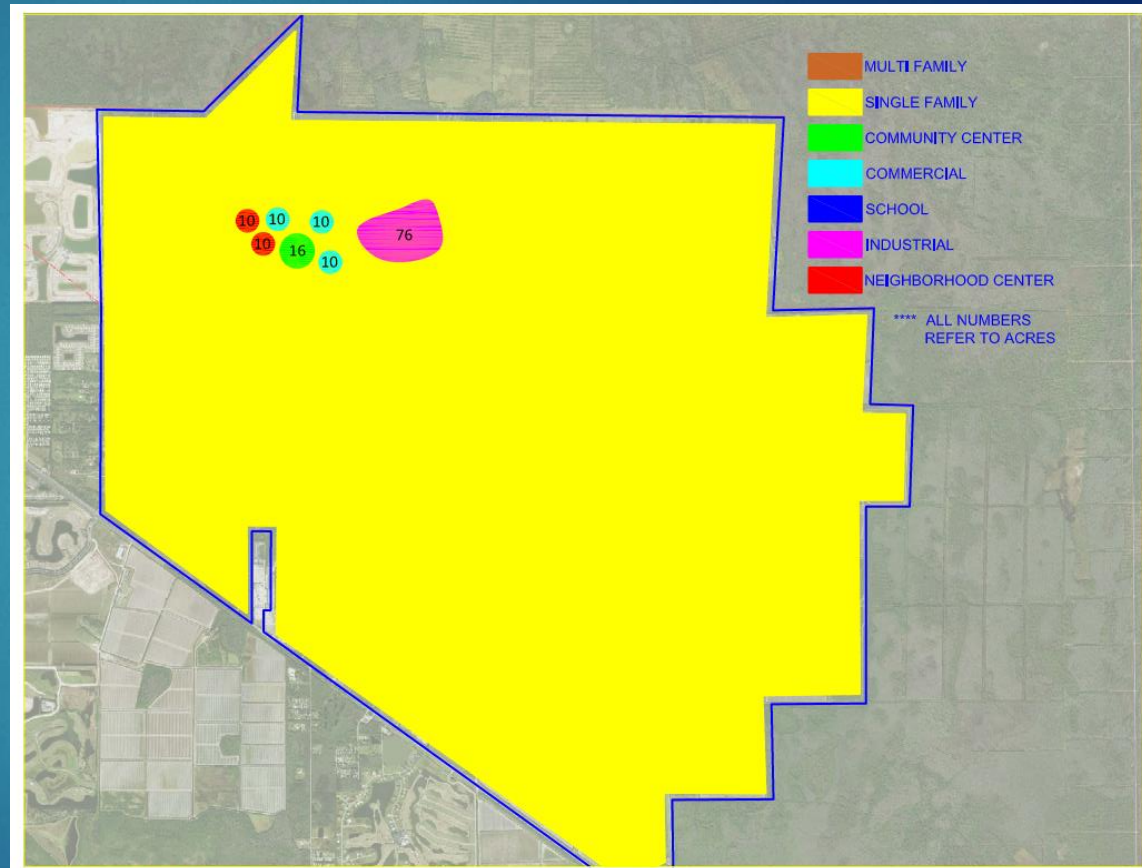
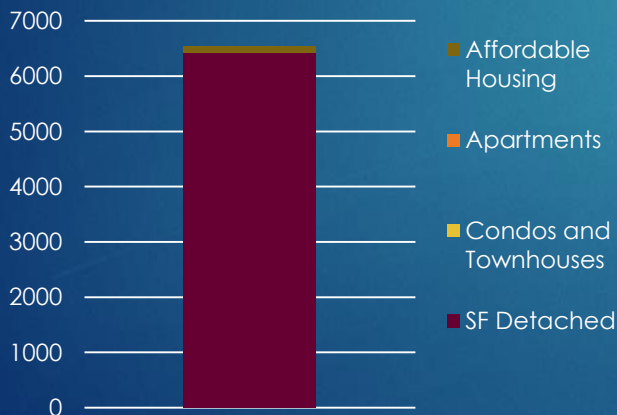
South Receiving Area Scenarios



South Receiving Area Scenarios

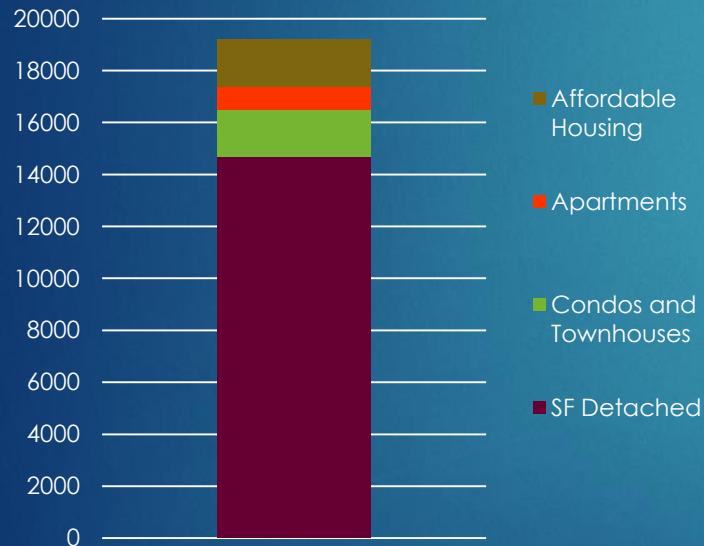
CIGM Buildout

- Total area 8,765 acres
- Residential units 6,549
- Gross density 0.74
- Industrial 731,808 SF
- Retail 248,185 SF
- Office 272,231 SF

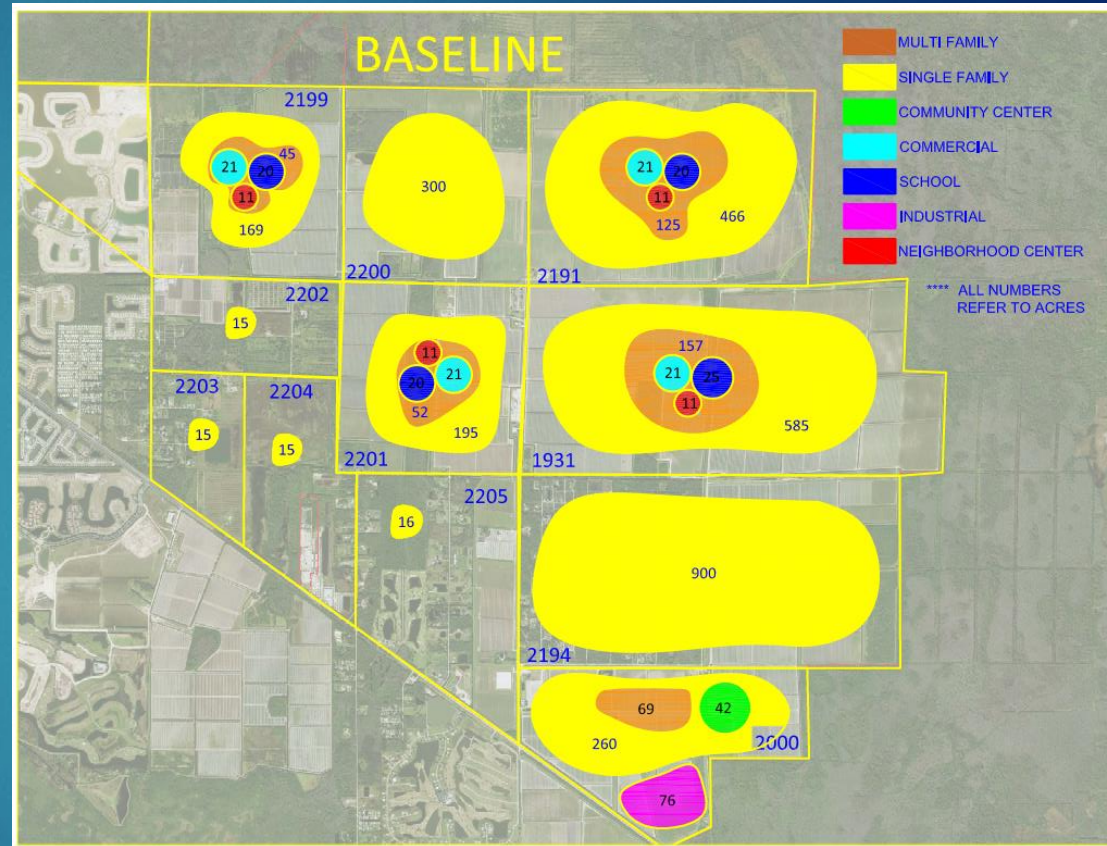


South Receiving Area Scenarios Baseline

- Total area 8,765 acres
- Residential units 19,196
- Gross density 2.5

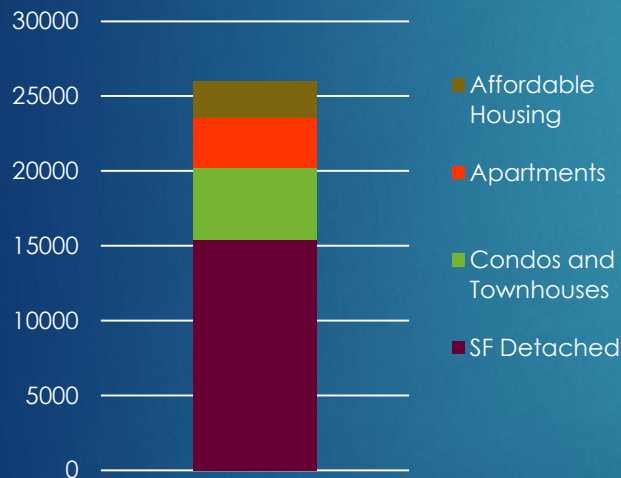


Estimated Residential
Taxable Value \$7.1 Billion

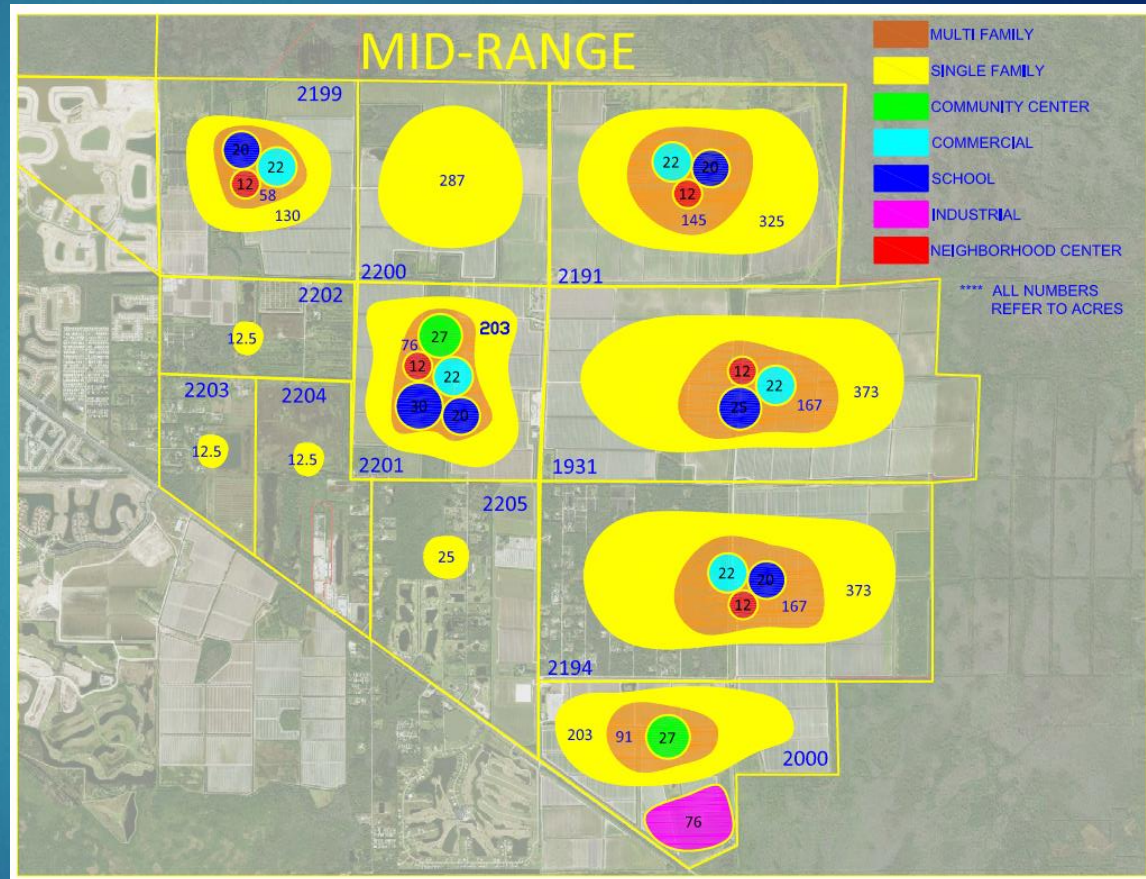


South Receiving Area Scenarios Mid-Range

- Total area 8,765 acres
- Residential units 26,010
- Gross density 3.3

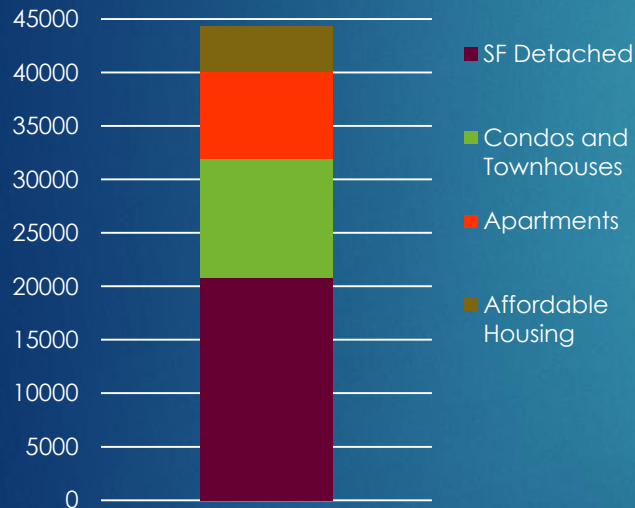


Estimated Residential
Taxable Value \$9.1 Billion

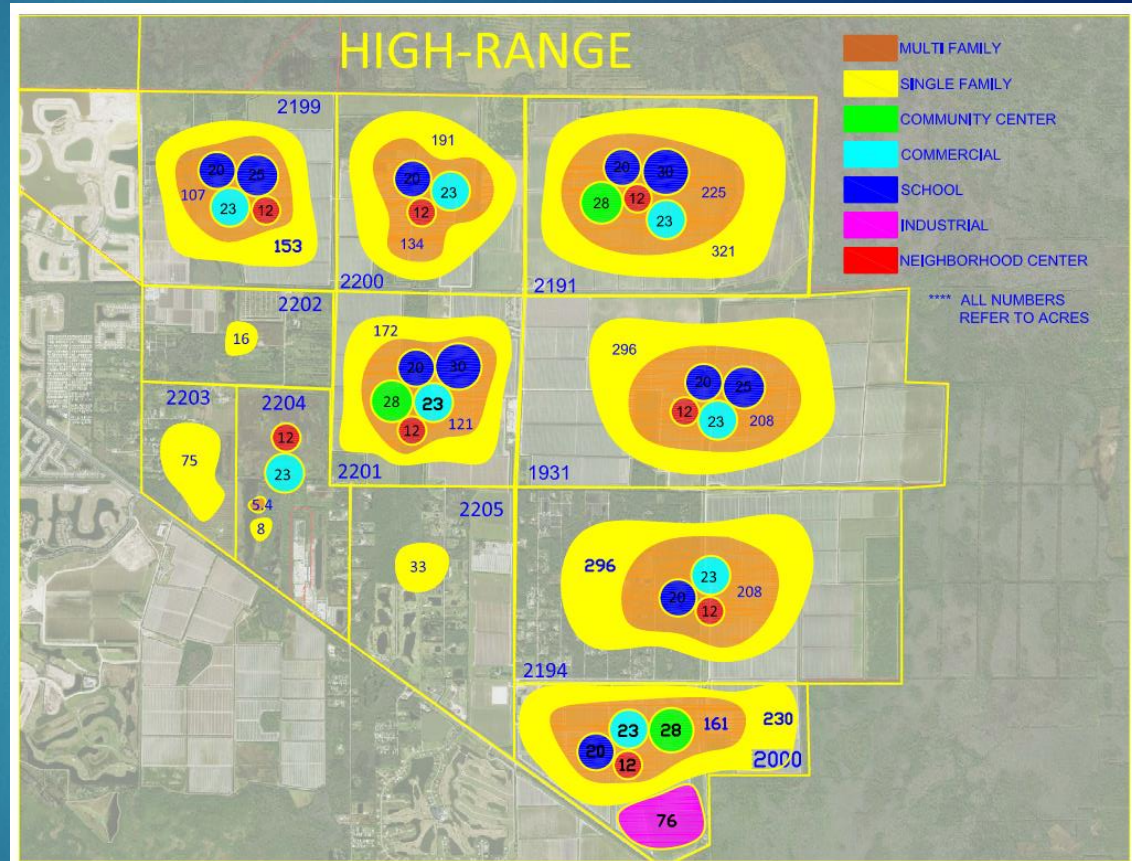


South Receiving Area Scenarios High-Range

- Total area 8,765 acres
- Residential units 44,304
- Gross density 5.7



Estimated Residential
Taxable Value \$13.7 Billion

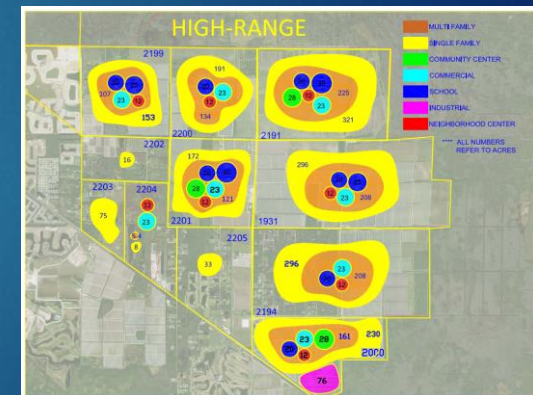
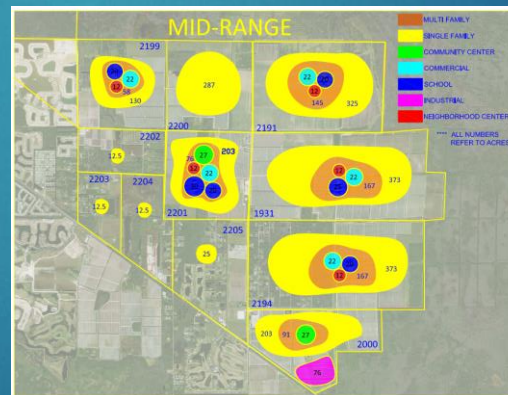
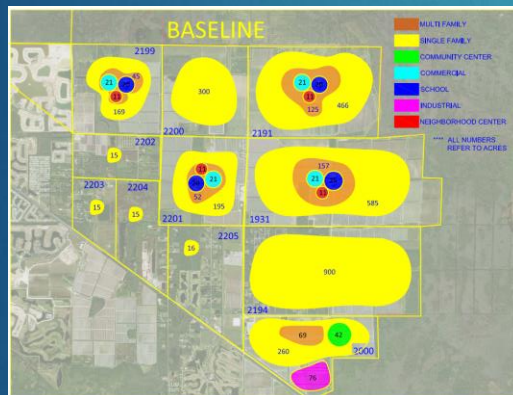
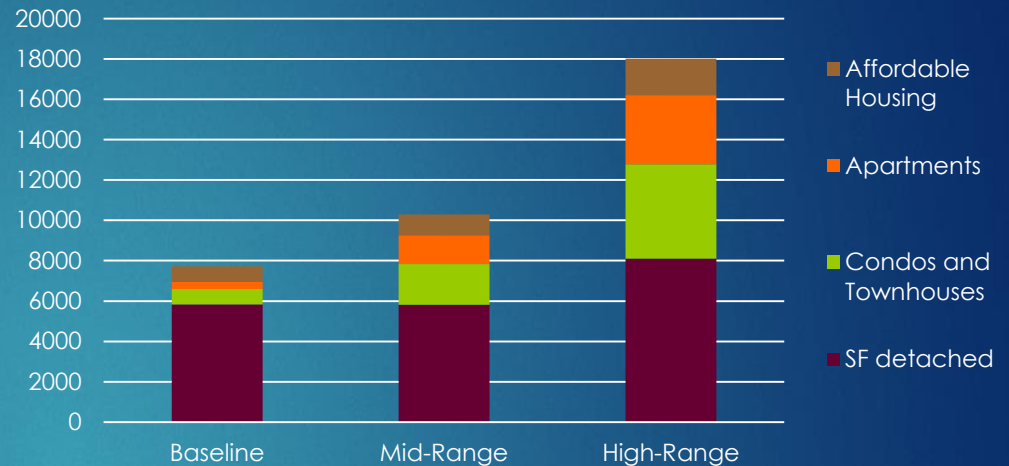


South Receiving Area Scenarios

A Comparison at Buildout

Does it accomplish the objectives?

- ☐ Complementary Land Use
- ☐ Housing Diversity/Affordability
- ☐ Transportation and Mobility
- ☐ Economic Vitality and Diversification



Taxable Value: \$7.1 Billion
 Internal Capture: 24% - 63%
 External Trips: 88,000 - 157,000
 Population Range: 45,000.....

\$9.1 Billion
 24% - 64%
 113,000 - 213,000

\$13.7 Billion
 24% - 70%
 179,000 - 351,000
 105,000

Transportation Analysis

- Greater mobility, with modal split between cars, pedestrians, bicycles and transit, will generally increase with density and mix of uses due to proximity of goods, services and jobs.
- Internal interconnections are important to mobility and to mitigate impacts to arterial network.
- Each future project will be required to provide a mobility analysis to determine network impacts and how the project meets the mobility objectives.



Receiving Land Development Patterns

Measure each proposed development to the objectives

Land development designed to accomplish the objectives

- ❑ Complementary Land Use
- ❑ Housing Diversity/Affordability
- ❑ Transportation and Mobility
- ❑ Economic Vitality and Diversification



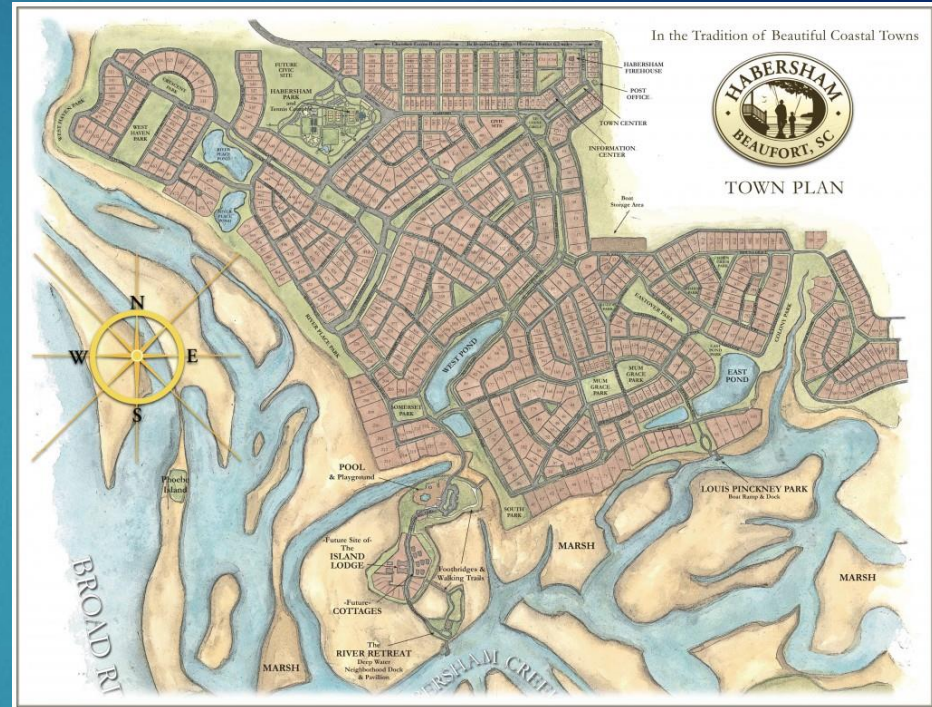
Huntersville, NC 6.3 units/acre
Lincoln Institute of Land Policy

Village Minimum Size?

Awarded Best Neighborhood Design in America by the National Association of Home Builders

- 275 acres
- 8.3 acre town center with 22 store fronts
- 650 single family homes
- 350 multi-family homes
- Gross density 3.6

Habersham, SC



Receiving Land Future Development

RFMUD Decision Points

- Number of villages – staff recommendation, remove limit of one per receiving area
- Density of villages – staff recommendation 4-7 units per acre
- Density of cluster development (non-village) – staff recommendation 2 units per acre

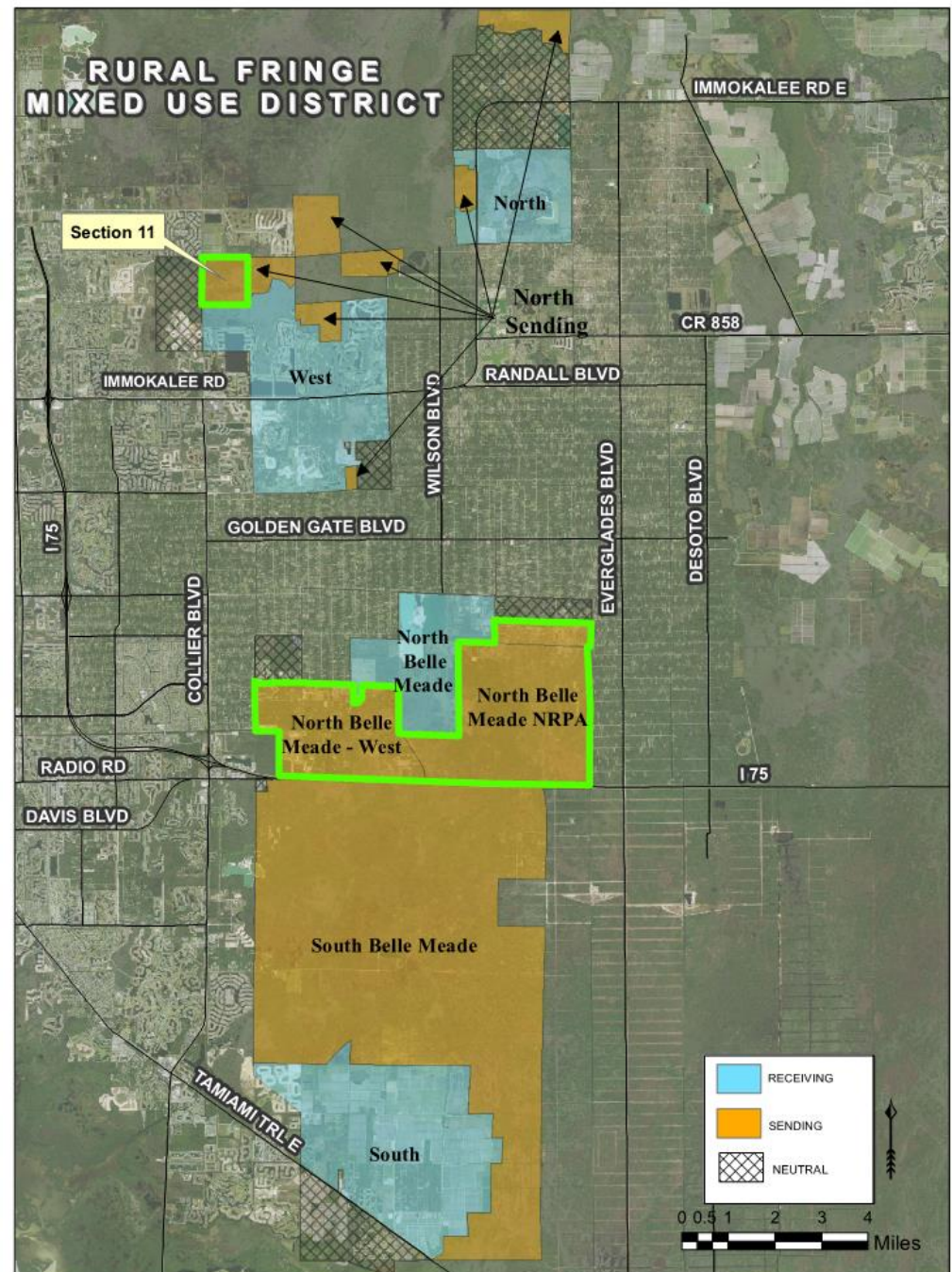


2. Conservation Collier Ownership of Sending Land

- Should Conservation Collier accept ownership of donated Sending Lands if no other public agency is willing?
- Should the County continue to work toward state and federal mitigation bank applications for portions of the donated land?

Sending Land: No Donee Today

- North Belle Meade NRPA
- North Belle Meade West
- “Section 11”



Why Public Ownership Matters

Final order, 1999

- Direct incompatible uses away from wetlands and upland habitat
- Protect listed animal and plant species
- Address via community-based “Assessment”
- RFMUD assessment:
 - Transfer of Development Rights (TDR) Program

TDR Structure in Sending Lands

Incentivizes removal of development rights and active preservation of the highest value environmental lands, through:

- Base and early entry credits
- Restoration and maintenance credits
- Conveyance credits



Example to Consider: South Belle Meade

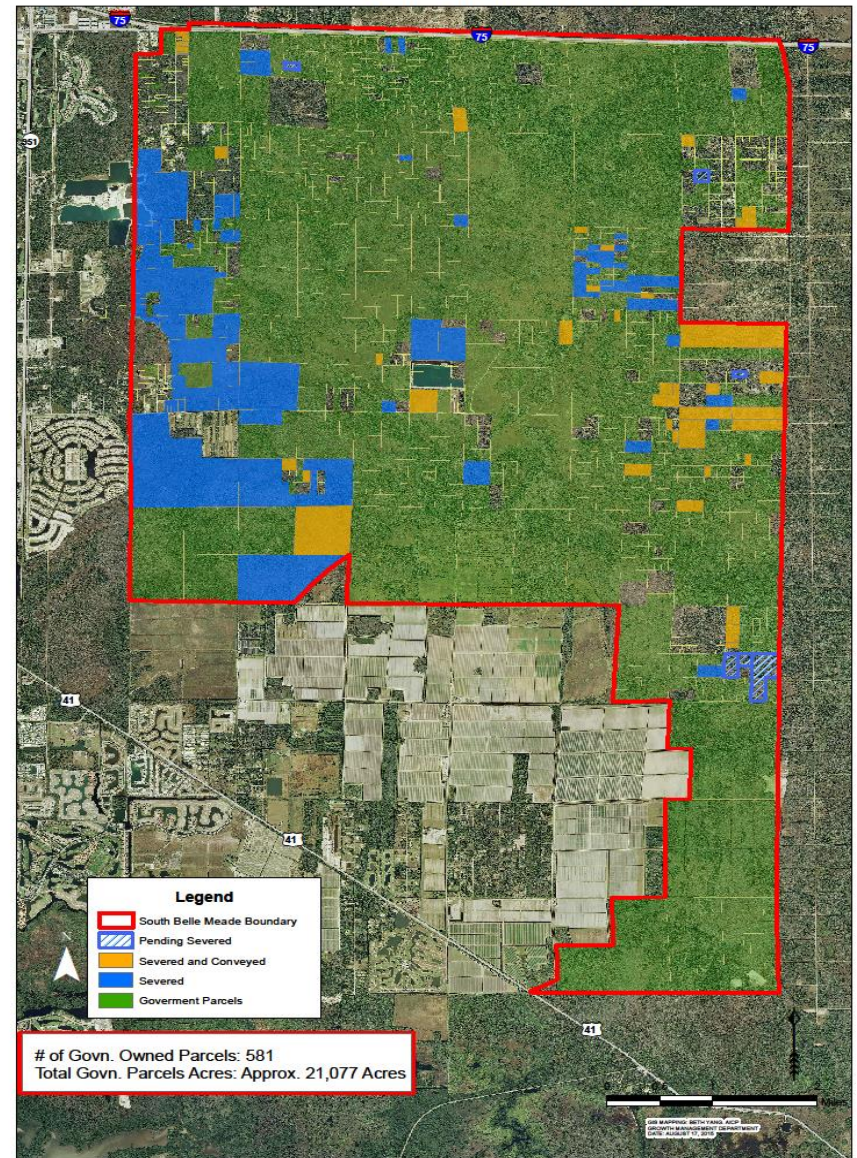
State Acquisition Area

R&M and Conveyance
via land donation and \$

= cost effective
management approach



SOUTH BELLE MEADE SENDING ACTIVITY (Date: August 17, 2015)



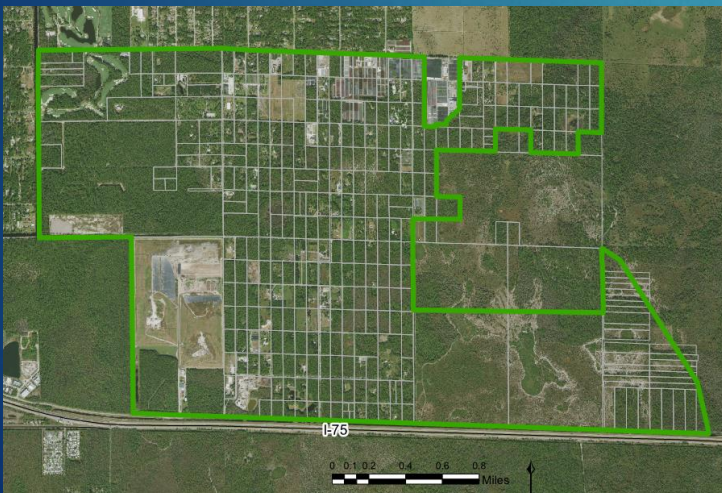
Potential Funding for Conservation Collier Ownership

- Donation of funds along with land
- Additional TDR to County
- Mitigation bank for some areas
- Conservation Collier budgeting

Phase 2 Mitigation Bank Feasibility Study

- Identify focus area within North Belle Meade
- Pre-application discussions with agencies
- Refine cost and revenue projections

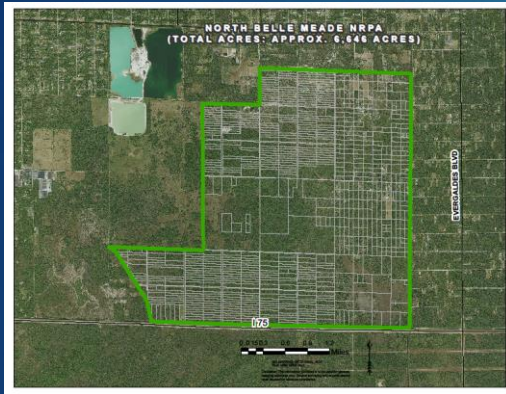
NBM - West
3,245 Acres



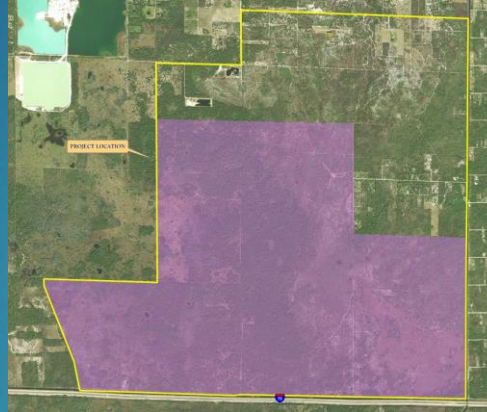
NBM - NRPA
6,600 Acres



Study Focus Area

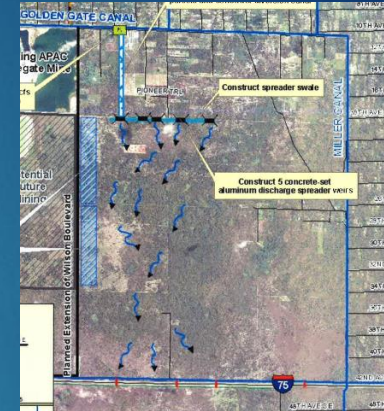


6,600 acres



4,400 acres

2,200 acres net of PRM



Focus area within Eastern North Belle Meade is feasible because:

- Larger undeveloped areas
- Higher percentage of wetland areas
- Potential for future rehydration
- Nexus of private mitigation parcels (PRMs)
- High habitat value

Mitigation Bank Logic

Transportation project

Mitigation of CIP impacts (\$) ➡

Private mitigation bank, or

County mitigation bank

➡ Satisfies habitat and wetland mitigation

➡ Supports County asset

Mitigation Bank Balance Sheet

Per 100 Acres:

Projected Mitigation Costs: \$ 465,000 (\$4,650/acre)

Projected Credit Values: \$ 484,000 (\$4,840/acre)

Estimate of seed money to avoid negative cash flow through year 7:
\$57,000 to \$71,000 per 100 acres*

**OMB estimate under Report assumptions*

Dollar Logic

- Supplementary revenue needed because:
 - Mitigation bank viable only in a portion of North Belle Meade
 - Conservation Collier level of service

- Supplementary revenue sources:
 - Donation
 - County TDR
 - Conservation Collier budgeted funds

Technical Requirements

- Update Conservation Collier Ordinance
 - Accept donations; no individual parcel evaluation
 - Adjust land cost/maintenance % accordingly
- GMP must not require R&M by County, except via Mitigation bank

Risks

Given Phase 2 Feasibility Study with high probability of program success

- Federal and State Agencies may decide not to approve
- Permitting approval will not be known for several years
- Agencies may limit County's recreational land use

Conservation Collier Ownership of North Belle Meade Sending Land

If YES:

- TDR severance incentivized
- Restoration and maintenance coordinated at landscape scale
- Larger management areas are more cost effective
- Additional hydrologic improvement potential
- Opportunity for public/private partnership
- Passive recreation areas
- Funding sources required



Conservation Collier Ownership of North Belle Meade Sending Land

If YES: Potential funding: Outside of Mitigation Area

- Monetary donations with all conveyances to County
- County TDR with all conveyances to County
- Conservation Collier budgeting

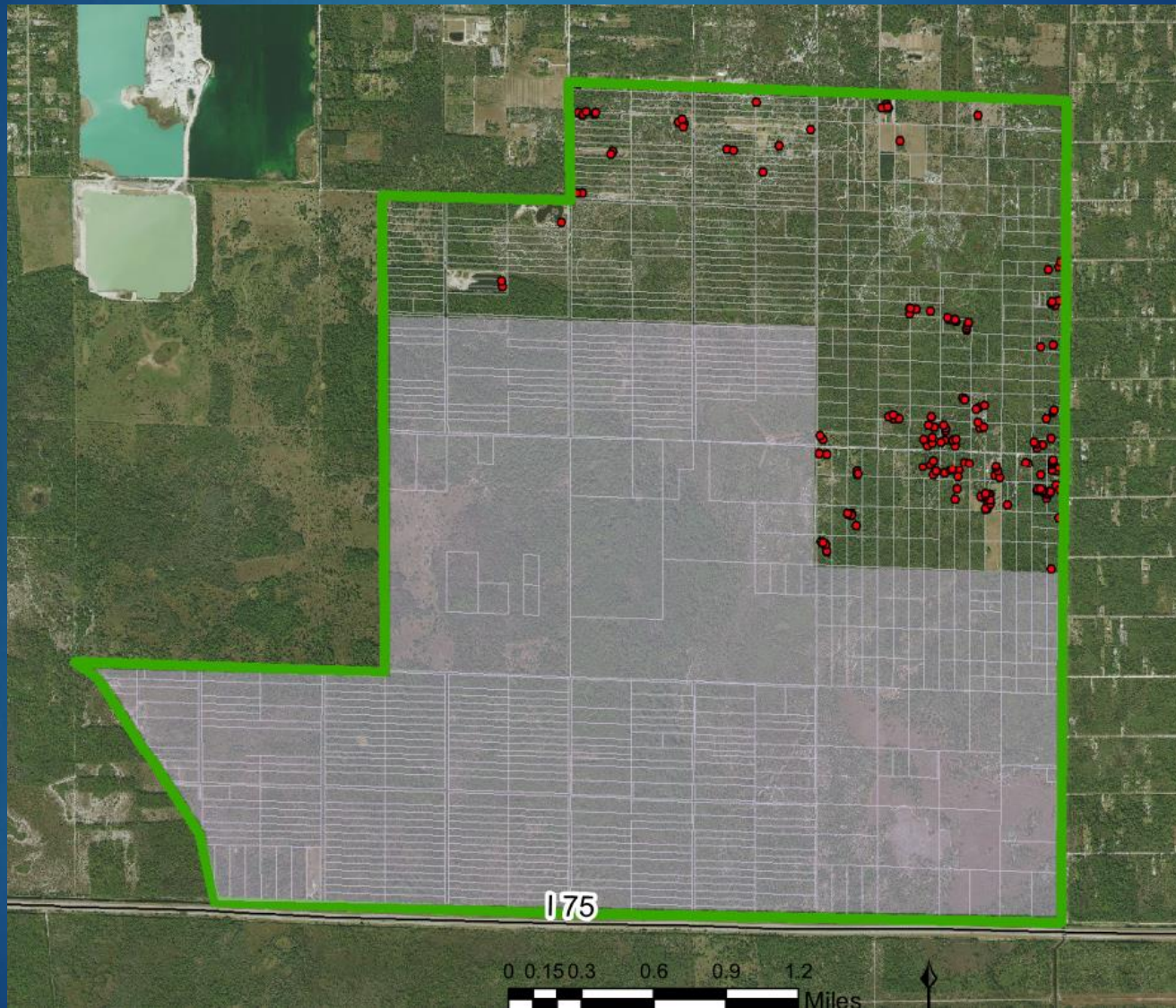


County Ownership of Sending Land

If NO County Ownership:

- Sending Owners in those areas ineligible for conveyance credits
- Greater likelihood of higher degradation/infestation
- Greater likelihood of owner retention, development
- Rehydration less likely under private ownership
- But, County avoids potential long term costs
- Potential “Plan B”: Enhance base credits to incentivize removal of development rights

Development Areas: NBM-NRPA



Conservation Collier Ownership of Sending Land Direction Requested

- Should Conservation Collier accept ownership of donated Sending Lands if no other public agency is willing?
- Should the County continue to work toward state and federal mitigation bank applications for focus areas in North Belle Meade?



3. Questions and Comments

Initial Recommendations List

