



Planning & Zoning Division  
2800 North Horseshoe Drive, Naples, FL

**To:** Board of County Commissioners  
**From:** Kris Van Lengen, JD, AICP, Community Planning Manager  
**Through:** Mike Bosi, AICP, Zoning Director  
**Re:** Rural Fringe Mixed Use District Restudy: Workshop 3, June 20, 2017  
**Date:** June 14, 2017

---

Introduction and Objectives:

At its May 11, 2017 Workshop, members of the Board of County Commissioners (Board) requested a review of all Initial Recommendations. Accordingly, the progression at this Workshop will include a brief exploration of all recommendations, with emphasis and supporting materials geared toward the Board's questions and directives on primary decision points.

Primary decision points include:

- *Sending Lands and Credits:* Agricultural incentives, TDR Bank and County ownership of certain Sending areas
- *Receiving Lands:* Village and non-village design, including acreage requirements, number of Villages, densities, regulations versus incentives and LDC overlay concepts

By their nature, each primary decision point has implications for the other primary decision points, as well as secondary (Transmittal) decisions.

Included in the Board packet is a list of "*Initial Recommendations*" that have been highlighted to indicate the immediate importance of each.

- Green: Items that enjoy broad consensus or uncomplicated repercussions
- Yellow: Items best suited for Transmittal discussion due to dependence on key decision points
- Grey: Items that are most fundamental to the architecture of the Restudy amendments, noted as primary decision points

The list also indicates whether the item is a Growth Management Plan (GMP) change or a Land Development Code (LDC) change. Each item includes a page number reference to the White Paper (included in the January Workshop books and available through the link below).

## Background:

On January 3, 2017, the Board of County Commissioners (Board) convened a Workshop to discuss the four area restudies, with emphasis on the Rural Fringe Mixed Use District (RFMUD). Staff presented the RFMUD White Paper, which describes the public process and rationale for the Initial Recommendations for changes to the Growth Management Plan. The White Paper can be found on the Restudies webpage, specifically within the: [Rural Fringe Mixed-Use District Library](#). The concepts and recommendations within the White Paper derived from objectives set by the Board in 2015 and reflect ideas and broad consensus among citizens and stakeholders who donated time energy and creativity to the process. A list entitled *RFMUD Restudy Objectives*, attached, reflects the Board's goals and objectives of this restudy as understood by staff since 2015.

The January 3rd Workshop discussion centered on three pivotal decision points put forward as part of the initial recommendations:

- Whether to increase village and non-village density in support of public goals in Receiving Lands;
- Whether to pursue a "TDR Bank" as a catalyst for the TDR program;
- Whether to accept donations of Sending Lands parcels if no other governmental agency is willing to accept them.

At that time, the Board directed staff to discontinue any further consideration of a TDR Bank. It also directed staff to provide further data and analysis related to Receiving Lands development patterns and Sending Lands donations so that additional direction could be provided.

The May 11, 2017 Workshop included additional data and scenario testing and analysis related to land development patterns for the Board's consideration. Comparisons of build-out scenarios at different densities were provided, noting strong public support for mixed-use compact development. Baseline, mid-range and high-range scenarios provided a basis for comparison of housing diversity, retail, business and institutional uses, mobility impacts and taxable values.

Receiving area "decision points" such as number of villages and density ranges were supported by a narrow majority. The Board requested further input and discussion related to infrastructure impacts and a better understanding of the allowable dwelling units both before and after the 2002 RFMUD Growth Management Plan Amendments.

Additionally, the May workshop provided an update on the viability of a mitigation bank to support County Ownership of Sending Lands, which cannot be conveyed to another governmental entity. There was narrow support for County ownership and for a mitigation bank. Staff was tasked to provide additional information on agricultural uses, TDR bank alternatives and costs for conservation land management.

Staff Request: (see *Direction Requested, attached*)

1. Staff seeks direction for RFMUD Growth Management Plan amendments as to acceptable density patterns
2. Staff seeks direction on the Board's willingness to incentivize agricultural uses through the TDR credit system, create a TDR bank and accept ownership of Sending Land parcels from willing donors.
3. Staff would like to entertain comments and questions related to any of the items included in the Initial Recommendations list.