



3.05.07 Preservation Standards – Off-Site Alternatives revisited

DSAC – LDR Subcommittee

Thursday, Nov. 3, 2016



Background



- ▶ March 22, 2016, the Board directed staff to prepare and publicly vet an LDC amendment to modify the current methods for calculating monetary payment amounts and land donations in conjunction with off-site native vegetation endowments established in LDC section 3.05.07 H.1.f.iii.a-b, for the purpose of increasing the management endowment and potentially changing the monetary donation amount.
- ▶ On July 7, 2015 the Board directed staff to work with the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) and Development Services Advisory Committee (DSAC) to provide recommendations to increase the land management endowment, beyond seven years, for off-site native vegetation retention preservation and to review the optional monetary donation amount as well.
- ▶ CCLAAC and DSAC prepared separate recommendations.



Monetary Donation Payment Recommendations

- ▶ DSAC recommends a total payment amount of **\$50,000** per acre.
 - ▶ Land monetary donation payment amount of \$32,800 per acre, based on an average cost per acre, regardless of land location, multiplied by a factor of 125% of what donors are currently paying for land within multi-parcel targeted areas.
 - ▶ Based on 2016 costs, the amount of \$13,200 per acre was allocated for 20 years of land management costs and \$4,000 per acre for initial exotic vegetation cost removal.
- ▶ CCLAAC recommends a total payment amount of **\$86,500** per acre.
 - ▶ The payment amount includes \$50,000 per acre for land cost established by DSAC, plus \$36,500 per acre for other costs such as closing costs, real estate commissions, clear title searches, etc.
 - ▶ Similar to DSAC, \$4,000 per acre is allocated for exotic vegetation removal.
 - ▶ CCLAAC's formula differs from DSAC in that costs are fixed at \$558 per acre per year, and are not assumed to drop after 5 years. After 20 years, the remaining principal balance would be used over the next 30 years cover the land management. At the higher annual rate, it is assumed the principal balance would be exhausted after 50 years.

Monetary payment for land management

Conservation Collier Land Acquisition Advisory Committee and Development Services Advisory Committee Endowment Recommendations Proposed monetary payment amount for land management for LDC section 3.05.07 H.1.f.iii.b

	Principle Balance Year 1	Annual Maintenance Costs	Principal Balance Year 20 ⁺	Principal Balance Year 50 ⁺	Total monetary payment for land donation
DSAC	\$13,200	\$558/ac for years 1-5 \$141/ac thereafter**	~\$13,150	~\$11,790	\$17,200
CCLAAC	\$32,500	\$558/ac/year	\$32,435	-\$1,016	\$36,500

⁺ Assumes a 2.25% interest rate and 3.0% inflation rate which were deemed not unreasonable by Collier County Office of Management and Budget.

^{**} Assumes that no new unexpected exotic species emerge once the parcel is clean, that 70% of the project area is acquired.



Planning Commission Recommendation

- ▶ Planning Commission directed staff work with CCLAAC and DSAC to re-evaluate the monetary donation and the land donation options. Discussion included:
 - ▶ Accepted DSAC and CCLAAC recommendations on endowment.
 - ▶ Recommended that the standards should incentivize/support on-site native preservation.
 - ▶ Monetary donations should be larger to incentivize on-site retention and when sought, support the completion of the Conservation Collier “targeted areas”.
 - ▶ Ratio of donated lands should be equal to the value of the to-be developed parcel.
 - ▶ The amendment should dis-incentivize off-site donations and encourage the natural environment to be incorporated within urban developments.

CCLAAC's recommendations

- ▶ For monetary payment alternative: Apply 125% to an applicant's post development land appraisal value per acre plus a 4 to 1 ratio of \$4,000 per acre for initial exotic vegetation removal.
 - ▶ Example: $(\$200,000 \text{ (PDLA)} \times 125\%) + (4 \times \$4,000) = \$266,000$ per acre.
- ▶ For a land donation alternative: Use a 4 to 1 acreage ratio for land donation, for the cost of the endowment per acre, and for the initial exotic removal fee of \$4,000.
 - ▶ Example: $\text{Land at 4:1} + (\$50,000 \times 4) + (\$4,000 \times 4) = \$216,000$ per acre management endowment along with the land.
- ▶ Place formula in the LDC and actual costs in the GMD Fee Schedule. Re-evaluate the land management costs every 3 years and amend the fee schedule as necessary.
- ▶ Allow the BCC to decide if there should be any discount incentive (if) a land purchase occurs elsewhere than in an exiting multi-parcel targeted area.



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- ▶ No action
 - ▶ Utilize CCLAAC recommendations
 - ▶ Create new recommendations
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