



Collier County | Florida

*Rural Fringe Mixed-Use District  
Review for  
Growth Management Oversight Committee*

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

COMMUNITY PLANNING SECTION

COLLIER COUNTY GROWTH MANAGEMENT DEPARTMENT

JUNE 2, 2016

# Staggered Timelines

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
<b>GMP Area Plan</b>																	
RFMUD																	
Golden Gate Area Master Plan**																	
RLSA																	
Immokalee Area Master Plan																	

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.

\*\* GGAMP requires two parallel processes for Estates & Golden Gate City

# Sources of Public Involvement:

- Public Workshops
- Surveys
- Position Papers
- Correspondence, phone and visits
- Staff and 2010 EAR

# Outreach Since March 3

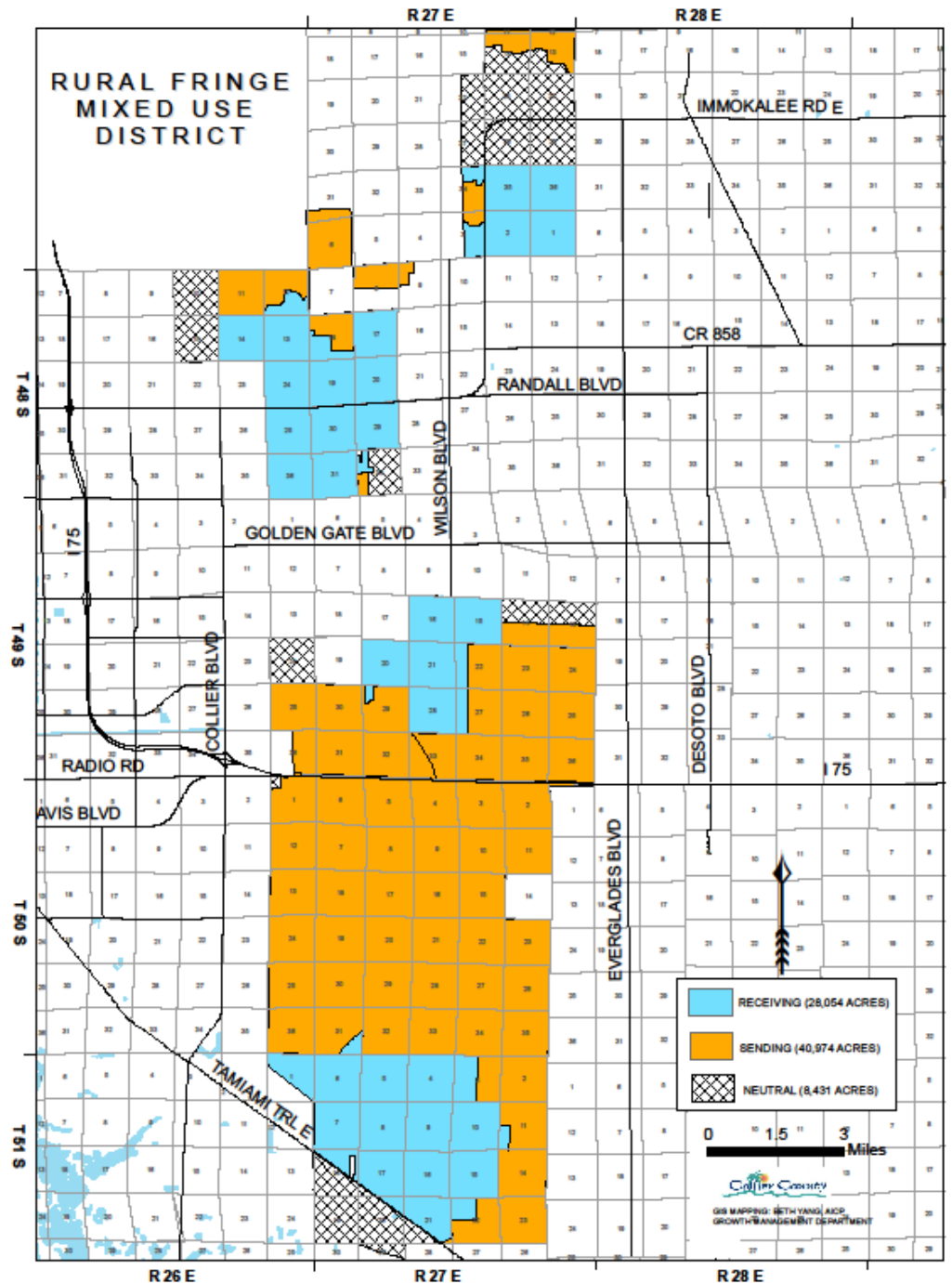
- RFMUD: 3 Public Workshops
- GGAMP: 5 Meetings, including 2 In-house
- Other Committee Participation:
  - Florida Planning and Zoning Assoc.
  - Urban Land Institute
  - County Watershed, Floodplain and DSAC Committees

# Rural Fringe Restudy Timeline

- May 26, 2016: public workshop- initial recommendations
- August, 2016: Restudy report with recommendations to the Planning Commission
- September 1, 2016: Next GMOC Meeting
- September, 2016: Restudy report with recommendations to the Board of County Commissioners
- October, 2016 – September, 2017: Staff prepares and presents Growth Management Plan amendments.

# In Progress: Rural Fringe Mixed-Use Restudy

- Economist assessing value of Transfer of Development Rights (TDR) Credits
- Environmental team studying feasibility of County mitigation bank



# Initial Staff Recommendations and Early Feedback

- May 26 Public Workshop
- Explanation of Concepts
- Citizen Feedback:
  - 35 Individual Responses
  - % Who “Agree” or “Strongly Agree”  
Indicated Below

# Initial Sending Area Recommendations And Workshop Survey Feedback

## **SENDING CREDITS:**

- Additional Credits to provide adequate supply **69%**
- Available to all Sending Land owners equally **70%**
- Available to Owners who previously participated in the program **72%**
- TDR incentives for Agricultural Use **76%**
- Eliminate the minimum price for Base TDRs **75%**



# Initial Sending Area Recommendations And Workshop Survey Feedback

## PROGRAM MANAGEMENT:

- Improve the transaction interface on County Website **81%**
- Reduce complexity and cost as much as possible **87%**
- Consider a TDR Bank for Seller assurance **82%**

# Initial Sending Area Recommendations And Workshop Survey Feedback

## **SENDING LAND MANAGEMENT:**

- County should accept parcel donations if no other agency can **63%**
- If possible, the County should create a mitigation bank for donated parcels **75%**
- Where mitigation is not a good option, proceeds from an additional TDR should be used to fund maintenance **65%**

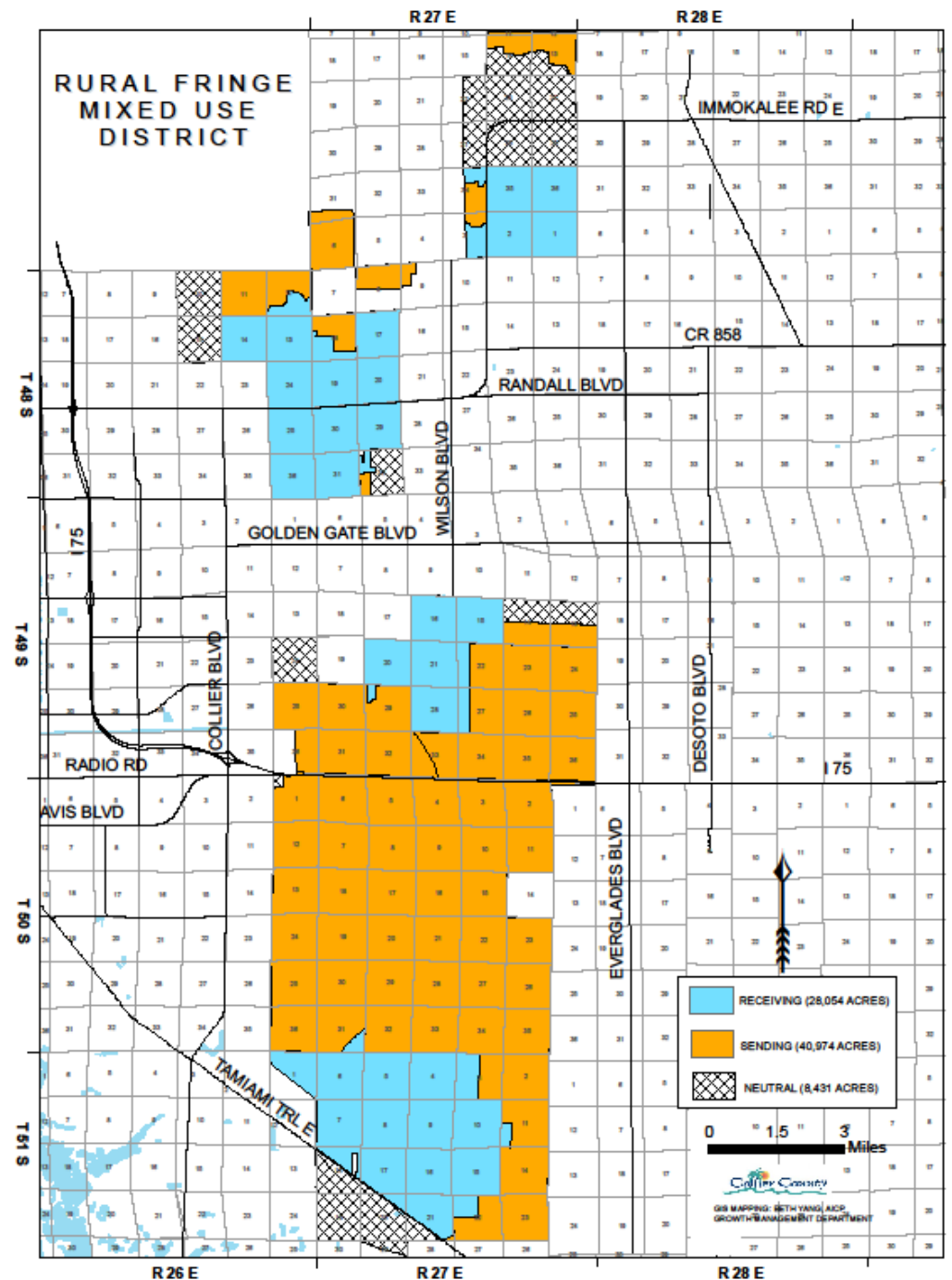
# Initial Sending Area Recommendations And Workshop Survey Feedback

## OTHER IDEAS:

- Allow a second dwelling unit for agricultural lands 20 acres or greater **79%**
- Consider broader recreational uses on Sending Land donated to County **63%**
- Eliminate the Urban use of TDRs in the Infill Bonus Provision **60%**

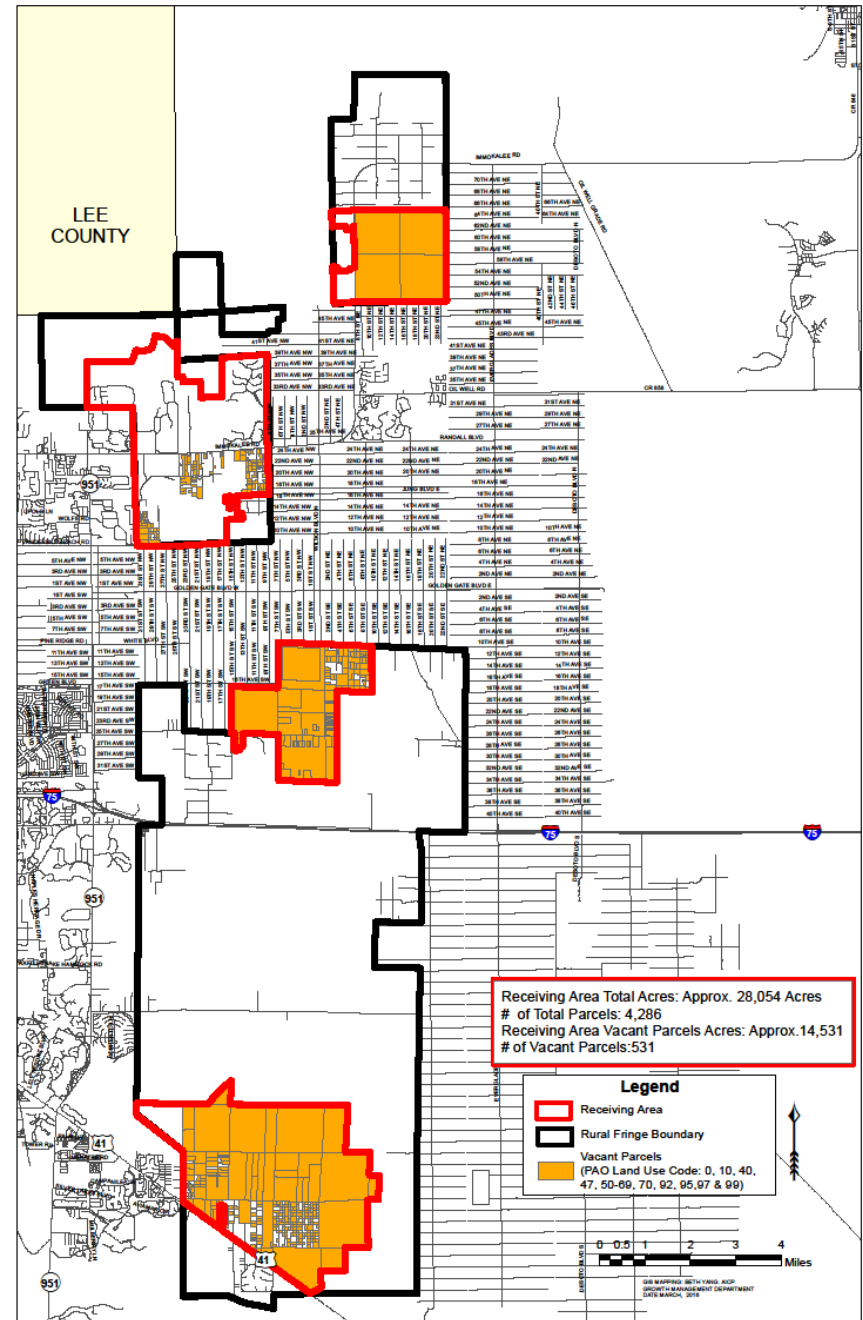
# The Receiving and Neutral Areas

- Neutral: black & white
- Receiving: blue



# Receiving Land Areas of Development Potential

- Total acres: 28,054
- Number of parcels: 4,286
- Total undeveloped acres: 14,531
- Number of parcels: 531



# Initial Receiving Area Recommendations

Public comment and suggestions to date were organized under the topic areas of:

- land use, density and intensity, and economic vitality;
- transportation and public infrastructure;
- environment; and
- design standards and process.

# Initial Receiving Area Recommendations

## Land use, density and intensity, and economic vitality

1. Promote economic vitality in the RFMUD by expanding commercial land use and employment opportunities. Allow commercial uses outside of Rural Villages as defined in the business park zoning district in locations with access to major collector or arterial roads. **78%**
2. Within a Rural Village, remove the limitation of the Village Center and the Research and Technology park maximum acres and SF leasable floor area. **76%**
3. Modify residential density standards:
  - Clustering – remove 40 acre minimum, increase density to 2 units per acre **78%**
  - Rural Village – increase density to 4 units per acre **81%**

# Initial Receiving Area Recommendations

## Transportation and public infrastructure

1. Analyze arterial roadway capacity issues. **77%**
2. Enhance requirements for project interconnectivity. **78%**
3. Review roadway design standards and suggest changes if necessary to support low speed. **75%**
4. Add provisions for transit stops within Rural Villages and business parks. **75%**



# Initial Receiving Area Recommendations

## Environment

1. Allow TDRs to be generated at 1 TDR per 5 acres from Receiving and Neutral Lands for agriculture preservation, or native vegetation and habitat protection. **71%**
2. Provide bonus TDRs for development that increases the greater community's vitality, with options such as greenway networks with public access, and watershed/flowway accommodation. **72%**

# Initial Receiving Area Recommendations

## Design standards and process

### Incentivize mixed-use developments

1. initiate study to create an impact fee index for mixed-use **70%**
2. consider adoption of zoning overlays, or separate area design standards to provide greater certainty **81%**
3. allow Hearing Examiner, or BCC simple majority approval when complying with zoning overlays **80%**
4. allow Hearing Examiner approval for deviations **60%**
5. allow Hearing Examiner approval for business park proposals complying with business park zoning **62%**
6. Modify the TDR requirements to
  - .5 credit for multifamily unit **75%**
  - 1 credit for each 6,000 SF of retail goods and services outside of a village **62%**
  - 0 TDR for target industry/business park uses. **75%**
7. develop further incentives for innovative features such as solar power, zero net water use, aquifer recovery and storage systems **80%**

# Next Steps

Prepare “White Paper” for Planning Commission (Recommendations):

- ✓ Reminder to Distribution List (surveys, e-mails and position papers) **July 1** deadline
- ✓ Complete feasibility study, NBM **July 15**
- ✓ Provide “balanced” credit scenarios **July 15**
- ✓ Draft “White Paper” to stakeholders
- ✓ Complete White paper by **August 5**
- ✓ Provide White Paper to Distribution and media

***Planning Commission Meeting August 18***