## Staggered Timelines

### GMP Master Plans Restudy Timeframe Estimate

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

** GGAMP requires two parallel processes for Estates & Golden Gate City
Historic Goals of RFMUD: 1999 “Final Order”:

- Protect from restrained growth:
  - Wetlands
  - Protected species
  - Wildlife habitat

- Direct growth to appropriate locations:
  - Creative Planning
  - Infrastructure proximity
  - Clustering, towns, mixed use, open space
Today’s TDR Program

Credit Types:
- Base Credits
- Early Entry Bonus
- Restoration and Maintenance
- Conveyance
Past Activity:
Credits expended and Source Parcels
Economic Viability

- Credit potentials
- Density scenarios
- Pricing
Vacant/Agriculture Receiving Land
Projected TDR Shortage - under current rules

Likely Demand vs. Likely Supply
Existing Growth Management Plan

- Demand: 13,400
- Supply: 5,500
Red Maples Swamp Preserve: 104 acres to complete
Winchester Head: 84 acres to complete
Horsepen Strand: Acres to Acquire?
Example: Red Maple and Winchester or Equivalent

- Total acquisition: 188 acres
- Total TDR Yield: 155 TDRs
- Percentage of “Likely Supply”: 3%
- De Minimis Impact to Sending Owners in RFMUD:
  - Confirmation with Economist
Draft Recommendation:

- Conceptual: “White Paper”
- 37 recommended program changes
- Tentative Dates:
  - CCPC August
  - BCC September
- “Include important but limited locations within Golden Gate Estates as qualified Sending areas; number and types of credits may be different.”
Discussion
Rural Fringe Restudy Focus:

1. Economic Viability
2. Protection of Sensitive Areas
3. Smart Development
South Belle Meade
North Belle Meade-NRPA