TDRs: Rural Fringe and GG Estates Possibilities

CWIP Ad Hoc Advisory Committee
November 8, 2016

COMMUNITY PLANNING
PLANNING AND ZONING DIVISION
Historic Goals of RFMUD: 1999 “Final Order”:

- Protect from unrestrained 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
Restoration/ Maintenance/Conveyance options:
• Mitigation bank
• Partner with private owners
• Endowment from grantors
Development Goals

Receiving Lands
Receiving: Land Use Issues

- **Types:** Village, non-village, baseline

- **Findings:** Higher density supports:
  - Housing diversity
  - Younger workforce
  - Transit and mobility options
  - Healthier (walkable) lifestyles
Number of Housing Units at Full Buildout, by Type of Housing and by Development Scenario
Economic Viability

- Credit potentials
- Density scenarios
- Pricing
Economic Balance: Recommendations

- Award more TDRs
  - Better supply and compensation
- Consider TDR bank
- Developer incentives
  - Density in Village over 4
  - Other bonuses
Draft Recommendation:

- Conceptual: “White Paper”
- 37 recommended program changes
- Review Dates:
  - CCPC August
  - BCC January 3, 2017 Workshop
- “Include important but limited locations within Golden Gate Estates as qualified Sending areas; number and types of credits may be different.”
Watershed Protection Concepts

- **Voluntary transfer of ownership:**
  - Select lots/locations
  - To County or other agency

- Example:
  - Horsepen Strand

- Benefits: Locational
  - Wetland protection
  - Flowway integrity
Watershed Protection Concepts

- **Voluntary Small lot program:**
  - Recombine 1.14 acre lots
  - Conservation easement
  - Derive financial benefit

- Currently:
  - 6,400 small lots

- Benefits: Area-wide
  - Flood control
  - Aquifer recharge
Discussion

https://www.colliergov.net/GMPrestudies
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
Projected TDR Shortage - under current rules

**Likely Demand vs. Likely Supply**

*Existing Growth Management Plan*

- Likely Demand: 13,400
- Likely Supply: 5,500