

Collier County TDRS: Explained!

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Bowman

Transfer of Development Rights (TDRs)

Mechanism that sends development rights from the sending area to the receiving area. Collier County's *voluntary* program.

Collier County's TDR Programs

Rural Fringe Mixed Use District (RFMUD)

- 77,000 Acres located east of Collier Blvd.
- *Traditional* TDR program with Sending, Receiving, and Neutral Lands

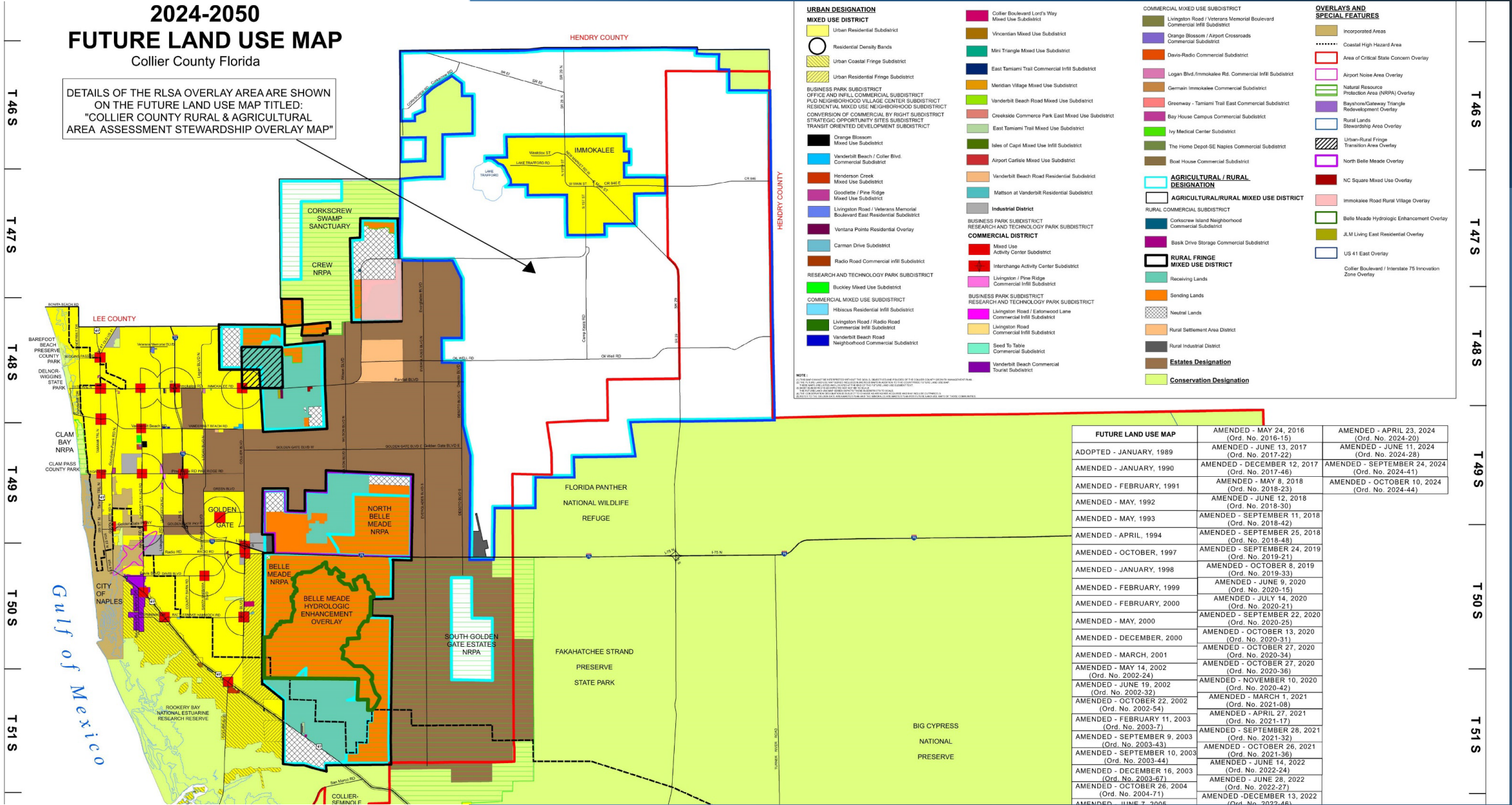
Rural Land Stewardship Area (RLSA)

- 200,000 Acres located in the NE portion of Collier County
- More *complex* TDR program within Stewardship Sending Areas (SSA), Stewardship Receiving Areas (SRA), Flowway Stewardship Areas (FSA), Habitat Stewardship Areas (HSA), and Water Retention Areas (WRA)

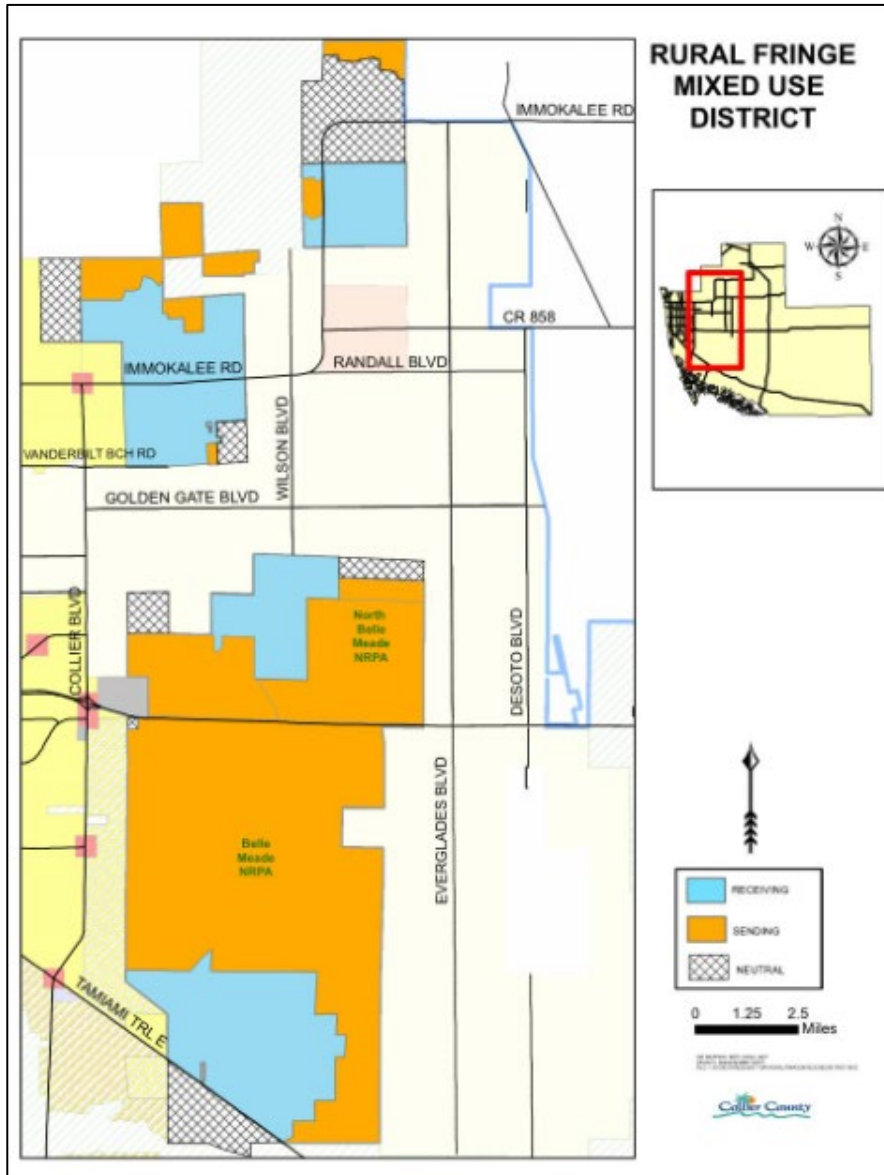
2024-2050 FUTURE LAND USE MAP

Collier County Florida

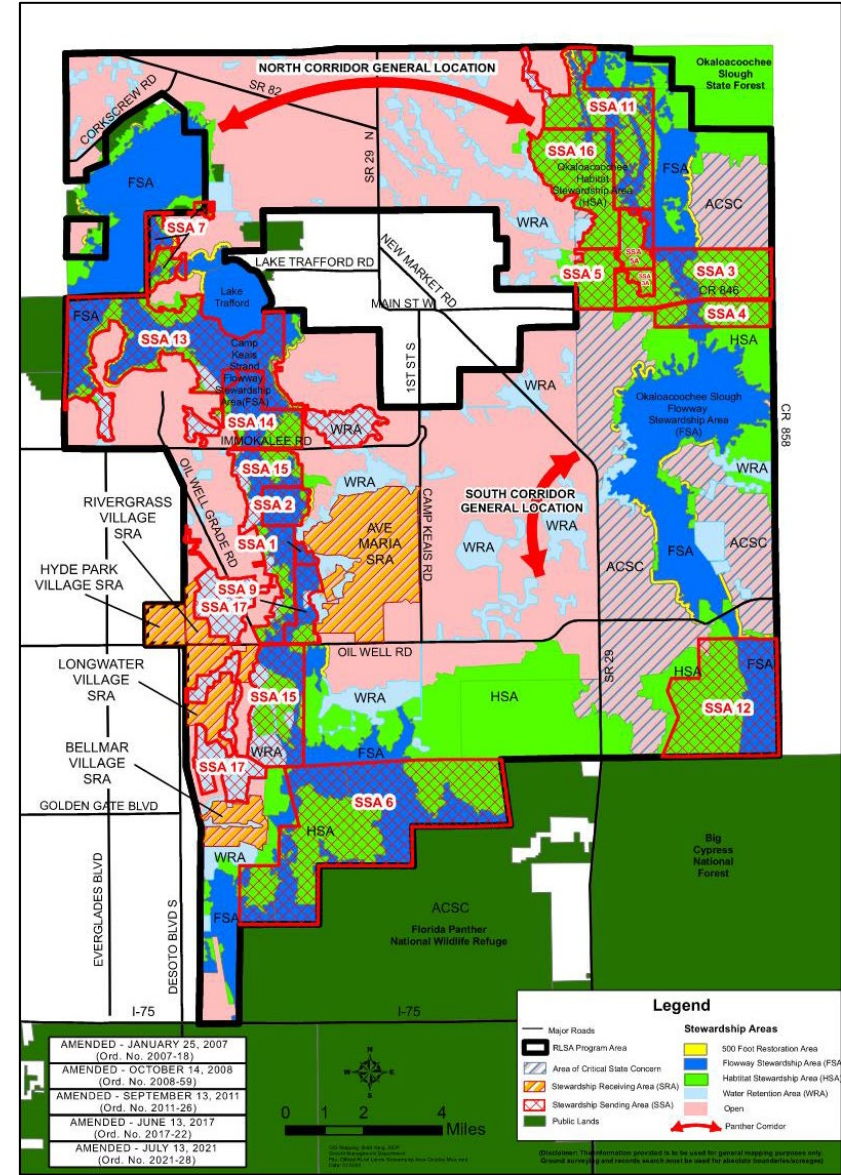
DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN
ON THE FUTURE LAND USE MAP TITLED:
"COLLIER COUNTY RURAL & AGRICULTURAL
AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"



FUTURE LAND USE MAP	AMENDED - MAY 24, 2016 (Ord. No. 2016-15)	AMENDED - APRIL 23, 2024 (Ord. No. 2024-20)
ADOPTED - JANUARY, 1989	AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)	AMENDED - JUNE 11, 2024 (Ord. No. 2024-28)
AMENDED - JANUARY, 1990	AMENDED - DECEMBER 12, 2017 (Ord. No. 2017-46)	AMENDED - SEPTEMBER 24, 2024 (Ord. No. 2024-41)
AMENDED - FEBRUARY, 1991	AMENDED - MAY 8, 2018 (Ord. No. 2018-23)	AMENDED - OCTOBER 10, 2024 (Ord. No. 2024-44)
AMENDED - MAY, 1992	AMENDED - JUNE 12, 2018 (Ord. No. 2018-30)	
AMENDED - MAY, 1993	AMENDED - SEPTEMBER 11, 2018 (Ord. No. 2018-42)	
AMENDED - APRIL, 1994	AMENDED - SEPTEMBER 25, 2018 (Ord. No. 2018-48)	
AMENDED - OCTOBER, 1997	AMENDED - SEPTEMBER 24, 2019 (Ord. No. 2019-21)	
AMENDED - JANUARY, 1998	AMENDED - OCTOBER 8, 2019 (Ord. No. 2019-33)	
AMENDED - FEBRUARY, 1999	AMENDED - JUNE 9, 2020 (Ord. No. 2020-15)	
AMENDED - FEBRUARY, 2000	AMENDED - JULY 14, 2020 (Ord. No. 2020-21)	
AMENDED - MAY, 2000	AMENDED - SEPTEMBER 22, 2020 (Ord. No. 2020-25)	
AMENDED - DECEMBER, 2000	AMENDED - OCTOBER 13, 2020 (Ord. No. 2020-31)	
AMENDED - MARCH, 2001	AMENDED - OCTOBER 27, 2020 (Ord. No. 2020-34)	
AMENDED - MAY 14, 2002 (Ord. No. 2002-24)	AMENDED - OCTOBER 27, 2020 (Ord. No. 2020-36)	
AMENDED - JUNE 19, 2002 (Ord. No. 2002-32)	AMENDED - NOVEMBER 10, 2020 (Ord. No. 2020-42)	
AMENDED - OCTOBER 22, 2002 (Ord. No. 2002-54)	AMENDED - MARCH 1, 2021 (Ord. No. 2021-08)	
AMENDED - FEBRUARY 11, 2003 (Ord. No. 2003-7)	AMENDED - APRIL 27, 2021 (Ord. No. 2021-17)	
AMENDED - SEPTEMBER 9, 2003 (Ord. No. 2003-43)	AMENDED - SEPTEMBER 28, 2021 (Ord. No. 2021-32)	
AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-44)	AMENDED - OCTOBER 26, 2021 (Ord. No. 2021-36)	
AMENDED - DECEMBER 16, 2003 (Ord. No. 2003-67)	AMENDED - JUNE 14, 2022 (Ord. No. 2022-24)	
AMENDED - OCTOBER 26, 2004 (Ord. No. 2004-71)	AMENDED - JUNE 28, 2022 (Ord. No. 2022-27)	
AMENDED - JUNE 7, 2006	AMENDED - DECEMBER 13, 2022 (Ord. No. 2022-46)	



RFMUD



RLSA

RLSA & RFMUD Program Goals

Protect from unrestrained growth:

- Wetlands
- Protected species
- Wildlife habitat

Direct growth to appropriate locations:

- Creative Planning
- Proximity to Infrastructure
- Clustering, mixed use, internal capture & sustainability

RFMUD Overview



Sending Lands

Lands with the highest degree of environmental value and sensitivity.

Generally, lands with significant wetlands, uplands, and habitat for listed species.

Principal target for preservation and conservation.

Transfer development units FROM Sending Lands.



Neutral Lands

Lands with a high ratio of native vegetation, and thus higher habitat values, than Receiving Lands, but does not approach levels of Sending Lands.

Identified for limited semi-rural residential development.

No Transfers (either from or to) allowed in Neutral Lands.



Receiving Lands

Lands with lesser degree of environmental or listed species habitat value.

Most appropriate for development.

Residential development units may be transferred INTO Receiving Lands.

- Stewardship Sending Areas (SSAs) can be approved for preservation purposes, creating credits to entitle Stewardship Receiving Areas (SRAs).
- SRAs can be in the form of a Town, Village, or Compact Rural Development.
- Credit System that incentivizes preservation of important environmental lands (*large, connected wetland systems, and significant habitat for listed species*).
- Awards higher credit values for high value preservation.

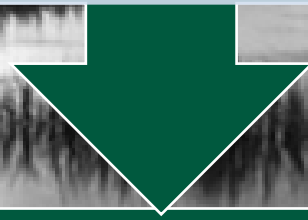


SSA's generate Stewardship Credits based upon:

**Ecological quality of each
acre of the SSA**

**Layer of allowed land uses
permanently eliminated;**

Any agreed to restoration.



**Credits are the currency used to designate Stewardship
Receiving Areas (SRA)**

Stewardship Receiving Area

- **Stewardship Receiving Area (SRA) designation is intended to:**
 - Encourage/facilitate uses that enable economic prosperity and diversification.
 - Encourage development that utilizes creative land use planning techniques.
 - Facilitate compact form of mixed-use development to accommodate population growth.
- Requires 10 Stewardship Credits per 1 Acre of Development.

Forms of SRA Development



Towns. Largest & most diverse form of SRA, full range of housing types and mix of uses, urban level services & infrastructure, compact design, mixed use, with balance of land uses to reduce automobile trips and increase livability. At least 1,500 acres & no more than 5,000. Comprised of several villages/neighborhoods and a mixed-use town center. Requires 2.5% of total acreage dedicated to Affordable Housing.



Villages. Villages primarily residential, diversity of housing types & mix of uses. At least 300 acres and not more than 1,500. Comprised of residential neighborhoods & mixed-use village center. Requires 2.5% of total acreage dedicated to Affordable Housing.



Compact Rural Development. SRA that supports and furthers Collier County's agriculture, natural resources and economic diversity. Unique set of uses and support services necessary to further these attributes. May include up to two DUs per gross acre. Maximum size of 300 acres.

Approved SRA Developments

Town/Village	Acres	Dwelling Units	Commercial/Office SF.	Industrial SF	Civic SF
Town of Ave Maria	5,928	11,000	1,200,000	711,000	148,500
Brightshore	682	2,000	120,000	100,000	20,000
Bellmar	999	2,750	85,000	0	27,500
Rivergrass	999	2,500	100,000	0	25,000
Hyde Park	642	1,800	45,000	0	18,000
Town of Big Cypress	1,544	4,432	640,000	650,000	30,000
Collier Rod and Gun (CRD)	259	225	2,250	0	0
<i>Horse Trials (Pending)</i>	<i>1,217</i>	<i>3,205</i>	<i>169,865</i>	<i>100,000</i>	<i>32,050</i>
Total	12,270	27,912	2,362,115 SF	1,561,000	301,050

TDR Basics:

Need to identify the intended public policy purpose (benefits) of the TDR program.

Need to identify where TDRs may be generated, and where they may be sent.

Is the program to be voluntary (incentivized) or mandatory (reducing or eliminating existing development rights)?

If the latter, it is critical to evaluate the value of TDRs to determine whether or not owners of “Sending” lands are being adequately compensated for loss of value through TDRs.

QUESTIONS?