

# GOLF COURSE CONVERSION OVERVIEW OF WHITE PAPER AND LDC AMENDMENT

DSAC-LDR SUBCOMMITTEE – THURSDAY, NOV. 3, 2016



Image from: [www.eaglecreekgcc.org/golf/course-tour](http://www.eaglecreekgcc.org/golf/course-tour)

# BCC DISCUSSIONS AND MORATORIUM

- Two golf courses, Ironwood (owned by Evergreen) and Quality Inn (located in Golden Gate City), have discussed plans to convert.
- January 2016 BCC directed Staff to analyze the number of existing golf courses, acreages, potential for golf courses to convert, process for conversion, and LDC Amendment options.
  - March 2016 staff produced a study, noted items to consider during conversion and identified courses zoned “Golf Course” most likely to convert.
  - Board discussion included: concern for compatibility of future uses; concern that tax assessments had included a golf course view; need to provide alternative uses for golf course district
  - BCC directed moratorium to pursue LDC Amendments. Moratorium on the acceptance, processing, and consideration of application for development orders involving the conversion of golf courses became effective April 12, 2016.
- Staff requested an extension of the moratorium to April 11, 2017 and presented a white paper on research regarding golf course conversions. Paper presented case studies and proposed LDC Amendment concepts.
- Schedule: DSAC – December 7<sup>th</sup>; CCPC – December/January; BCC – February/March

# WHITE PAPER - BCC APPROVED SEPT. 27<sup>TH</sup>

- Research on the status of golf in the nation and Florida
  - Golf participation is declining across the nation
  - Golf has maintained some footing in Florida
  - Difficult to anticipate conversions in Collier County
- Case studies of conversions across Florida and the nation
  - Community participation is paramount and reduces time at the Board and potential litigation
  - Providing usable open space helps build compromise
  - Ensure soil/groundwater testing and remediation of pollutants, if necessary
  - Identify alternatives: no conversion, county purchase, and development plan(s)
  - Address stormwater for surrounding properties

## LDC AMENDMENT 2.03.09 – ADDING USES

- LDC Amendment to 2.03.09 Golf Course to add compatible uses to the district that would be approved administratively or by conditional use
- Design standards apply to the conditional uses
  - Setbacks to enhance compatibility
  - Lighting intended to reduce light pollution

# LDC AMENDMENT 5.05.15 PURPOSE AND DEVELOPMENT REQs.

- LDC Amendment creating LDC section 5.05.15 Conversion of Golf Courses
  - Intended to address impacts of golf course conversion on real property by requiring outreach to stakeholders
  - Outreach occurs prior to rezone or PUDA
  - Applies to developed golf courses, PUDA that are seeking other uses for the golf course track
  - Introduces a *County's Guidebook for Golf Course Conversions*
- Development Requirements
  - Greenway required (open space retained around surrounding uses)
    - Purpose to provide open space view for existing property owners
    - Preserves and trees retained
  - Stormwater impacts to surrounding land uses addressed
  - Soil and/or groundwater testing, remediation if needed

# LDC AMENDMENT 5.05.15 APPLICATION PROCESS

- Application Process
  - New “Intent to Convert” application submitted
    - Requires a Developer’s Alternative Statement to inform stakeholders and county of the applicant’s intentions
      - No conversion; County purchase; Conceptual plan
  - Stakeholder outreach meetings (SOMs)
    - Two in person, one web-based
    - Use public outreach methods as described in *County’s Guidebook to Golf Course Conversion*
    - Provide report of outcomes to development plan
    - Input incorporated into development plan
  - Rezone or PUDA application
    - Includes all materials from conversion process
    - Staff report to verify SOM records
    - Rezone/PUDA findings include to consider stakeholder information.

# COMPATIBILITY REVIEW

- Will be adding a new provision to require a compatibility review
  - Conduct 5.05.15 Golf Course conversion process and public hearing
  - Specifically for developed golf courses with other non-golf related permitted uses to be reviewed for compatibility through the plat and conceptual plan review
  - Review and approval is of the development plan; not the permitted use