EXECUTIVE SUMMARY

Recommendation to approve by Resolution the Staff-proposed Petition for Growth Management Plan Amendments to the Future Land Use Element, the Golden Gate Area Master Plan, Housing Element and the Immokalee Area Master Plan, Providing for Changes to Affordable Housing Density Bonuses Available by the Density Rating System as Authorized or Directed by the Board of County Commissioners, on February 27, 2018, Item No. 11.A., for Transmittal to the Florida Department of Economic Opportunity for Review and Comments Response. (Transmittal Hearing) (PL20180001205/CPSP-2018-4)

OBJECTIVE: For the Board of County Commissioners (Board) to approve the staff-proposed amendments to the Future Land Use Element, Golden Gate Area Master Plan, Housing Element, and Immokalee Area Master Plan of the Collier County Growth Management Plan (GMP) for transmittal to the Florida Department of Economic Opportunity.

CONSIDERATIONS:
- Chapter 163, F.S., provides for an amendment process for a local government’s adopted Plan.
- County Resolution no.12-234 provides for a public petition process to amend the GMP.
- The Collier County Planning Commission (CCPC), sitting as the “local planning agency” under Chapter 163.3174, F.S. held their Transmittal hearing for this staff-proposed petition on June 7, 2018.
- This is the Transmittal hearing for these out-of-Cycle, staff-proposed amendments to the Future Land Use Element, Golden Gate Area Master Plan, Housing Element, and Immokalee Area Master Plan.

The amendments that are the subject of this hearing are limited in scope primarily to those authorized or directed by the Board following consideration of the housing report from the Housing Stakeholder Group and Cormac Giblin, AICP, Housing and Grant Development Manager, providing for changes to Affordable Housing Density Bonuses available by the Density Rating System.

Generally, revisions remove the “workforce” from the term Affordable-Workforce Housing; increase the density bonus from 8 to 12 units per acre and revise a specific percentage figure associated with the overall changes being made to the Affordable Housing program; remove specific references to other source documents, i.e. Florida Statutes, and the County Land Development Code (LDC).

Another small number of these staff-initiated changes are associated with general formatting changes, and housekeeping revisions, as previously-directed by the Board; intended to add clarity, correct text errors or omissions, and provide harmony and internal consistency among components of the GMP. A number of these Board-directed changes are not substantive, but predominately corrective in nature, and continue to follow direction provided by the adopted 2011 Evaluation and Appraisal Report (EAR).

FISCAL IMPACT: No fiscal impacts to Collier County result from the changes, as this approval is for the transmittal of this proposed amendment. Petition costs account for staff review time and materials, and for the associated legal advertising/public notice for the public hearings.

GROWTH MANAGEMENT IMPACT: Approval of the proposed amendment by the Board for transmittal and its submission to the Florida Department of Economic Opportunity will commence the Department’s thirty (30) day review process and ultimately return the amendment to the CCPC and the
Board for Adoption hearings tentatively to be held in the Summer of 2018.

LEGAL CONSIDERATIONS: This Growth Management Plan (GMP) amendment is authorized by, and subject to the procedures established in, Chapter 163, Part II, Florida Statutes, The Community Planning Act, and by Collier County Resolution No. 12-234, as amended. The Board should consider the following criteria, inasmuch as they may apply, in making its decision: “plan amendments shall be based on relevant and appropriate data and an analysis by the local government that may include but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.” Section 163.3177(1)(f), FS. In addition, Section 163.3177(6)(a)2, FS provides that FLUE plan amendments shall be based on surveys, studies and data regarding the area, as applicable including:

a. The amount of land required to accommodate anticipated growth.

b. The projected permanent and seasonal population of the area.

c. The character of undeveloped land.

d. The availability of water supplies, public facilities, and services.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of non-conforming uses which are inconsistent with the character of the community.

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

h. The need to modify land uses and development patterns with antiquated subdivisions.

i. The discouragement of urban sprawl.

j. The need for job creation, capital investment and economic development that will strengthen and diversify the community’s economy.

This item is approved as to form and legality. This transmittal hearing of the proposed amendment by the Board for its submission to the Florida Department of Economic Opportunity requires a majority vote for approval. [HFAC]

STAFF RECOMMENDATION TO THE COLLIER COUNTY PLANNING COMMISSION: That the CCPC forward petition PL20180001205/CPSP-2018-4 to the Board with a recommendation to transmit to the Florida Department of Economic Opportunity.

COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION: The CCPC heard this petition at their meeting on June 7, 2018 and voted unanimously to forward the petition to the Board with a recommendation to transmit to the Florida Department of Economic Opportunity.

RECOMMENDATION: To approve the draft Resolution and transmit petition PL20180001205/CPSP-2018-4 to the Florida Department of Economic Opportunity, as recommended by the CCPC.

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