STAFF REPORT

COLLIER COUNTY PLANNING COMMISSION

FROM: GROWTH MANAGEMENT DEPARTMENT, ZONING DIVISION, COMPREHENSIVE PLANNING SECTION

HEARING DATE: JUNE 7, 2018


REQUESTED ACTION and STAFF ANALYSIS:
This proposal consists of several individual staff-initiated amendments to four Elements of the Growth Management Plan (GMP) providing for changes to Affordable Housing Density Bonuses available by the Density Rating System as authorized or directed by the Board of County Commissioners, as well as modification to the term “affordable housing”. These amendments were directed by the Board following consideration of the housing report from the Housing Stakeholder Group and Cormac Giblin, AICP, Housing and Grant Development Manager, with their recommendations reflected by the amendments proposed.

Each amendment, or the nature of similar amendments, is identified below, followed by a brief explanation/analysis. The proposed amendments themselves make up the individual Exhibit “A”s accompanying the Transmittal Resolution.

Future Land Use Element (FLUE):
Revise throughout Urban Mixed Use District Subdistrict provisions, as needed, to 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).

General formatting changes, and housekeeping revisions, as have been directed previously by the Board continue to be made. Most of these are “housecleaning” amendments 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 are predominately corrective in nature and follow direction provided by the adopted 2011 Evaluation and Appraisal Report (EAR).
Golden Gate Area Master Plan (GGAMP):
Revise throughout Urban Mixed-Use District and Urban Commercial District provisions, as needed, to 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).

Housing Element (HE):
Revise throughout Goals Objectives and Policies, as needed, to remove the “Workforce” from the term Affordable-Workforce Housing;

Immokalee Area Master Plan (IAMP):
Revise throughout Goals Objectives and Policies, as needed, to 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 another source document, i.e., the County Land Development Code (LDC).

ADDITIONAL STAFF ACTION and ANALYSES:
Amendments to the Plan have several changes in common – within and between Elements. Approval of these amendments also confers the Board’s consent to make similar and related changes to the Land Development Code (LDC).

Environmental Impacts:
Due to the nature of these amendments, there are no new environmental impacts being created.

Public Facilities Impacts:
Due to the nature of these amendments, there are no new public facilities impacts being created.

LEGAL CONSIDERATIONS:
A copy of this Staff Report was provided to the Office of the County Attorney and has been approved as to form and legality. The criteria for land use plan amendments are found in Sections 163.3177(1)(f) and 163.3177(6)(a)2, Florida Statutes. This Staff Report was reviewed by the County Attorney’s Office on May 18, 2018. [HFAC]

STAFF RECOMMENDATION TO THE COLLIER COUNTY PLANNING COMMISSION:
That the Planning Commission forward Petition CPSP-2018-4 to the Board of County Commissioners with a recommendation to Transmit to the Florida Department of Economic Opportunity.
PETITION NO. PL20180001205 / CPSP-2018-4
Staff Report for the June 7, 2018, CCPC Meeting.

NOTE: This petition has been scheduled for the July 10, 2018 BCC Meeting.

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