

Public Information Meeting

Guesthouse Rental Pilot Program Study



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Today's Meeting Objective

The Board of County Commissioners has recognized a shortage of housing throughout the County.

Today we are requesting **your feedback** on whether you think guesthouse regulations should be changed to allow them for rental purposes.

No changes to the regulations are proposed or drafted at this time.



County Staff & Consultant Team

- **Mike Bosi**, Planning and Zoning Division Director
- **Eric Johnson**, LDC Amendment Section Manager
- **Richard Henderlong**, Planner III
- **Marissa Fewell**, Planner III
- **Maria Estrada**, Planner II
- **Kevin Summers**, Technical Systems Operations Manager
- **Ailyn Padron**, Management Analyst
- **Margaret Emblidge**, Planning Director with Agnoli, Barber & Brundage.

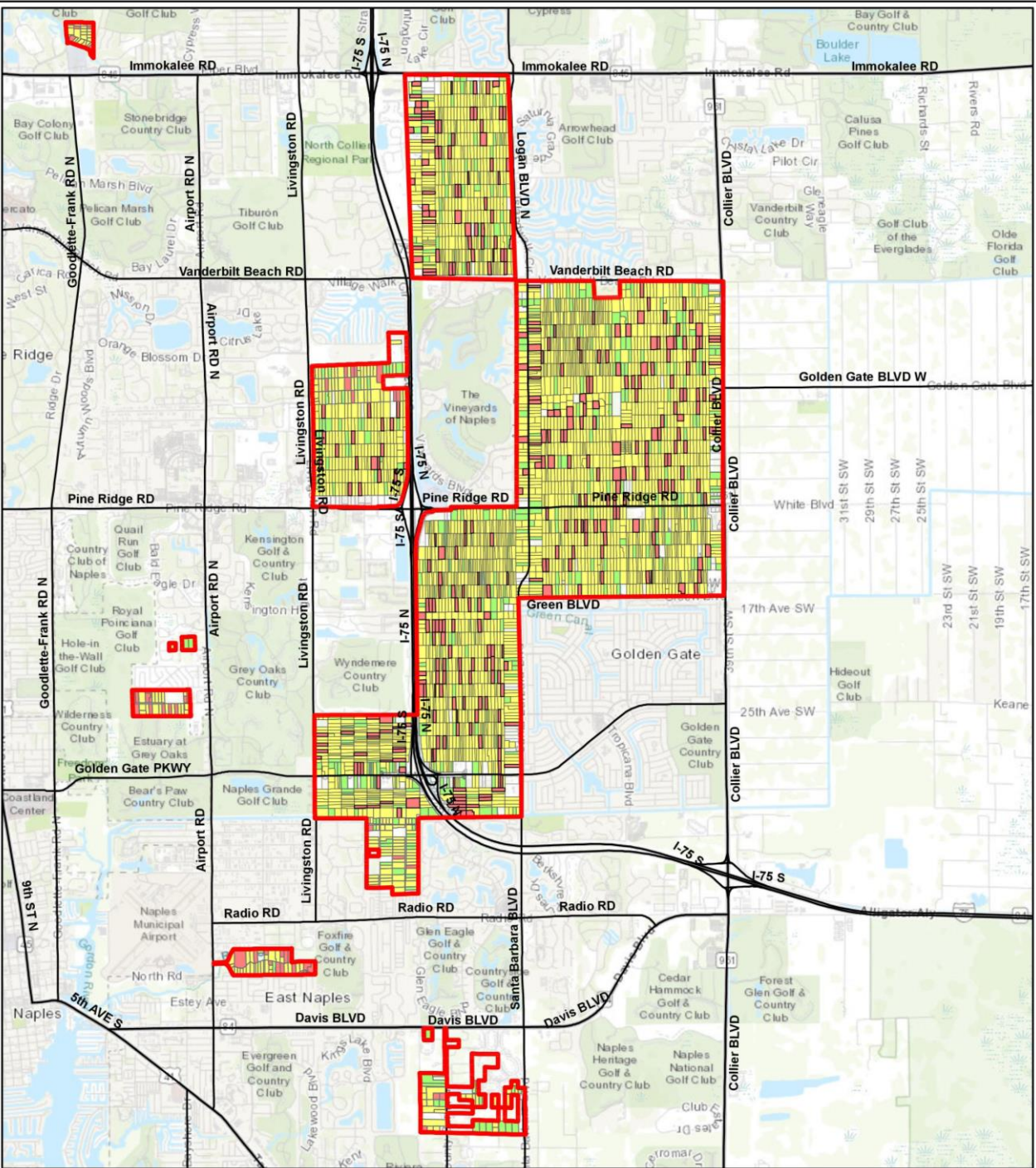


Guesthouse Rental Pilot Program Study

On February 14, 2023, the Board of County Commissioners directed Staff to perform a study on the feasibility of renting guesthouses as an option to fulfill the shortfall of housing in Collier County.

This study is focused on the Estates Zoned properties located west of Collier Blvd.

Guesthouse Rental Study Area



- Guest House Study Area
(Estates zoned parcels west of Collier Blvd.)
- Improved single family parcels with guest houses in Study Area (393 parcels). 7 parcels contain 2 guest houses for a total of 400 guest houses.
- Improved single family parcels without guest houses in Study Area (2,752 parcels)
- Vacant unimproved parcels in Study Area (413 parcels)



Growth Management
Community Development Department

Map Date: 8/4/2023

April 17, 2023 Total Single Family Parcels in Study Area (3,558)



Existing Guesthouses within Study Area

The Study Area includes Estates zoned properties that are west of C.R. 951/Collier Boulevard.

An estimate of the number of existing residential lots and existing guesthouses is below:

STUDY AREA	TOTAL
Existing Residential Lots	3,558
Residential Lots without Guesthouses	2,752
Residential Lots with Guesthouses	393
Vacant Residential Lots	413

Guesthouse Definition

Guesthouse:

- An accessory dwelling structure is attached to or detached from a principal dwelling, located on the same residential parcel.
- As an ancillary use, provides living quarters for the occupants of the principal dwelling, their temporary guests, or their domestic employees.
- May contain kitchen facilities.





Summary of Existing Guesthouse Standards

LDC Section 5.03.03 – Guesthouses

Handout of current regulations available

- May not be used for commercial purposes
- Leasing or renting is not permitted
- Owner may not live in the Guesthouse and rent the principal dwelling
- May be constructed prior to a principal dwelling (must meet the min. requirements of a single-family residence in the Estates, 1,000 s.f.)
- Site Design Standards:
 - Minimum lot size of 1 acre and minimum lot width of 105 feet
 - Maximum floor area of 40% of the principal dwelling

Example of Guesthouse In Front Yard



Front

Example of Guesthouse In Rear Yard

Front





Affordable Housing Consideration

One of the considerations the Board of County Commissioners wanted feedback on is the Rental of Guesthouses to accommodate the shortfall of affordable housing.

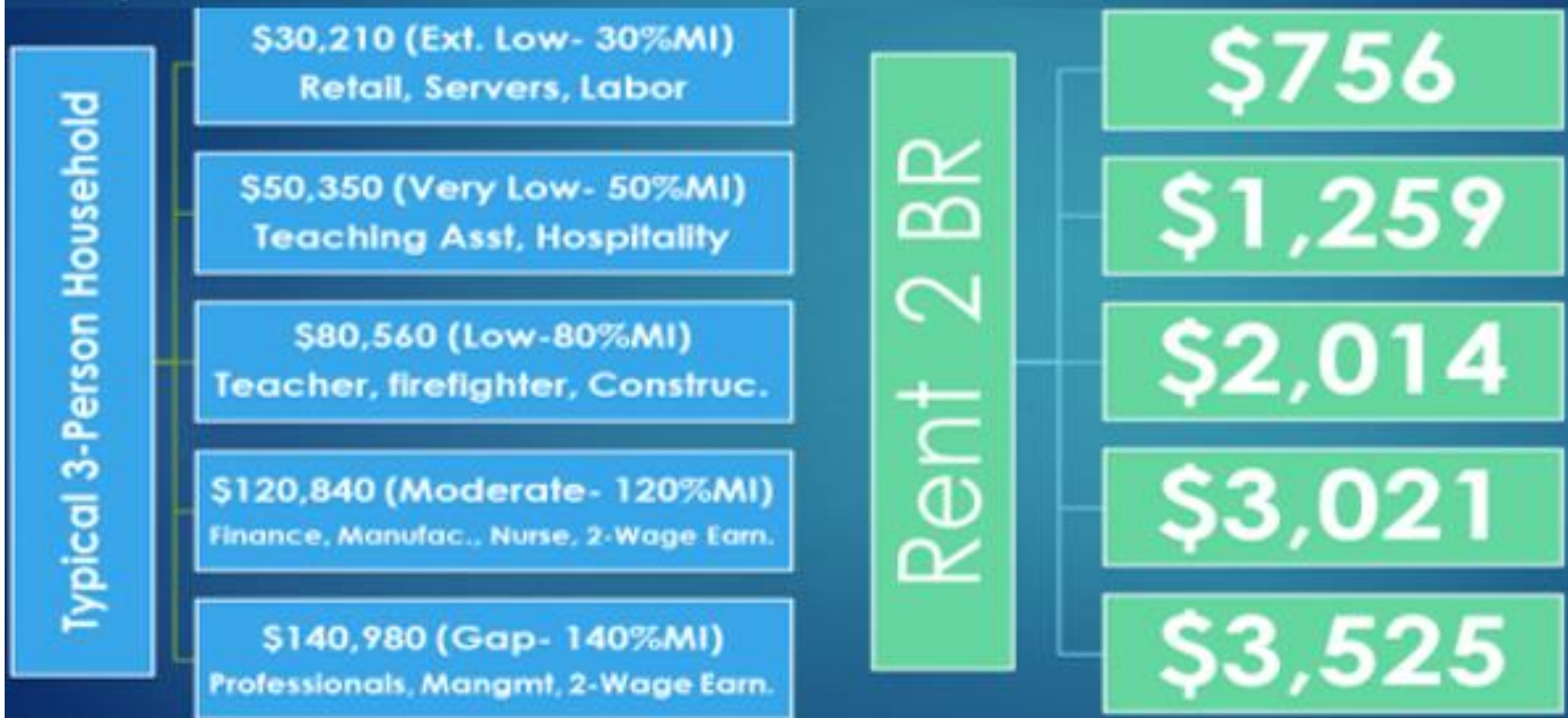
The State of Florida estimates Collier County has a shortfall of approximately 49,399 affordable housing units.

Creating a Guesthouse Rental Program could fulfill some of the shortfall.

Collier County Affordable Housing

Collier County Affordability

2023 Median Income \$100,700 adopted by HUD on May 15, 2023



Source: 2023 HUD Income and Rent Limits

2023 Fair Market Rent 2-bedroom = \$1,795; 12/2022 Median Home Sales Price \$581,250



Other Considerations

- **Property Appraiser**
 - Homestead (3%) vs. Non-Homestead (10%)
- **Tax Implications**
 - Short-term (daily/weekly/monthly) vs. Long-term (6+ months) rentals
- **Awareness**
 - State Statutes prevent the County from regulating vacation rentals, both short-term or long-term (Air BB, VRBO)
 - Handout available



QUESTIONS

BEFORE SURVEY



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Instructions



Create your own Menti at [mentimeter.com](https://www.mentimeter.com)

[Terms](#)

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END OF SURVEY

THANK YOU FOR PARTICIPATING



Next Steps

Staff to compile a report on findings and community input.

Affordable Housing Advisory Committee

Board of County Commissioner's – Winter 23/24

Questions and Comments Email: guesthouse rental@colliercountyfl.gov