



**STAFF REPORT  
COLLIER COUNTY PLANNING COMMISSION**

**FROM:** GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION, PLANNING AND ZONING DEPARTMENT, COMPREHENSIVE PLANNING SECTION

**HEARING DATE:** DECEMBER 4, 2014

**RE:** PETITION NO. PL20130001109/CPSP-2013-6, REVIEW AND RECOMMENDING ADOPTION OF STAFF-PROPOSED AMENDMENTS TO THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT, CAPITAL IMPROVEMENT ELEMENT, FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP SERIES, RECREATION AND OPEN SPACE ELEMENT, STORMWATER MANAGEMENT SUB-ELEMENT OF THE PUBLIC FACILITIES ELEMENT, AND THE TRANSPORTATION ELEMENT OF THE GROWTH MANAGEMENT PLAN; AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THESE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.  
[ADOPTION HEARING]

**BACKGROUND:**

This proposal consists of several individual staff-initiated Growth Management Plan (GMP) amendments, as authorized or directed by the Board of County Commissioners, and reviewed in Transmittal by appropriate State agencies. Most of the amendments seek to add clarity, correct text and map errors or omissions, and provide harmony and internal consistency. These amendments make up the Exhibit "A" accompanying the Adoption Ordinance.

Transmittal hearings on these amendments were held on May 15, 2014 (CCPC) and on July 8, 2014 (BCC).

**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY REVIEW/STAFF RESPONSE:**

After review of the Transmitted GMP amendments, the Florida Department of Economic Opportunity (DEO) rendered their determination in a letter dated August 15, 2014. The DEO had no comments of their own to address, but recommended that the County consider appropriate changes to the amendments based on other reviewing agency comments received. Comments can form the basis of a challenge if they are not satisfactorily addressed.

A considerable portion of changes made in response to reviewing agency comments and recommendations serve to technically improve GMP elements. Due to the technical nature of many of the changes, additional data and analysis is not deemed necessary to support them.

The DEO's review letter is attached to this Staff Report. Reviewing agencies who provided comments [in addition to those from the DEO] are the South Florida Water Management District (SFWMD) and the Florida Department of Transportation (FDOT); their comments are also attached to this Staff Report. With the exception of one minor non-reviewing agency related amendment explained below, this Staff Report and Adoption hearing focus only on the Element revisions recommended in response to reviewing agency comments.

Recommendations and comments pertained only to the following Elements and Sub-Elements: Conservation & Coastal Management Element (CCME) and Public Facilities Element – Stormwater Management Sub-Element (SM).

**ELEMENTS WITH NO ADDITIONAL CHANGES:**

No additional changes were made since the July 8, 2014 BCC Transmittal hearing on staff-initiated amendments to the following Elements and Sub-Elements: Future Land Use Element and Future Land Use Map Series, Recreation and Open Space Element, and the Transportation Element of the Growth Management Plan.

**ELEMENTS WITH ADDITIONAL CHANGES:**

Additional changes made since the July 8, 2014 BCC Transmittal hearing on staff-initiated amendments to the following Elements and Sub-Elements are limited to DEO or other reviewing agency comments and recommendations, along with one instance of retraction of an unnecessary change: Conservation and Coastal Management Element (CCME), Capital Improvement Element (CIE), and the Stormwater Management Sub-Element (SMS-E) of the Public Facilities Element of the Growth Management Plan. These changes are confined to updating GMP references to a specific SFWMD “Basis of review” document that was published after Transmittal of these amendments – of which the title was not known at that time.

These Elements comprise the additional changes to the staff-initiated amendments that the DEO and other reviewing agencies specifically reviewed, with one exception.

Though not specifically reviewed, this additional change reflects the withdrawal of a specific amendment simply because it was addressed by other means during the same period of time. This amendment occurred along with the 2014 Annual Update and Inventory (AUIR) on Public Facilities and annual update to the Capital Improvement Element of the Growth Management Plan – and is confined to updating text referencing the public school capital improvement plan and work program. These specific changes appear in the double underline, double strike-through format in the accompanying Exhibit “A”.

**STAFF RECOMMENDATION:**

That the Collier County Planning Commission forward Petition PL20130001109/CPSP-2013-6 to the Board of County Commissioners with a recommendation to adopt – with the changes since Transmittal hearings proposed by staff in response to reviewing agency comments – and transmit to the Florida Department of Economic Opportunity.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]***

**PREPARED BY:**



DATE: 11-14-14

for

CORBY SCHMIDT, AICP, PRINCIPAL PLANNER  
COMPREHENSIVE PLANNING SECTION, PLANNING AND ZONING DEPARTMENT

**REVIEWED BY:**



DATE: 11-14-14

DAVID WEEKS, AICP, GROWTH MANAGEMENT PLAN MANAGER  
COMPREHENSIVE PLANNING SECTION, PLANNING AND ZONING DEPARTMENT

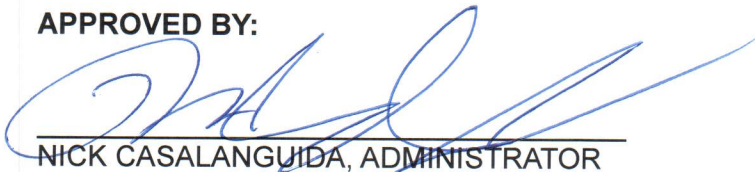
**REVIEWED BY:**



DATE: 11-14-14

MIKE BOSI, AICP, DIRECTOR, PLANNING AND ZONING DEPARTMENT

**APPROVED BY:**



DATE: 11-14-14

NICK CASALANGUIDA, ADMINISTRATOR  
GROWTH MANAGEMENT DIVISION

PETITION No. PL20130001109 / CPSP-2013-6  
Staff Report for the December 4, 2014, CCPC Meeting.

NOTE: This petition has been scheduled for the January 27, 2015, BCC Meeting.