

## EXECUTIVE SUMMARY

**Recommendation to approve (adopt) the Hibiscus Residential Infill Subdistrict small-scale amendment to the Collier County Growth Management Plan, Ordinance 89-05, as Amended, for transmittal to the Florida Department of Economic Opportunity. (Adoption Hearing) (PL20140000193/CPSS-2014-1) [Companion to Petition PUDZ-PL20140000179]**

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**OBJECTIVE:** For the Board of County Commissioners (BCC) to approve (adopt) the proposed small-scale Growth Management Plan amendment and approve the amendment for transmittal to the Florida Department of Economic Opportunity.

**CONSIDERATIONS:** The subject petition is submitted as a small-scale comprehensive plan amendment. As such, per Florida Statutes, the request is heard once only by the Collier County Planning Commission and the BCC. If approved by the BCC, the petition is transmitted to the Department of Economic Opportunity (DEO).

Per Chapter 163.3187, Florida Statutes, there are limitations for this type of amendment, as identified below, followed by staff comments in *[brackets]*.

1. Parcel must be 10 acres or less in size *[subject site is ±7.9 acres]*.
2. The annual cumulative acreage for all small-scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year *[in 2015, Collier County has approved a cumulative total of ±8.776 acres as small scale amendments, inclusive of the subject petition;]*.
3. No text change to the goals, objectives and policies; only a site specific small-scale land use change to the future land use map shall be permitted. However, a text change related directly to, and adopted simultaneously with, a small-scale future land use map change amendment shall be allowed. *[The proposed text change is directly related to, and is proposed to be adopted simultaneous with, a small-scale future land use map amendment]*.
4. Site is not located within an Area of Critical State Concern (ACSC) *[the site is not located within the ACSC]*.

This petition seeks to amend the Future Land Use Element (FLUE) of the Collier County Growth Management Plan to:

- a. Establish the Hibiscus Residential Infill Subdistrict on 7.90± acres within the Urban designation (Urban – Mixed Use District) that provides for up to 64 dwelling units at a density of 8.1 DU/A. [As reflected in support documents and Planning Commission Staff Report, the petition was submitted requesting 84 DUs, or 10.63 DU/A; the request was reduced to 64 DUs in alignment with the Planning Commission recommendation.];
- b. Amend Policy 1.1 to add the Hibiscus Residential Infill Subdistrict;
- c. Amend the Future Land Use Map Series list at end of FLUE to add this new subdistrict; and,
- d. Revise the Future Land Use Map to depict the new subdistrict, and create a new subdistrict map as part of the Future Land Use Map Series.

The proposed amended Subdistrict text and maps are depicted on Ordinance Exhibit A.

**FINDINGS AND CONCLUSIONS:** Based on the review of this small scale GMP amendment petition, including the supporting data and analysis, staff makes the following findings and conclusions.

- There are no adverse environmental impacts as a result of this petition.
- The proposed project is generally compatible with surrounding land uses and intensities.
- The petition allows a project density that could be achieved through the rezoning of the subject site along with a portion of the adjacent golf course acreage.
- Mitigation is being provided (in the companion PUD) to reduce the impacts resulting from the project's proximity to, and location within, the Category 1 hurricane vulnerability zone.
- There are no infrastructure related concerns other than transportation, and mitigation is being provided (in the companion PUD) for transportation impacts.

**FISCAL IMPACT:** The cost to process, review and advertise this petition was borne by the petitioner via application and advertisement fees. Therefore, there are no fiscal impacts to Collier County as a result of the adoption of this amendment.

**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 in making its decision: (1) consistency with the Comprehensive Plan, including analysis of impact on public infrastructure; (2) consistency with the Land Development Code, including compatibility analysis; and, (3) review of data and analysis to support the proposed amendment. This GMP amendment item is approved as to form and legality. It requires an affirmative vote of four for approval because this is an Adoption hearing of the GMP amendment. [HFAC]

**GROWTH MANAGEMENT IMPACT:** Adoption of the proposed amendment by the Board for transmittal to the Florida Department of Economic Opportunity will commence the thirty-day (30) challenge period for any affected person. Provided the small-scale development amendment is not challenged, it shall become effective thirty-one days (31) after Board adoption.

**COMPREHENSIVE PLANNING STAFF RECOMMENDATION:** That the Board adopt and transmit this small-scale GMP amendment to the Florida Department of Economic Opportunity.

**COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION:** The CCPC heard this petition at their February 19, 2015 meeting. The CCPC voted unanimously (6/0) to forward the subject petition to the BCC with a recommendation to adopt and transmit to the Florida Department of Economic Opportunity.

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Attachments:

- 1) CCPC Adoption Staff Report
- 2) Ordinance and Exhibit "A" text and maps
- 3) Project application and documentation. Project application and documentation are available at:  
[http://www.colliergov.net/ftp/AgendaApril1415/GrowthMgmt/Binder-April\\_14\\_2015\\_BCC\\_Hearing\\_Packet.pdf](http://www.colliergov.net/ftp/AgendaApril1415/GrowthMgmt/Binder-April_14_2015_BCC_Hearing_Packet.pdf)