

SUPPLEMENTAL EXECUTIVE SUMMARY

Recommendation to deny the single, 2013 Cycle 3 Growth Management Plan Amendment specific to the Vincentian Mixed Use Subdistrict petition. (Adoption Hearing) (Companion to rezone petition PUDZ-PL20130001726, Vincentian Village Mixed Use Planned Unit Development)

OBJECTIVE: For the Board of County Commissioners (BCC) to deny (not adopt) the single petition in the 2013 Cycle 3 of amendments to the Collier County Growth Management Plan (GMP) and not to approve said amendment for transmittal to the Florida Department of Economic Opportunity.

CONSIDERATIONS: This petition, and the companion PUD rezone petition, was heard at the April 28, 2015 meeting and continued to the May 12, 2015 meeting and continued again to the May 26, 2015 meeting. At the April 28 meeting, the Board directed the applicant to include a commitment to provide 40% of the dwelling units to persons that are income qualified for “gap housing.” To implement the Board’s direction, most of the resulting text changes occur in the PUD exhibits. However, a change does occur to a portion of the proposed Vincentian Mixed Use Subdistrict text, as shown below; staff requested this change as the addition of “gap housing” results in the sentence no longer directly correlating to the referenced policy. (Note: All of the text is new so as to establish this new subdistrict – text changed from the April 28 meeting is shown in single ~~strike thru~~/single underline format. The Ordinance Exhibit A has been revised to reflect the below change.)

17. Vincentian Mixed Use Subdistrict

This Subdistrict contains approximately 30.68 acres, is located on the south/west side of Tamiami Trail East (US 41) and is depicted on the Vincentian Mixed Use Subdistrict Map. The purpose of this Subdistrict is to allow for neighborhood, community, and regional commercial development; residential development; and mixed use (commercial and residential) development.

The Subdistrict is intended to include commercial uses to serve the emerging residential development in close proximity to this Subdistrict, and to provide employment opportunities for residents in the surrounding area. ~~In order to comply with Policy 1.10 of the Housing Element of the Growth Management Plan, residential~~ Residential ~~development shall be limited to market rate units so as to avoid the concentration of affordable housing in one location in the County.~~ The property may be developed entirely as commercial, entirely as residential, or as a mixture of residential and commercial uses.

STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS: Same as to the CCPC – Not to adopt and transmit petition PL20130001767/CP-2013-10, as submitted or as revised at the CCPC meeting, to the Florida Department of Economic Opportunity. However, in the event that the Board does approve this petition, staff recommends the above text change be included.

Prepared by: David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section, Zoning Division, Growth Management Department

Attachments: 1) Original Executive Summary for 4/28/15 BCC meeting; 2) CCPC Adoption Staff Report; 3) Adoption Ordinance with Exhibit "A" text and maps; 4) DEO and Reviewing Agency Comment Letters; 5) Transmittal Executive Summary; 6) CCPC Transmittal Staff Report; 7) Approved Transmittal Resolution; 8) CP-2013-10 Application Backup Information (petition only) – due to the size of the entire document, the complete back-up is accessible at: http://www.colliergov.net/ftp/AgendaApril2815/GrowthMgmt/PL20130001767_CP-2013-10_Application_Petition.pdf

