



May 19, 2015

Mr. Ray Eubanks, Processing Administrator
Florida Department of Economic Opportunity
Division of Community Planning/Plan Review and Processing
107 East Madison Street – MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of the Single, *Adopted* "2014 Cycle 1" Growth Management Plan Amendment (DEO No. Collier County 15-1ESR)

Dear Mr. Eubanks:

In accordance with Chapter 163.3184(3)(c), F.S., and the Department of Economic Opportunity's posted procedures, both as pertains to the Expedited State Review Process, Collier County is transmitting three (3) copies (two CDs and one hard copy) of the single petition within the 2014 Cycle 1 of Growth Management Plan Amendments, including all support data, to the Department of Economic Opportunity, and one copy of this entire adoption package (on CD) is being sent, on the same date as this letter, to the Florida Department of Transportation District One.

This amendment was reviewed in advertised public hearing by the Collier County Planning Commission (local planning agency) on April 2, 2015. The Collier County Board of County Commissioners reviewed the Growth Management Plan amendment in an advertised public hearing on May 12, 2015, and approved it by adoption of Ordinance No. 2015-29.

Amendments to the Future Land Use Element and Future Land Use Map and Map Series are included in this transmittal.

A brief summary of the single amendment is as follows (more details are provided in the Staff Reports to the Collier County Planning Commission and the Executive Summary to the Board of County Commissioners):

- CP-2014-2/PL20140000113, a petition submitted by Stock Development, and H & LD Venture LLC, requesting an amendment to the Future Land Use Element (FLUE) to introduce two site-specific exceptions from existing limitations in the Transfer of Development Rights (TDR) program, affecting the transfer of TDR credits among properties in the Rural Fringe Mixed Use District (RFMUD) and the Urban Residential Fringe (URF) Subdistrict. The first amends the URF Subdistrict provisions themselves, while the second amends the way density transfers are permitted by Density Bonuses' provisions of the FLUE Density Rating System.

Under current URF Subdistrict provisions, most properties located within the URF may only receive TDR density transfers from the RFMUD Sending Lands located within one (1) mile of the URF boundary. Stated differently, TDR credits may be transferred from any RFMUD Sending Lands to any RFMUD Receiving lands and Urban area receiving lands except that TDR credits from Sending lands beyond one (1) mile of the URF boundary cannot be transferred to the URF. One part of this amendment allows the transfer of TDR credits originating more distant than one (1) mile from the URF boundary for use in [the undeveloped portion of] the San Marino PUD, which is located within the URF.

Under current Density Rating System provisions, most properties located within the URF may receive the above-described TDR transfers at up to 1.0 dwelling unit per acre (DU/A) via the transfer of one TDR per acre. Stated differently, the maximum residential URF density may be increased from 1.5 DU/A to 2.5 DU/A utilizing TDRs through the Density Rating System. The other part of this amendment allows the transfer of TDR credits at up to 1.52 DU/A for use in [the undeveloped portion of] the San Marino PUD.



The subject site is within the San Marino Planned Unit Development (PUD) and comprises approximately 196 acres of the 235-acre PUD.

The Board of County Commissioners adopted petition CP-2014-2/PL20140000113 with no changes since Transmittal.

This amendment qualifies for the Expedited State Review Process set forth in Chapter 163.3184(3), F.S., as does *not* trigger the provisions of Ch. 163.3184(2)(c), F.S., i.e. the amendment is not within an area of critical state concern, is not within Collier County's rural land stewardship area, is not a sector plan, is not evaluation and appraisal-based, is not DRI-related, and does not qualify as a small scale amendment.

Collier County has previously provided its complete adopted Growth Management Plan, including amendments and support documents, to all review agencies listed in Chapter 163.3184(3), Florida Statutes.

Finally, if you have questions or need additional information, please contact:

David Weeks, AICP, Growth Management Manager or Corby Schmidt, AICP, Principal Planner Growth Management Department, Zoning Division, Comprehensive Planning Section 2800 N. Horseshoe Drive Naples, Florida 34104

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Sincerely,



Nick Casalanguida, Deputy County Manager

cc: Board of County Commissioners
Leo Ochs, County Manager
Mike Bosi, AICP, Zoning Director
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section
Florida Department of Transportation, District One - w/ attachment
GMPA File 2014 Cycle 1 - February

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