

EXECUTIVE SUMMARY

Recommendation to adopt an Ordinance amending Ordinance No. 2012-36, which established the Hacienda Lakes Community Development District, in order to contract the external boundaries of the District from 615.2 acres to 391.06 acres.

OBJECTIVE:

The objective of this public hearing is for the Board of County Commissioners (Board) to review and consider a petition for amending the Hacienda Lakes Community Development District (District) Ordinance No. 2012-36, by consenting to the contracting of external boundaries by approximately 224.14 acres.

CONSIDERATIONS:

On November 20, 2017 the Board of Supervisors of the District filed a petition with the Zoning Division, Growth Management Department, for modifying the boundaries of the District by contracting the external boundaries. A mandatory \$1,500.00 application fee was submitted with the amendment petition.

The District is located entirely within Collier County, Florida. The proposed District contraction area covers ±224.14 acres of land and is currently undeveloped. Portions of the remaining District are developed. The site is in portions of Sections 11, 13, 14, 23, and 24, Township 50 South, Range 26 East, and designated Urban Residential Fringe Subdistrict, Rural Fringe Mixed Use District – Sending Lands, and Mixed-Use Activity Center Subdistrict on the Collier County Future Land Use Map, and determined consistent with the Growth Management Plan of Collier County, Florida.

Exhibit “E” in the Petition, provides the metes and bounds legal description of the Existing External Boundaries, and Exhibit “F”, the modified metes and bounds legal description. A map of the contraction land is provided in Exhibit “D” to the Petition. By contraction, the District external boundaries would be reduced from 615.2 acres to 391.06 acres.

Pursuant to Chapter 190, Florida Statutes, the Board shall consider the following:

1. The statements made within the Petition are true and correct.
2. Amending the Ordinance is not inconsistent with any applicable element or portion of the comprehensive plan of Collier County.
3. The land within the District continues to be of sufficient size, to be sufficiently compact, and to be sufficiently contiguous to be developable as a functionality interrelated community.

4. The amendment to the boundaries of the District will not comprise greater than 50 percent of the land in the initial district, and in no event greater than 1,000 acres on a cumulative net basis.
5. The District continues to be the best alternative available for delivering community development services and facilities to the area serviced by the District.
6. The service and facilities of the District will continue to not be incompatible with the capacity and uses of any existing local and regional community development services and facilities.
7. The area remaining to be served by the District remains amenable to separate special district governance.

There are no existing facilities or services of the District specifically servicing the land to be contracted by this Amendment; however, the overall distribution of operation and maintenance assessments may increase for those properties remaining in the reduced District.

LEGAL CONSIDERATIONS: This item has been approved as to form and legality and requires a majority vote for Board approval. - ERP

FISCAL IMPACT:

There is no Fiscal Impact to the landowners within the District.

GROWTH MANAGEMENT IMPACT:

There is no growth management impact associated with this action.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners adopt the proposed Ordinance amending Ordinance No. 2012-36 modifying the external boundaries of the Hacienda Lakes Community Development District.

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