



Collier County
Growth Management Department

December 19, 2018

Mr. Ray Eubanks, Plan 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: Adoption of the Single “Out of Cycle” Growth Management Plan Amendment (DEO file no. 18-1RLS)

Dear Mr. Eubanks:

In accordance with *Chapter 163.3184(4), F.S.*, pertaining to the State Coordinated Review Process, Collier County is submitting three (3) copies (two CDs and one hard copy) of the single, adopted 2018 Out-of-Cycle GMP amendment (in four parts), 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 South Florida Water Management District, and Florida Fish & Wildlife Conservation Commission, who provided timely comments.

This amendment was reviewed in an advertised public hearing by the Collier County Planning Commission (local planning agency) on October 18, 2018. The Collier County Board of County Commissioners reviewed the Growth Management Plan amendment in an advertised public hearing on December 11, 2018 and approved it by adoptions of Ordinance No. 2018-59 (Future Land Use Element), Ordinance No. 2018-60 (Housing Element), Ordinance No. 2018-61 (Golden Gate Area Master Plan Element), and Ordinance No. 2018-62 (Immokalee Area Master Plan Element).

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

PL20180001205/CPSP-2018-4, a staff-proposed petition for related, individual Growth Management Plan amendments to the Future Land Use Element, the Golden Gate Area Master Plan, Housing Element and the Immokalee Area Master Plan components, providing for changes to Affordable Housing Density Bonuses available by the Density Rating System, including individual changes which serve to standardize Affordable-Workforce Housing terminology; increase the density bonus from 8 to 12 units per acre, and revise a specific percentage figure associated with the overall changes being made to the Affordable Housing program; remove specific references to other source documents; and, general formatting changes, and housekeeping revisions, as have been





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directed previously by the Board intended to add clarity, correct text errors or omissions, and provide harmony and internal consistency among components of the GMP – as authorized or directed by the Board of County Commissioners.

The Board of County Commissioners adopted petition PL20180001205/CPSP-2018-4/Collier County 18-1RLS with no changes since Transmittal.

This amendment qualifies for the State Coordinated Review Process set forth in *Chapter 163.3184(4), F.S.*, in the following manner. The individual changes do not pertain to identifiable properties, are not geographically- or locationally-based, and *do not* trigger the provisions of *Chapter 163.3184(2)(c), F.S.*, i.e., they do not pertain to an area of critical state concern or, to an adopted sector plan, are not evaluation and appraisal-based or DRI-related, and do not qualify as a small-scale amendment. However, the individual changes proposed to the Future Land Use Element are applicable to the County's rural land stewardship area, and in this manner, the amendment qualifies for the State Coordinated Review Process.

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(1)(c), F.S.*

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

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Naples, Florida 34104
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Email: david.weeks@colliercountyfl.gov or corby.schmidt@colliercountyfl.gov

Sincerely,



James French, Deputy Department Head
Growth Management Department

cc: *Board of County Commissioners*
Leo Ochs, County Manager
Cormac Giblin, AICP, Housing and Grant Development Manager
Mike Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section
GMPA CPSP-2018-4 File

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