

PL20170004004 (CPUD) & PL20170004005 (GMPA) – xxxxx, agent; T. Finn, planner. **C. SCHMIDT**
Wednesday, December 13, 2017 1:30 PM-2:30 PM. Conf. Rm. C.

Requested by: xxx of xxxxx

Phone: xxxxx; Email: xxx

Representing: XXXXX [per PAO GIS, owner: Goodwill Industries of SW Florida, Inc.]

Folio #s: *[INCOMPLETE LISTING]* 38170040001; Zoning: E-Estates and partially Corridor

Management Overlay, with PU for church

Location: SW corner of Golden Gate Parkway & Santa Barbara Blvd., in 29-49-26.

Project Description: GMP Amendment and Rezone to allow commercial development. [~~per PAO GIS, 6.38 acs.~~]

Existing Application Name: site is developed with a church (petition PU-82-23-C, Res. No. 82-192, 11/9/82 BCC)

POST PRE-APP COMMENTS: GGAMP FLUM Designation is Estates Mixed Use District, Residential Estates Subdistrict.

Project would allow redevelopment of approx. 17 acs. of church & school (Naples Christian Academy) sites; adding commercial uses & redeveloping northernmost portion. No commercial component currently. Large scale GMPA to GGAMP will establish a new commercial Subdistrict – to be submitted and reviewed for transmittal & adoption, with a companion PUDZ to be considered during adoption phase. Property area includes existing school, which will remain and may expand; it may be converted to or be replaced by a charter school. No specific end user identified, but commercial intensity proposed to range high enough to include gas stations and convenience stores or other operations dispensing fuel.

Subject Property History Includes:

- (1) GGAMP Re-study circa 2001-2002 with **no** recommended designation **change**;
- (2) private sector GMPA petition CP-2008-3 for 20.71 acres proposing Golden Gate Parkway Mixed-Use Subdistrict to allow max. of 74 DUs, max. of 240 senior housing units – with res'l/sr. hsg conversion ratio, and max of 60,000 sq. ft. of C-1 thru C-3 uses with some prohibitions – petition **withdrawn**;
- (2.b) private sector GMPA petition CPSS-2011-2, for (property north, across Golden Gate Parkway) Conditional Uses in the Golden Gate Estates Commercial Infill Subdistrict (West) in GGAMP – **On Hold** to allow Applicant/Agent to participate in GGAMP Re-Study effort » *[During public workshops, a majority of participants felt there wasn't a need for additional commercial areas; but recognized a need and opportunity for redevelopment of the existing areas to spur economic development.]* » resubmittal timer set to Feb 01/2019
- (3) GGAMP Re-study in 2016-2018 with initial white paper findings reporting community support for major intersections such as this allowing "E" CUs (churches and other places of worship; social or fraternal organizations, childcare centers, schools, group care facilities, essential services, hospitals, etc.).

Yes, apparent Comprehensive Planning issues – introducing a commercial subdistrict and establishing commercial uses; Agent notified of the need to address, as applicable:

- Compliance with the GGAMP/FLUM (Estates Mixed Use District, (new commercial Subdistrict); [PUDZ]
- Compliance with FLUE Objective 5 and its applicable policies, esp. s/s 5.3, 5.6 (GMP consistency clause; LDC compatibility & complementary clause); [GMPA & PUDZ]
- Compliance with FLUE Objective 7 and its applicable policies 7.1 through 7.4 (Toward Better Places – Community Character Plan); [PUDZ]

Provide proper data & analysis for the introduction of commercial land uses; The market study is needed to establish demand for the commercial uses. These studies, even in their most basic form, include data on the: supply of land in the (market) area already having a GGAMP FLUM or FLUE designation allowing the desired uses; supply of land in the (market) area already having a zoning designation allowing the desired uses; inventory of existing commercial uses (acreage & floor area) in the (market) area; and, a professional acceptable analysis of the demand remaining for the desired uses.

- Need for the designation change – data and analysis, e.g. market demand study for commercial uses is to demonstrate the change is warranted, and that additional inventory [quantity] of the requested uses is needed; Too often, the data only demonstrates the petition site is viable for the proposed uses (“build it & they will come”) rather than demonstrate there is a need for a new or expanded GMP provision to provide for the proposed uses, and that the need is at this specific location; The data should be specific to the proposed land uses, proposed trade or service area, persons per household in subject area, etc., as applicable; Market demand studies should develop scenarios to explain how the subject property will compete with other ‘like areas’ in or near the market, or trade, area; Market demand studies should also gauge the amount of vacant units/square footage/leasable area of “like area” nodes in the market area, such as within each Mixed Use Activity Center (MUAC), each Estates Neighborhood Center, each Subdistrict, and so on – acknowledging the premise that vacancies and vacancy rates are valid indicators for determining need/demand/support.

Address sections Chapter 163.3167(9), 163.3177, and 163.3184, Florida Statutes; Note particularly the requirement to provide appropriate data and analyses [the local government deems appropriate] to demonstrate the amendment is needed.

Prepare separate narratives **to address** all impacts to the surrounding area [to accompany both GMPA & PUDZ application materials]. Give particular attention to the Subdistrict and Overlay designations in this area that presently serve as buffers between non-residential and residential land uses; with their limited, transitional land uses (professional offices, low-intensity commercial, personal services, etc.) especially Transitional Uses in the Conditional Uses Subdistrict. **Explain** how the new Subdistrict effects the purposes and intents, etc. of each of the surrounding designations. Explain how the new (Subdistrict- and PUD-allowed) development effects the existing and potential development of uses in these designations, including, but not limited to:

- Appropriateness of uses/compatibility with surrounding area, and
- Impact or unintended consequences on surrounding properties – addressing whether it will make them more, or less, developable under their present FLUM designation? Will it create a domino effect leading to future designation changes on the surrounding properties?

Follow the established format of the GGAMP for the text exhibit “to preserve the internal consistency” of the GMP and include:

- A listing of new subdistrict name under Policy 1.1.2;
- Proposed subdistrict provisions; and,
- A listing of new subdistrict map under Future Land Use Map Series.

Follow the established format of the GGAMP for the map exhibits “to preserve the internal consistency” of the GMP and include:

- A new subdistrict Inset Map; and,
- An amended Golden Gate area-wide FLUM.

Staff notes:

This GMPA will be a full-scale plan amendment. The amendment procedure requires both Transmittal and Adoption phases per Florida Statute, while the procedure required of the companion future rezone places it in a schedule coinciding with the later Adoption phase (if petitioner desires companion review). The application and consideration of these companion items may require 2 separate NIMs.**

All Neighborhood Information Meeting (NIM) activities and reviews are arranged directly with the Comprehensive Planning staff/the assigned Project Coordinator; these activities include: reviewing/approving the draft notification to surrounding property owners; reviewing/approving the draft newspaper advertisement; reviewing/approving/coordinating proposed NIM meeting dates, times and locations; the draft NIM notification to surrounding property owners; accepting/filing applicant-prepared Affidavit of Notification (from NDN), posted Public Hearing sign photograph, and, NIM transcript/minutes/notes and **clearly audible in its entirety**, an audio/video recording, PLUS, BEGINNING DECEMBER 2017: 3 flash drives containing the full, clear NIM audio recording.**

Substantial changes to proposal after Transmittal will trigger need for an additional NIM prior to adoption hearings.**

The petition fee is \$16,700.00, which is non-refundable, plus a proportionate share of the legal advertising costs (the \$500.00 pre-app meeting fee, which was received, is applicable to the petition fee if petition is submitted within 9 months of the pre-app meeting date); a total of four (4) public hearings are held - Transmittal hearings (T) conducted in front of CCPC and BCC, Adoption hearings (A) conducted in front of same two bodies; the estimated legal advertising costs will be provided, and payment will be required prior to advertising for any hearings; any refund due the applicant after hearings are held will be provided at that time.**

The thrice-annual amendment cycles are established by Resolution 12-234; submittal deadlines are 5:00 p.m. on the last Friday in [soon anticipated to be reapproved for] February, June and October.**

Be sure of consistency/conformity/harmony with other Goals, Objectives, Policies (GOPs) and provisions in the Element being amended and any other Element of the GMP relevant to the petition, as well as any other applicable regulations (e.g. specific LDC provisions); fully explain furtherance of existing GOPs relevant to the petition, and of any other plans or designations which are applicable or relevant to the petition (e.g. a redevelopment plan, corridor management plan, etc.).**

All studies and analyses are to include the raw data used to support their conclusions, as copies from source documents, attachments or appendices thereto, in order to facilitate a thorough substantive review;

It is important to carefully organize the amendment package; be sure all exhibits are consistently labeled, are in the proper order, and are fully/correctly referenced on the pages of the application; be sure all mapping clearly identifies the subject site, includes North arrow and scale, and source; a petition narrative is often helpful, and in this instance, recommended to provide the thorough explanation needed; for corporate ownership, it is not acceptable to only list the corporation name; in some instances, property is owned by a corporation that in turn is comprised of other corporations; it is necessary to provide a list of individuals as officers or stockholders of the corporation(s) for purposes of full disclosure; the objective of disclosure is to reveal the individuals with an interest in the property (including seeing if any staff or public officials are included).**

For a submitted petition, after the sufficiency review process is complete [Outside CityView] and the petition package is deemed sufficient, an electronic version of the entire submittal is needed, preferably in PDF format, preferably on a CD; The County has instituted an electronic (paperless) agenda process for the Board of County Commissioners' hearings;

*Note: ** denotes staff information / clarification provided post-pre-application conference.*

Agent asked about GMPA Cycles and their periodic deadlines. Application team thought they may be able to meet the first 2018 Cycle, submitting by end of February.

The expectation of staff support for these applications or recommendations for approval are not implied or expressed by comments made during this conference.