



STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION
DRAFT

TO COLLIER COUNTY PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES
DIVISION, COMPREHENSIVE PLANNING DEPARTMENT

HEARING DATE: MARCH 5, 2007

RE: PETITION NO. CP-2005-1; GROWTH MANAGEMENT PLAN
AMENDMENT
(TRANSMITTAL HEARING)

AGENT/APPLICANT/OWNER:

Agent: Michael Fernandez
Planning Development, Incorporated
5133 Castello Drive, Suite 2
Naples, Fl. 34103

Applicant: Humberto Jean and Pedro Bello
Construction and Real Estate Corporation
4380 7th Avenue SW
Naples, Fl. 34119

Owner: Pedro and Juana Bello and Humberto Jean
14090 SW 36th Street
Miami, Fl. 33175

GEOGRAPHIC LOCATION:

The subject tract of land is shown in the aerial photo on the following page and is summarized as follows:

- Located in the SW quadrant of the Golden Gate Boulevard/Weber Boulevard intersection. The SW quadrant is approximately 4.14 acres and consists of Tract 16, Unit 4.



PURPOSE/DESCRIPTION OF THE PROJECT:

The project consists of a proposal to add a neighborhood center at the Southwest corner of the intersection of Weber Boulevard and Golden Gate Boulevard. Currently, four neighborhood centers are designated in the Golden Gate Area Master Plan (see Map 9 on page 9). The Neighborhood Centers, as outlined in the Golden Gate Area Master Plan, are designed to, “concentrate all new commercial zoning, and conditional uses, as allowed in the Estates Zoning District, in locations where traffic impacts can be readily accommodated and to avoid strip and disorganized patterns of commercial and conditional use development.” The proposed center could contain 45,000 square feet of neighborhood commercial retail space.

REQUESTED ACTION:

This petition seeks to amend the Golden Gate Area Master Plan (GGAMP) text and Future Land Use Map Series by:

Amending text within Section IIIB2a2)b) of the Golden Gate Area Master Plan (GGAMP), and Section IIIB2a2)c) of the Golden Gate Area Master Plan (GGAMP)a Part of the Growth Management Plan GMP), by adding a fifth neighborhood center with the designation of a 4.14 acre parcel at the corner of Collier Boulevard and Weber Boulevard.

Underlined language is proposed added text and ~~Strikethrough~~ text is proposed deleted text.

Neighborhood Centers are located along major roadways and are distributed within Golden Gate Estates according to commercial demand estimates. (See Map 9). The centers are designed to concentrate all new commercial zoning, and conditional uses, as allowed in the Estates Zoning District, in locations where traffic impacts can be readily accommodated and to avoid strip and disorganized patterns of commercial and conditional use development. ~~Four~~ Five Neighborhood Centers are established as follows:

* * * * *

Golden Gate Boulevard and Weber Boulevard. This center is located in the SW quadrant of the intersection (see Map 9). The SW quadrant is approximately 4.14 acres and consists of Tract 16, Unit 4.

c) Criteria for land uses at the centers are as follows:

- Commercial uses shall be limited to intermediate commercial so as to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development Code (Ordinance 91-102, adopted October 30, 1991), except as prohibited below.

* * * * *

- Parcels immediately adjacent to commercial zoning within the Neighborhood Centers located at the intersections Golden Gate Boulevard and Wilson Boulevard, Golden Gate Boulevard and Everglades Boulevard, Golden Gate Boulevard and Weber Boulevard, Everglades Boulevard and Immokalee Road may qualify for Conditional Use under the transitional conditional use provision of the Conditional Uses Subdistrict of this Master Plan Element.

Proposed Future Land Use Map Series changes as follows:

Amending the Golden Gate Area Master Plan, a Part of the Growth Management Plan by Amending Map 2 entitled, “Golden Gate Area Future Land Use Map” by adding the proposed Neighborhood Center at Golden Gate Boulevard and Weber Boulevard, totaling 4.14 acres.

Amending the Golden Gate Area Master Plan, a Part of the Growth Management Plan by Amending Map 9 entitled, “Golden Gate Estates Neighborhood Centers” by adding the proposed Neighborhood Center at Golden Gate Boulevard and Weber Boulevard, totaling 4.14 acres.

Amending the Golden Gate Area Master Plan, a Part of the Growth Management Plan by Amending Map 11 entitled, “Collier Boulevard/Pine Ridge Road Center”, by adding the

location of the proposed Neighborhood Center at Golden Gate Boulevard and Weber Boulevard, totaling 4.14 acres to the map, as well as amending the title to include the Collier Boulevard/Weber Boulevard Center.

BACKGROUND:

The following is a summary of the background of the “Golden Gate Estates Neighborhood Centers”, history of citizen participation and adoption of the “Golden Gate Area Master Plan” by the Board of County Commissioners and on-going efforts.

The GGAMP was adopted within the context of the following, which is an excerpt from the Master Plan’s Introduction Section found on page 2 of the GGAMP:

“As part of the revised Growth Management Plan, the County adopted the original Golden Gate Area Master Plan (GGAMP) in 1991. The GGAMP was further revised in 1997. The Golden Gate Area Master Plan provides growth management regulations for the designated Golden Gate Area.

The Golden Gate Area was previously subject to the regulations outlined in the County's Future Land Use Element (FLUE). However, in 1991, the unique characteristics of the area resulted in adoption of a Master Plan for Golden Gate, as a separate Element of the Collier County Growth Management Plan. This Master Plan superseded former Objective 1, Policy 1.1, and Policy 1.3 of the FLUE. All other Goals, Objectives, and Policies contained in the FLUE and all other Elements of the Growth Management Plan remain applicable to the Golden Gate Area. In addition, the Golden Gate Area Future Land Use Map will be used instead of the County-Wide Future Land Use Map.

In April 1996, the Board of County Commissioners adopted the Evaluation and Appraisal Report (EAR) for Collier County. As a result of the recommendations made in the EAR, Ordinance 91-15, which adopted the original Golden Gate Area Master Plan, was repealed and a new Ordinance 97-64 was adopted.

In February of 2001, the Board of County Commissioners directed staff to initiate a restudy of the Golden Gate Area Master Plan. Accordingly, in June of 2001, Comprehensive Planning Section Staff requested that the Board appoint an advisory committee, consisting of residents of Golden Gate City and Golden Gate Estates, to aid Staff in the restudy process. The Golden Gate Area Master Plan Restudy Committee met on over twenty (20) occasions, between June 2001 and June 2003, to consider proposed amendments to the GGAMP, as well as other matters related to the Golden Gate Area. All meetings were open to the public, many of these meetings were well attended. The evaluation and determination of the appropriateness of the neighborhood centers were a focal part of the restudy process.

The restudy process was divided into two phases. The County transmitted Phase I amendments to the Florida Department of Community Affairs in April, 2003. These amendments were adopted, as Ordinance 2003-44 in September, 2003. Phase II amendments were adopted in October, 2004, as Ordinance 2004-71.”

On May 24, 2006 the Board of County Commissioners (BCC) was presented the preliminary report of the East of County Road 951 Infrastructure and Services Horizon Study. The preliminary report was the identification of three levels of service options for public infrastructure and service outlays for the area east of CR951. During the presentation, the BCC initiated the steps for the creation of an Ad Hoc Master Plan Committee to guide the public participation (phase two) of the Horizon Study. The Committee's task is to poll the public on the various levels of service addressed by the preliminary report, but will also focus upon other issues relevant to the Study area. One area in particular will be the desired level of commercial uses and square footage provided for within the Golden Gate Estates. The Horizon Study Master Committee through a series of public meetings will seeks input from estates residents upon the size and extent of future commercial in the Estates. Based upon the feedback provided during the public participation meetings the Committee will offer recommendation to the BCC related to the East of CR951 study area. These recommendations from the Master Committee are anticipated to be utilized by the BCC when faced with issues regarding the Study area and instances such as this application to amend to the Golden Gate Estates Area Master Plan.

(2) History of Ownership of the Subject Tract of Land.

The County Property Appraiser's records and the application for this amendment to the GGAMP both show that the current owners caused the recordation of a deed in their names for the subject tract of land in March, 2003.

COMPREHENSIVE PLAN AMENDMENT DATA AND ANALYSIS REQUIREMENT

Chapter 9J-5, Florida Administrative Code, "Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments, Evaluation and Appraisal Reports, Land Development Regulations and Determinations of Compliance" sets forth the minimum data and analysis requirement for comprehensive plan amendments. More specifically, Section 9J-5.005 "General Requirements" delineates criteria for plan amendments in sub-section 9J-5.005 (2) "Data and Analysis Requirements."

Sub-section 9J-5.005(2) states in part that "All goals, objectives, standards, findings and conclusions within the comprehensive plan and its support documents, and **within plan amendments and its support documents**, shall be based upon relevant and appropriate data and analysis applicable to each element. To be based upon data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or **plan amendment at issue**. The Department will review each comprehensive plan [amendment] for the purpose of determining whether the plan [amendment] is based on data and analyses described in this Chapter and whether data were collected and applied in a professionally acceptable manner."

It is incumbent upon all applicants requesting comprehensive plan amendments to provide supporting data and analyses in conjunction with any relevant support documents. It is not the responsibility of Collier County staff to generate data and analysis for the applicant, although it is staff's responsibility to identify any shortcomings in the data and analyses

during the consistency review process and to request additional information that is deemed essential in the review of the submitted request for a plan amendment. Any outstanding deficiencies with respect to data and analyses that may remain at the time of any requisite public hearing are the responsibility of the applicant. A detailed synopsis of the adequacy of the data and analysis for the subject plan amendment is set forth with specificity within this staff report.

SURROUNDING LAND USE, ZONING, AND FUTURE LAND USE DESIGNATION:

A. Existing Conditions of the Site. The site in question is undeveloped, heavily wooded, relatively flat and has frontage on Weber Boulevard, Collier Boulevard and Golden Gate Boulevard. The subject property is designated Estates on the Future Land Use Map.

B. Existing Land Use Surrounding the Subject 3 Tracts of Land.

- North...Golden Gate Boulevard and Estates lots with residential structures
- East.... Estates lots with residential structures
- South... Estates lots with residential structures
- West...Collier Boulevard and vacant Estates lots

The majority of the estates lots which surround the proposed site, east of Collier Boulevard are owner-occupied single family structures, with one lot in the ownership of an LLC.

In summary, the primary existing land uses in the area immediately surrounding or directly opposite the subject property is Estates-type residential.

C. Trends in Development Surrounding the Subject Tract of Land

Residential Development

- North....single family residential, zoned estates
- East....single family residential, zoned estates
- South...single family residential, zoned estates
- West....undeveloped estates lots with surrounding residential, zoned estates

Commercial Development

There have been no trends toward commercial development immediately surrounding the proposed center, but within a 1.2 mile radius of the proposed center the commercial trends are as follows:

- Northwest corner of Pine Ridge Road/Collier Boulevard intersection within the existing Collier Boulevard/Pine Ridge Road Neighborhood Center... 3.87 acres of C-3 zoned property developed with a convenience store with gas pumps and a strip plaza.
- Southwest corner of Pine Ridge Road/Collier Boulevard intersection within the existing Collier Boulevard/Pine Ridge Road Neighborhood Center... Brooks Village Commercial PUD which provides for 105,000 square feet of gross leasable area of commercial uses similar to the C-3 zoning district permitted uses.
- Northwest corner of Vanderbilt Beach Road/Collier Boulevard intersection...an existing approved commercial PUD, Mission Hills, which allows for 200,000 square feet of gross leasable area of commercial uses similar to the C-4 zoning district permitted uses.

In summary, the recent trends in the development of the immediate surrounding parcels are clearly residential, but within 1.2 miles of the subject parcel, there has been a change in the development pattern of the area with the zoning and development of commercial as noted above. Over 305,000 square feet of commercial zoning is permitted within 1.2 miles of the subject site.

D. Permanency of Boundary of “Weber Boulevard/Golden Gate Boulevard Center” if the requested amendment to the “Golden Gate Area Master Plan” is granted. The granting of this amendment would create a rectangular Neighborhood Center boundary in the southwest quadrant of this intersection. This rectangular boundary would be surrounded with residential structures which would likely encourage future requests for amendments to this proposed Neighborhood Center of the GGAMP. The granting of this amendment could have negative impacts upon the existing adjoining and nearby single family developments to the east, south, and north of the subject tract of land.

In summary, the granting of this GMP amendment to the GMP and resulting commercial development scenario would likely lead to other future similar requests from owners of other properties immediately adjoining the boundaries of the proposed Center. It should be noted that if the amendment is approved each of the residential properties which abut the subject parcel and either Collier or Golden Gate Boulevards would become eligible for conditional use applications due to the location of the commercial development within the proposed neighborhood center and the development criteria contained within the Conditional Use Subdistrict of the Golden Gate Area Master Plan. Additionally, granting the GMP amendment could result in the parcels located at the other corners of the Collier/Golden Gate Boulevard intersection to seek a similar commercial designation, based upon similar criteria established within this application.

E. Vacant Land Already Designated “Neighborhood Centers” The Pine Ridge Road and Collier Boulevard Neighborhood Center is the closest existing neighborhood center to the proposed property, within .92 miles of the proposed center. As noted, within that center, 3.87 acres is currently developed and 105,000 square feet of neighborhood commercial is entitled.

At the Wilson Boulevard and Golden Gate Boulevard Center, just 9.15 acres of this existing 25.56± acre planned Center is developed, under construction, or set aside for street right of way, leaving 16.56 acres of land within the current Center boundaries vacant and available for future commercial development through re-zonings.

Additionally, the 21.84-acre “Everglades Boulevard and Golden Gate Boulevard Center” is entirely vacant at this time. An application is pending to rezone from E, Estates to a Commercial PUD at the northwest corner of this intersection for a 35,000 square foot commercial center on this 5.46-acre site. This rezoning would be consistent with the boundaries of the Neighborhood Center as envisioned in the GGAMP and will not require an amendment to the GGAMP.

In short, there does not appear to be a public need at this time for the proposed “Weber Boulevard/Golden Gate Boulevard Center”, given the availability of over 305,000 square feet of commercial development within 1.2 miles of the center, and specifically the 105,000 square feet of neighborhood commercial within the Pine Ridge Road and Collier Boulevard Neighborhood Center, approved by the BCC in the fall of 2006.

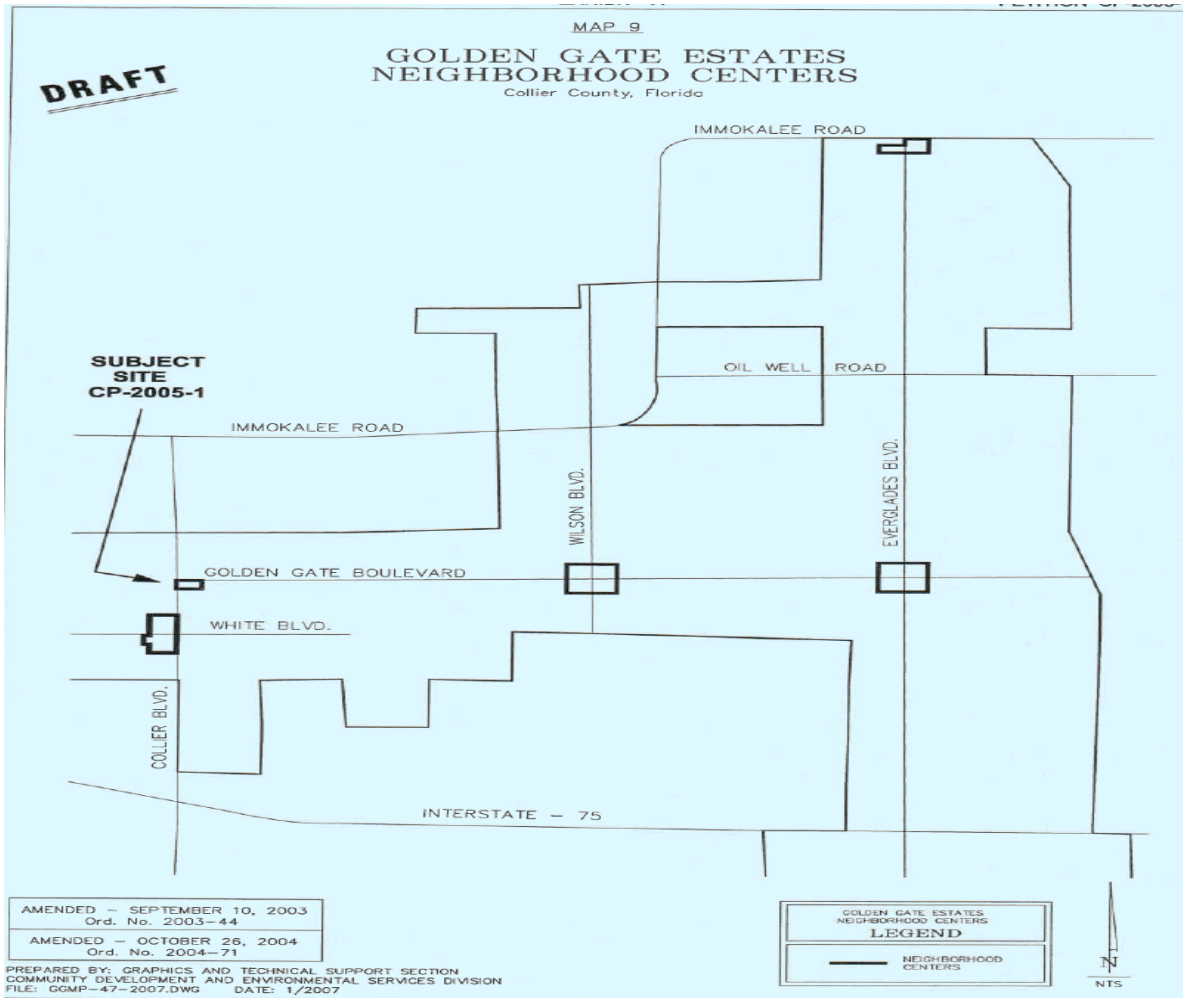
F. Request Reviewed Within the Context of the Collier County Growth Management Plan and Golden Gate Area Master Plan. In view of the analysis of this request as outlined above, the following inconsistency with the GMP and the GGAMP have been found:

1. This request is inconsistent with Policy 3.1.1 of the GGAMP, which reads as follows:

(VI) Policy 3.1.1:

Neighborhood Centers within Golden Gate Estates shall be subject to the locational and rural design criteria established within the Estates - Mixed Use District, Neighborhood Center Subdistrict.

The neighborhood Center Subdistrict locations are, “located along major roadways and are distributed within Golden Gate Estates according to commercial demand estimates. The centers are designed to concentrate all new commercial zoning, and conditional uses, as allowed in the Estates Zoning District, in locations where traffic impacts can be readily accommodated and to avoid strip and disorganized patterns of commercial and conditional use development.” Within the map on the following page, the existing four centers are shown with the proposed neighborhood center to provide a context to the spatial distribution between the four existing neighborhood centers and how the proposed neighborhood center fits within this existing relationship. The average distance between the four existing centers is 6.145 miles, with no parcel overlapped by an existing neighborhood center’s market areas. The proposed neighborhood center is within one mile of the existing Pine Ridge/Collier Boulevard Neighborhood Center and 189 residential parcels would be serviced by both neighborhood centers.



The proposed Weber Boulevard/Golden Gate Boulevard Center is within one mile of the existing Collier Boulevard/Pine Ridge Road Center. Review of the existing location of the Neighborhood Centers reveals an equal distribution of placement of the centers to serve the entirety of the Golden Gate Estates. The addition of the proposed center within one mile of an existing center would conflict with the commercial demand requirements and the requirement for organized pattern of commercial development of the Neighborhood Center Subdistrict.

COMMERCIAL DEMAND ANALYSIS:

The commercial demand analysis provided by the applicant indicated that the need for commercial to service the Estates has been well established. The analysis utilized the established ratio for convenience neighborhood commercial for commercial components within Planned Unit Developments to establish the need requirement of the local service area. For comparison purposes, the analysis assumed, due to right-of-way easements and buffer requirements in the Estates, it would take 1.33 acres of commercial in the Estates to yield the equivalent commercial square footage of an urban acre. Utilizing this ratio, the subject 4.1 acre parcel is the equivalent of a 3 acre urban commercial property. The analysis

then looked to LDC Section 4.07.04 to determine that the maximum allowed dwelling units in a Mixed Use Planned Units Development containing a commercial component consisting of an area of 2.5 and 3.5 acres is 551 to 700 units. Continuing, the analysis indicated that within the .8 miles trade area there are 1,397± acres, which yields conservatively, 621 units at 1 unit per 2.25 acres, the typical lot within the Golden Gate Area Master Plan. Therefore the analysis concludes the service area of .8 miles will support 3 acres of comparison urban commercial or subject property's 4.1 acres.

Staff posed the question to the applicant based upon the information contained in the above commercial demand analysis, "Your commercial demand analysis indicates that a service area of .8 miles will support the proposed development, can you provide documentation that this area is not already serviced by existing Neighborhood Centers".

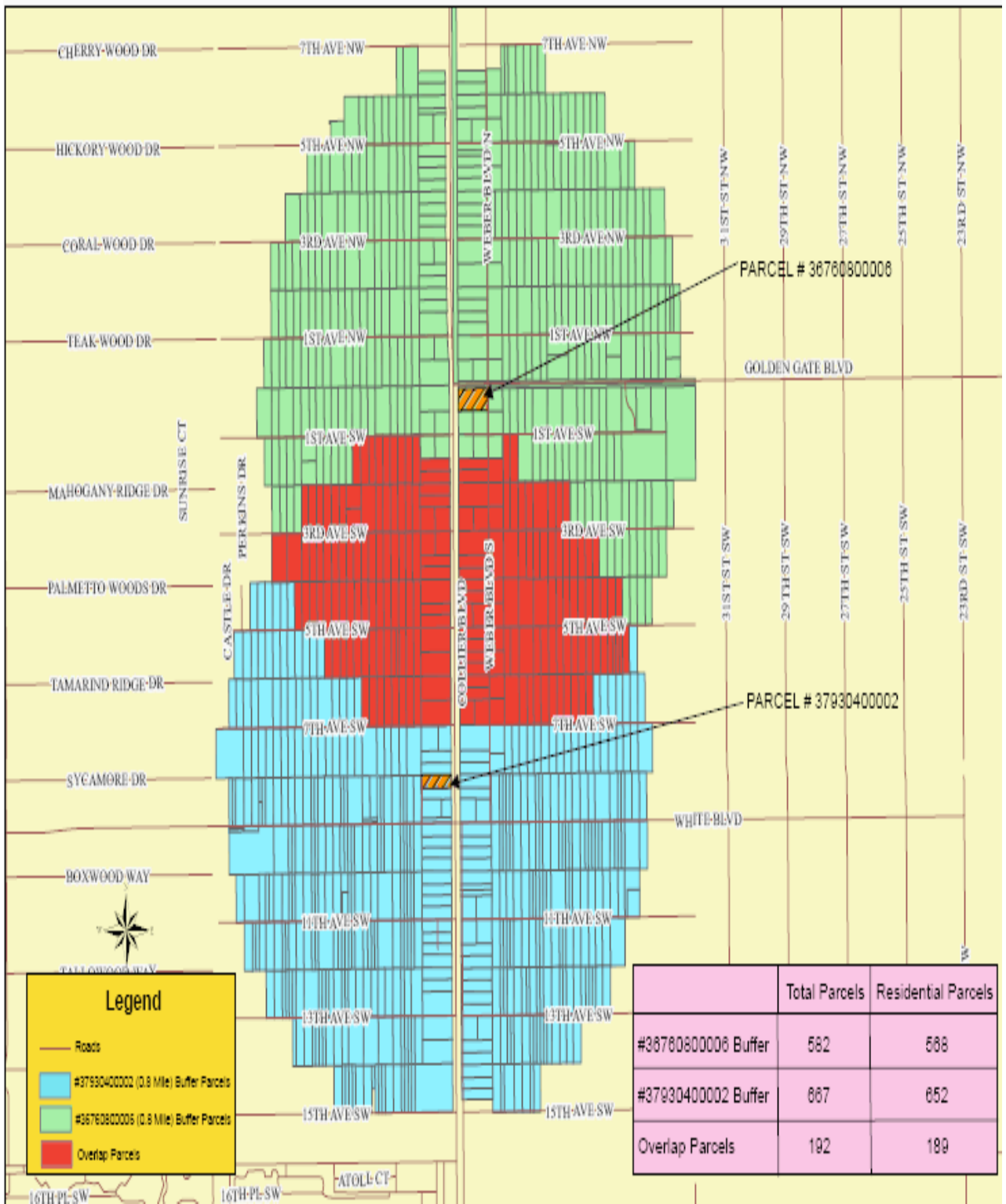
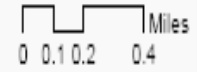
Below is the applicant response, which can be reviewed in Exhibit "H" of the application packet.

"Neighborhood Commercial is differentiated from Community Commercial. Our analysis specifically excludes community and regional commercial centers, such as the one on the northwest corner of Vanderbilt Beach Road and Collier Boulevard. There are no other neighborhood centers within this distance. Furthermore, the circulation pattern of this center favor trips originating from and to the east and therefore are not competing with centers further north and south of the subject development.

Additionally, this neighborhood center is expected to capture a minimum of 50% of its patrons from pass by vehicular trips which originate beyond the service area (See TIS). This effectively reduces its dependency on its designated service area by 50 percent. It may be far more likely that this center will be serving a dual market; pass-by and neighborhood convenience."

Staffs GIS analysis of the proposed center indicates that there are 568 residential parcels within .8 miles service area for the project. The map depicting the GIS Analysis is contained on the following page. 189 of the 568 residential parcels, or 33 percent, of the market area to be served by the proposed center are currently being served by the existing neighborhood center located Pine Ridge Boulevard and Collier Boulevard. This site specific fact, which was not included within the commercial demand analysis supplied by the original application or response to staff inquiry, greatly undercuts the established need supplied within the application. It should also be noted that the .8 miles service area utilized by the application and modeled after the neighborhood commercial PUD incorrectly assumes that the neighborhood commercial of a PUD was only intended to serve the specific units within the PUD. This incorrect assumption essentially reduces the size of the service area utilized by the application by only including the units approved for by the specific PUD. Additionally, the 105,000 square feet of commercial approved for within the Brooks Village CPUD, was approved as part of the Pine Ridge Road and Collier Boulevard Neighborhood Center, of which the northern most parcel is within .92 miles of the proposed center.

GIS ANALYSIS



ENVIRONMENTAL IMPACTS

The Survey of Endangered/Threatened Wildlife and Plant Species, prepared by Collier Environmental Consultants indicates the following conditions. The dominant forest type on the project site consist of slash pine with a midstory of cabbage palms and myrsine. The site has been affected by an altered hydrological regime, with the CR951 Drainage Canal having severely affected the parcel. The parcel offers a very limited habitat for any vertebrates. A site survey for threatened and endangered species was conducted over a five day period in June 2006 and that survey found no listed vertebrate species. Collier County Environmental Services staff has reviewed the conditions contained within the Survey and is in agreement with the absence of environmental issues related to the parcel.

ARCHAEOLOGICAL IMPACTS

Staff review of the historical probability map reveals that the site lies outside of an indicated area of historical probability. Also, the applicant has supplied a letter dated March 14, 2005 from Frederick Gaske, State of Florida Historic Preservation Officer, which states, "We have reviewed the Florida Master Site File and our records and no cultural resources are known to exist in the area of potential effect. Therefore, based upon the information provided, it is the opinion of the office that no cultural resources will be affected by this undertaken".

TRAFFIC CAPACITY/TRAFFIC CIRCULATION ANALYSIS

Capital Improvement Element (CIE) Policy 1.1.2 sets forth that the County Commission shall not approve any rezone request or FLUE amendment that significantly impacts a deficient roadway segment. Policy 1.1.2 states: "Significant impact is hereby defined as generating potential for increased County-Wide population greater than 3% of the BEBR high range population projections for Parks, Solid Waste, Water, Sewer and Drainage facilities, or as generating a volume of traffic equal to or greater than 3% of the adopted LOS standard service volume of an impacted roadway."

Collier County Transportation Planning staff has reviewed this project their assessment is as follows:

The subject property is located at the southeast corner of Golden Gate Boulevard and Collier Boulevard and proposes 45,000 square feet of shopping center. The project produces 4,040 daily gross new trips (2-way) and 370 PM Peak Hour gross new trips. The existing and committed (E+C) network consists of Collier Boulevard as a six lane section north of the property and a four lane section south of the property. Golden Gate Boulevard is currently a four lane section. The four lane section of Collier Boulevard is currently under design but is not scheduled for construction in the five year planning period.

The project proposes using a 49% pass by reduction. The reduction may be appropriate depending on the use and the availability of convenient access. Staff believes that the

assumption of 49% is liberal for analysis without a specific uses defined and due to the lack of convenient access.

Access is problematic as Golden Gate Boulevard is a class 4 with a posted speed of 45 mph. Minimum spacing is 660 feet. The lot has approximately 660 feet of frontage on Golden Gate Boulevard and 300 feet of frontage on Weber Boulevard. Transportation would not support access on Golden Gate Boulevard. Access on Webber would also be problematic due to right of way constraints and the requirements for turn lanes. Future closure of the median on Golden Gate Boulevard onto Weber Boulevard is anticipated. This will also restrict access to the site.

Analysis submitted in the traffic impact statement does not show the future volumes on Golden Gate Boulevard with a minimum look at the five year planning period. Golden Gate Boulevard is expected to fail within the five year planning period without the completion of Vanderbilt Beach Road Extension. Therefore, compliance with Policy 5.1 of the Transportation Element in the GMP is not possible.

Conclusion: The addition of 45,000 square feet of shopping center would not be consistent with policy 5.1 of the Transportation Element of the GMP. It should also be noted that access to the project is not consistent with resolution 01-247 containing access management requirements for county arterials and collectors.

PUBLIC FACILITIES IMPACTS

This proposed change will result in increased impacts upon some other Category A public facilities besides roads (potable water, drainage, solid waste), but these impacts will not be "significant" (generating potential for increased County-Wide population greater than 3% of the BEBR high range population projections for Parks, Solid Waste, Water, Sewer and Drainage facilities, as defined in Policy 1.1.2 of the CIE and other applicable Growth Management Plan Elements). For water, a letter dated March 25, 2005 from the Collier County Public Utilities Division indicates that potable water is available for the proposed project. However, for some public facilities, such as park facilities, the impacts will be lessened since this is not a residential project and for sanitary sewer, the project will be served by a septic tank system, due to the facilities not being available in the immediate area. Utilizing the level of service standards identified in the CIE, the proposed project will not result in a significant impact on Category "A" public facilities, with the exception of Transportation facilities, as previously noted.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The agent/applicant duly advertised, noticed and held the required NIM on January 3, 2007, 5:30 P.M. at the Estates Branch Library, 1266 Golden Gate Boulevard, Naples. Approximately sixty people other than the applicant's team and county staff attended.

The applicant provided a full description of the proposed amendment to the group. The questions generated during the subsequent discussion primarily focused upon transportation issues, buffering, type of uses proposed, effects of proposed commercial upon existing properties, and appropriateness of location for commercial based upon current traffic conditions within the Golden Gate Boulevard/Collier Boulevard intersection. The comments generally were negative to the proposal and a straw poll was conducted towards the conclusion of the meeting and every individual in attendance was against the proposed amendment.

This Staff Report has been reviewed and approved by the County Attorney's Office.

FINDINGS AND CONCLUSIONS:

1. The proposed center with the addition of 45,000 square feet of shopping center would not be consistent with Policy 5.1 of the Transportation Element of the GMP based upon lack of capacity on Golden Gate Boulevard.
2. Transportation Planning staff would not support access on Golden Gate Boulevard, and access on Weber Boulevard would also be problematic due to right of way constraints and the requirements for turn lanes. Future closure of the median on Golden Gate Boulevard onto Weber Boulevard is anticipated, thus restricting access to the site. The Neighborhood Center Subdistrict reads that the centers are designed to concentrate all new commercial zoning in locations where transportation impacts can be readily accommodated. The proposed center, based upon the Transportation Divisions concerns over access, would counter the design criteria established within the GGAMP.
3. The GGAMP states that the Neighborhood Center Subdistrict is designed to concentrate development near the intersection so as to avoid strip and disorganized patterns of commercial development while encouraging local focal points within the Golden Gates Estates Community. Based upon the existing Neighborhood Center at Pine Ridge Road and Collier Boulevard, which is located within .92 miles of the proposed center, the location of the proposed center is contrary to the current distribution pattern for the existing centers.
4. Based upon the ongoing efforts of the Horizon Study Master Committee and that group's effort to solicit input from Golden Gate Estates residents on issues relating to expanding commercial opportunities in the Estates, as proposed by this amendment, it would appear that this application to add a fifth neighborhood center to the Golden Gate Area Master Plan is premature of that determination.
5. The proposal could have negative impacts upon the existing adjoining and nearby single family developments to the east, south, and north of the subject tract of land and would likely lead to other future similar requests from owners of other properties immediately adjoining the boundaries of the proposed Center, as well as the parcels located at the other corners of the intersection.

6. The GGAMP Re-Study Committee through a series of 20 meets held between June 2001 and June 2003, did not determine that commercial, at the proposed intersection, was appropriate or needed.

STAFF RECOMMENDATION:

In view of the reviews and analyses provided within this report, staff recommends that the Planning Commission forward Petition CP-2005-01 to the Board of County Commissioners with a recommendation not to transmit to the Department of Community Affairs (DCA).

Should the CCPC recommend approval to transmit the amendment to the BCC, staff recommends the petitioner's text be modified as follows (this would include the same change to Neighborhood Center Map #9 and GGAMP Map #11):

Golden Gate Boulevard and ~~Weber Collier~~ Boulevard. This center is located in the ~~SW~~ SE quadrant of the intersection (see Map 9). The ~~SW~~ SE quadrant is approximately 4.14 acres and consists of Tract 16, Unit 4.


Parcels immediately adjacent to commercial zoning within the Neighborhood Centers located at the intersections Golden Gate Boulevard and Wilson Boulevard, Golden Gate Boulevard and Everglades Boulevard, Golden Gate Boulevard and ~~Weber Collier~~ Boulevard, Everglades Boulevard and Immokalee Road may qualify for Conditional Use under the transitional conditional use provision of the Conditional Uses Subdistrict of this Master Plan Element.


Single Underlined text is proposed language of applicant.

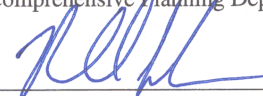
Double underlined text is proposed language of staff.

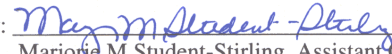
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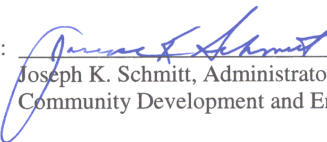
Agenda Item 4A

Prepared by:  Date: 2-20-07
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Reviewed by:  Date: 2-20-07
David Weeks, AICP, Manager
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Reviewed by:  Date: 2-20-07
Randy Cohen, AICP, Director
Comprehensive Planning Department

Reviewed by:  Date: 2-20-07
Marjorie M Student-Stirling, Assistant County Attorney
Office of the Collier County Attorney

Approved by:  Date: 2/20/07
Joseph K. Schmitt, Administrator
Community Development and Environmental Services Division

COLLIER COUNTY PLANNING COMMISSION:

Mr. Mark Strain, Chairman

Petition No: CP-2005-01
Staff Report for the March 5, 2007 CCPC Meeting

NOTE: This petition has been advertised for June 4, 2007, BCC Meeting.