



**STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

TO: COLLIER COUNTY PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES
DIVISION, COMPREHENSIVE PLANNING DEPARTMENT
HEARING DATE: MARCH 5, 2007
RE: PETITION NO. CP-2005-09, CORKSCREW ISLAND NEIGHBORHOOD
COMMERCIAL SUBDISTRICT
GROWTH MANAGEMENT PLAN AMENDMENT
[TRANSMITTAL HEARING]

AGENT/APPLICANT/OWNERS:

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Agent: D. Wayne Arnold, AICP
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Applicant and Owner: Robert E. Williams
1580 East 40th Terrace SW
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GEOGRAPHIC LOCATION:

The subject property contains approximately 8.0 acres and is located at the northwest corner of the intersection of Immokalee Road and Platt Road. The property has approximately 630 feet of frontage on Immokalee Road and 553 feet of frontage on Platt Road. The property lies within the Corkscrew Planning Community in Section 27, Township 47 South, Range 27 East, in Collier County, Florida. (See Attachment "A")

REQUESTED ACTION:

This petition seeks to amend the Future Land Use Element (FLUE) and Future Land Use Map of the Collier County Growth Management Plan to [change the Rural Fringe Mixed Use District designation in order to] establish the **Corkscrew Island Neighborhood Commercial Subdistrict** for a 90,000 square foot, 8.0 acre retail, office & personal service development in Rural Fringe Mixed Use District, Neutral Lands.

The proposed text change adds new Subdistrict language in the Rural Fringe Mixed Use District [showing the petitioner's proposed amendments in strike-through/underline format, while current Growth Management Plan language appears in plain text] as follows:

Proposed Future Land Use Element Text Amendment: [page ??]

B. Rural Fringe Mixed Use District – Neutral Lands
???. Corkscrew Island Neighborhood Commercial Subdistrict

The purpose of this Subdistrict is to provide a neighborhood level commercial land uses in an area of Collier County that has a rapidly increasing population* and demand for conveniently located commercial goods and services. The historical land uses in this area have been predominantly rural in nature, and the growing population has largely been required to obtain food items, personal services, and other commercial goods from purveyors located in the urbanized area of Collier County.

Collier County recognizes the resulting benefits to the local infrastructure when appropriately scaled commercial goods and services are conveniently located near population centers. The Corkscrew Island Neighborhood Commercial Subdistrict comprises approximately 8 acres. The Subdistrict will permit a variety of retail, office, and personal services uses that are generally consistent with the types of uses found in the C-2, Commercial Convenience zoning district.

A maximum of 90,000 square feet of gross leasable building area shall be permitted in the Subdistrict. Rezoning is encouraged to be in the form of a PUD.

[Staff Note: The contention that this area of Collier County is experiencing a “rapidly increasing population” may not be supported by application materials. Staff analysis below addresses this idea in more detail.]

PURPOSE / DESCRIPTION OF PROJECT:

The purpose of this project is to establish the "Corkscrew Island Neighborhood Commercial Subdistrict" so as to accommodate a future rezone to allow commercial development. The petitioner proposes to provide a maximum of 90,000 square feet for office, retail, and personal services typically found in the C-2, Commercial Convenience zoning district.

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

Existing Conditions:

The subject property is currently vacant and zoned C-2, Commercial Convenience District (easterly 3.25 acre portion), and MH, Mobile Home District - RFMUO, Rural Fringe Mixed Use Overlay District, Neutral Lands (westerly 4.75 acre portion).

A gas station/restaurant previously occupied the site closest to Immokalee Road. Mobile homes once stood on the westernmost portion of the property. A treatment pond was excavated likely for use by both mobile home residents and the business. It is now silted in. The property is currently (temporarily) being utilized as parking and some staging for the Immokalee Road expansion project. The current Future Land Use Designation is Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands.

Surrounding Lands:

N - ZONING: A, Rural Agricultural - MHO, Mobile Home Overlay District - RFMUO, Rural Fringe Mixed Use Overlay District, Neutral Lands

DESCRIPTION: Undeveloped, Vacant & Residential Land Uses. A fire station lies approximately one-half mile to the northeast of the subject property.

FLUM DESIGNATION: Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands

S - ZONING: A, Rural Agricultural - RFMUO, Rural Fringe Mixed Use Overlay District, Neutral Lands

DESCRIPTION: Across Platt Road (an unpaved two-lane roadway), Undeveloped, Vacant & Residential Land Uses

FLUM DESIGNATION: Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands; Receiving Lands, beyond

E - ZONING: A, Rural Agricultural - RFMUO, Rural Fringe Mixed Use Overlay District

DESCRIPTION: Across Immokalee Road, Undeveloped, Vacant & Residential Land Uses

FLUM DESIGNATION: Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands

W - ZONING: A, Rural Agricultural - MHO, Mobile Home Overlay District

DESCRIPTION: Undeveloped, Vacant & Residential Land Uses. Corkscrew Swamp Sanctuary, a privately-owned conservation area, lies approximately one-half mile to the west.

FLUM DESIGNATION: Agricultural/Rural Designation, Rural Fringe Mixed Use District, Neutral Lands. Conservation Designation, with CREW NRPA (Corkscrew Regional Ecosystem Watershed Natural Resource Protection Area) lying approximately one-half mile to the west (Corkscrew Swamp Sanctuary).

STAFF ANALYSIS:

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 below.**

The entire subject property – 3.25 acres zoned C-2, Commercial Convenience District and 4.75 acres zoned MH, Mobile Home District – is recognized as one of the County’s *properties consistent by policy*, and identified on MAP FLUE-15 as, “Existing Zoning Consistent with FLUE by Policy 5.9, 5.10, 5.11 [and] 5.12”. Though the zoning on the subject property is not consistent with the Future Land Use Designation, Description Section (Designations: Districts and Subdistricts), these policies allow the property to be developed as zoned.

Permanency of Boundary of “Corkscrew Island Neighborhood Commercial Subdistrict” if the requested amendment to the RFMU Neutral Lands is granted:

The granting of this amendment would create a rectangular Commercial Subdistrict boundary in the northwest quadrant of this intersection. This rectangular boundary would be surrounded with rural density residential lots or structures. It is likely approval of this amendment will

encourage future requests for amendments to allow commercial development on the other three quadrants of this Immokalee Road/Platt Road intersection.

The granting of this amendment could have negative impacts upon the existing adjoining and nearby single-family residential development to all directions from the subject property.

Environmental Impacts:

The petitioner prepared an Environmental Assessment which was submitted with this petition.

The fine sand soils underlying the property are described as “poorly drained” and “nearly level” consistent with Pine Flatwoods. The man-made structures and past uses have altered the natural habitat to the extent it no longer supports any listed species typically found there. It is likely that wildlife would normally traverse or migrate through an area consistent with their habitat, while it is less likely the same species would use a disturbed property to move from one area of habitat to another.

Environmental review specialists with the Collier County Environmental Services reviewed the environmental assessment and provided the following comment:

Environmental Services staff finds no significant issues on this site, and does not recommend additional environmental conditions.

Traffic Capacity/Traffic Circulation Analysis:

The petitioner/agent prepared a Traffic Impact Statement which was submitted with this petition. The content of the TIS did not include the analyses typically provided in a Growth Management Plan Amendment application.

The subject property is located at the northwest corner of Immokalee Road and Platt Road and proposes 90,000 square feet of office and retail space. The commercial activities would produce 3,880 daily gross new trips (2-way) and 421 PM Peak Hour gross new trips. Although the property has been abandoned, the buildings razed, and commercial activities and mobile homes are no longer present, TIS Trip Generation calculations are compared to *existing* uses. Traffic generated [by these absent] existing uses is estimated to be 2,509 daily gross trips (2-way) and 298 PM Peak Hour gross trips. This comparison results in a positive trip generation of 1,371 daily net trips (2-way) and 123 PM Peak Hour net trips. [3,880 – 2509 = 1,371 daily, and 421 – 298 = 123 peak hour trips]

TIS findings conclude that the impact of project traffic volumes on the roadway network surrounding the project site is not significant. "Significant impact" is defined in Capital Improvement Element (CIE) Policy 1.1.2 as any amendment to the Comprehensive Plan that will generate a volume of traffic equal to or greater than 3% of the LOS of the impacted roadway. Staff notes that recently-approved EAR-based amendments to CIE Policy 1.1.2 reduced this LOS “significant impact” standard from 3% to 2% (and are not yet in effect). This change occurred *after* the Transportation staff initially reviewed this Transportation Impact Statement and commented.

The Collier County Transportation Planning Department reviewed the traffic statement and provided the following comment:

“Though we [the Transportation Planning specialists] did not receive a traffic analysis with this [petition], based on the size of the development and the remaining capacity on Immokalee Road this project appears to be consistent with the Transportation Element of the Growth Management Plan. Access points, turn lanes and other transportation issues will be addressed when we get further detail on the project at a future development stage.”

This situation poses a more immediate concern. Without validation by the Collier County Transportation Planning Department of a full traffic analysis, the exact impact on roadways has not been ascertained with absolute certainty. Other factors must be considered. CP-05-09 is not the only GMP amendment proposed where commercial development introduces unplanned traffic onto Immokalee Road. This is not the only traffic analysis affected by EAR-based amendments reducing the LOS “significant impact” standard from 3% to 2%. Therefore, a comprehensive traffic analysis should be prepared, comparing old CIE provisions to new, fully addressing capacity and circulation issues. Its complete review and validation affirmed and reported by the proper staff is necessary to provide the certainty desired.

Staff believes immediate consideration should be given to requiring an upgraded TIS be provided by the petitioner. Subsequently, another review by specialists with the Collier County Transportation Planning Department should take place before the CCPC proceeds with a recommendation. Reconsideration should be given to the vague conclusion offered in the TIS Discussion, stating “[a]ll segments will operate at [an acceptable] LOS Standard or better. All segments will also have excess peak hour capacity greater than the projected trip generation for the subject property”. It does reflect the comprehensive analysis desired for a Growth Management Plan amendment.

Public Facilities Impact:

The petitioner prepared a Public Facilities Level of Service Analysis which was submitted with this petition.

Application materials provided no water demand figure. No sewer capacity figure provided. The Corkscrew Island Neighborhood Commercial Subdistrict property is not in the Collier County Water & Sewer District. Potable water and sanitary sewer services will not be provided by the District’s systems. This project would not impact the County’s existing Level of Service Standards (LOSS).

Development would use a private water well and on-site treatment system. An on-site system with a capacity exceeding 5,000 gpd requires Florida Department of Environmental protection (FDEP) approval. The fine sand soils underlying the property are described in this petition’s Environmental Assessment as “poorly drained” and “nearly level”. These soil characteristics will make finding a suitable site for a septic system here difficult - particularly one designed to serve 90,000 square feet of gross leasable building area accommodating an array of commercial uses.

Public facilities other than roads, potable water and sanitary sewer (drainage, solid waste), will not impose a "significant" impact (generating potential for increased County-wide population

greater than 3% of the BEBR high range population projections, as defined in Policy 1.1.2 of the CIE and other applicable Growth Management Plan Elements). However, for some public facilities, such as park facilities, the impacts will be lessened since this is not a residential project.

Facilities review specialists with the Collier County Public Utilities Services reviewed the Analysis and provided the following comment:

Public Utilities Staff finds no significant issues on this site, and does not recommend additional public facilities-related conditions.

Appropriateness of Change:

The practicality of the petitioner's proposed Subdistrict is to be established through an evaluation of population growth and infrastructure development in the surrounding areas to ascertain sufficient need for the proposed land use. There does not appear to be adequate, relevant or appropriate data and analysis in the form or content of the petition's market analysis as reflected by staff evaluation comments below.

It is premature to designate eight acres for entirely unplanned commercial development through a piecemeal approach before the comprehensive East of 951 Study is completed.

In staff's opinion, approval of this amendment may result in nearby properties seeking higher densities, or non-residential uses, for compatibility purposes.

Commercial Development

There is no trend toward commercial development immediately surrounding the proposed commercial Subdistrict. But at a more-distant 3.5 to 6.0 mile radius from the proposed Subdistrict commercial land uses are evident, as follows:

- 2 PUDs in the Randall Boulevard Commercial Subdistrict [5.5 to 6.0 miles away]
- Orangetree PUD (22 acres of commercial, with a pending zoning petition to increase this to 34 acres and more than 300,000 sq. ft.) [4.5 to 5.0 miles away]
- Immokalee Road - Everglades Boulevard Neighborhood Center (9.2 acres) [3.5 + miles away]
- Orange Blossom Ranch PUD [6.0 + miles away]

'Neighborhood Centers' and 'Commercial Subdistricts', and the "vested" Rural Settlement Area District (Orangetree and Orange Blossom Ranch PUDs), are components of the Future Land Use Element and Golden Gate Area Master Plan of the Growth Management Plan.

Commercial Demand Analysis:

The petitioner prepared a Market Conditions Analysis analyzing market conditions within the Rural Estates and Corkscrew Planning Community Districts (PCDs). These two areas begin along northerly County boundaries at the northwest, north and northeast, then District boundaries turn south to run along Oil Well Road, then turn south again approximately two miles

equidistantly east of Everglades Boulevard to I-75, west to Collier Boulevard, then north to complete the boundary – nearly all the developable land outside the Immokalee urban planning area and Naples urban and urban fringe planning areas.

The population and trade area studied extends to approximately a three mile radius. The primary market area studied runs east to Everglades Boulevard and south to Randall Boulevard. The market area to the west and north is constrained by the proximity of Corkscrew Swamp Sanctuary.

The findings of the [updated] study materials are as follows:

- Growth in northern Collier County is projected to nearly double the population of the Rural Estates Planning Community District (PCD) during the period 2005 to 2015. This "Rural Estates" area is projected to grow from 33,940 persons in 2005 to 65,345 persons in 2015 an increase of 31,405 persons; The "Corkscrew" area is projected to nearly triple, growing from 1,936 persons in 2005 to 5,616 persons in 2015 an increase of 3,680 persons, according to October, 2005 estimates provided by the County's Comprehensive Planning Section.
- The nearby planned developments of the Orangetree PUD and Orange Blossom Ranch PUD include commercial components totaling approximately 70 acres. However, many of the proposed commercial land uses are designed to serve a larger geographic area (including personnel related to Ave Maria University and area schools) than the proposed Corkscrew Island Neighborhood Commercial Subdistrict.
- Further, the market-conditions study utilized land-use inventory data from the 2005 Collier County Commercial Land Use Inventory to document the need for new commercial facilities near the subject property. The inventory demonstrated approximately 160 acres are currently zoned for commercial land use development, leaving a deficit of about 280 acres [within the entire Rural Estates and Corkscrew PCDs, not the 3-mile trade area].

In conclusion, the study reports that the GMP “does not provide alternative opportunities for neighborhood commercial uses in the study area”. The Corkscrew Island Neighborhood Commercial Subdistrict will satisfy a growing demand for goods and services. It is “well located to serve the population with direct access to Immokalee Road, and without negative impacts to any nearby residential properties”.

The petitioner has not provided data and analysis supporting their concluding claims stated above, particularly those referring to opportunities and impacts. Quite the opposite is more likely to be closer to fact than these claims. Numerous commercial development opportunities are provided, including pre-zoned commercial land yet undeveloped, Mixed Use Activity Centers, commercial subdistricts and neighborhood centers already existing or planned in the Golden Gate Estates area, and the commercial components of Rural Villages (a total of four are allowed in RFMUD Receiving Lands, including one about a mile to the South-southeast of the subject property); Depending on a final design, direct access onto Immokalee Road may prove to be problematic, and; no information is provided to substantiate that the proposal is without some negative impact to residential neighbors, present and future.

It should be noted that growth has trended downward since the growth projections used in the analysis were prepared. The population figures are no longer valid based on change in 2006 to

2007 market conditions. Further, much of the referenced growth projected lies outside the 3-mile trade area.

The population projection methodology used in the CIE has been revised from using high-range BEBR figures to medium-range (in the adopted but not yet in effect EAR-based GMP amendments).

Staff also notes that it is likely that new residential construction is being further affected by delays with expanding the area's roadway network, lessening the demand for commercial centers providing for the personal service, retail and office needs of future residents.

Certain land uses permitted within RFMU Receiving Lands are not authorized in Neutral Lands [particularly commercial development]. The Rural Fringe Mixed Use, Neutral Lands provisions limit allowable uses to those appropriate for limited, semi-rural residential development, as follows:

- Agricultural land uses, including farm labor housing
- Detached single-family residences, including mobile homes where a Zoning Overlay exists
- Multi-family residential units, when clustered
- Group homes
- Golf courses and driving ranges
- Botanical gardens, zoos, and aquariums
- Public and private schools
- Community facilities, such as cemeteries, places of worship, childcare facilities
- Habitat preservation and conservation areas, including incidental staff housing
- Parks, open space, and recreational uses
- Sporting and recreational camps
- Essential services
- Earthmining, oil extraction and processing

Other Considerations:

- The approval of commercial development or other non-residential uses where none is planned is directly inconsistent with the creation and purpose of the RFMUD Neutral Lands.
- The development of Rural Villages is expected and encouraged in the Rural Fringe Mixed Use (RFMU) District, Receiving Lands, which are required to include a commercial component that could meet some commercial demand derived from semi-rural areas surrounding them. One such Rural Village may develop as close as one mile from the subject property. A second, pending Rural Village is the Immokalee Road South PUD located about eight road miles to the southwest of the subject property, on the south side of Immokalee Road.
- The East of County Road 951 Study. This study, presently underway, is examining infrastructure and land use issues and needs, including commercial land, and providing an overall calculation of land use needs within the area of Collier County, east of County Road 951 (Collier Boulevard). It is most likely premature to designate the subject property commercial before the East of 951 Study is completed.

Neighborhood Information Meeting Synopsis:

The Neighborhood Information Meeting (NIM) required by LDC Section 10.03.05 F was conducted January 24, 2007, after the agent/applicant duly noticed and advertised the meeting.

25 people attended the NIM, held in the Oakridge Middle School cafeteria, and heard the following information:

The subject property currently lies in two different zoning districts – with the front half being zoned for commercial uses, while the back half is zoned for a mobile home park. People familiar with the property know it as the “Wagon Wheel”, for the business once located here.

Petitioners have recently presented information to the Corkscrew Island Neighborhood Organization about this proposal.

Most discussion surrounded traffic concerns, as the subject property is located along a (90 degree) bend in Immokalee Road. Attendees voiced their concern about large truck traffic especially, as these trucks round this curve at speed, and sight distances would be dangerously short.

Petitioner explained that addressing these problems would likely include providing turn lanes out front, on Immokalee Road.

Traffic concerns may also be minimized by aligning the commercial entrance with the (Platt Road) street intersection across Immokalee Road.

[Synopsis prepared by L Koehler, Public Information Coordinator, and C. Schmidt, Principal Planner]

FINDINGS AND CONCLUSIONS:

- Based upon total existing commercial inventory in the market study area, staff recognizes there is a need for commercial uses to serve the surrounding communities, but not necessarily at this specific location.
- The magnitude and scale of this project (90,000 square feet of gross leasable floor area of C- 2 uses) is similar to neighborhood commercial development in the high range of size.
- As a result of this amendment there are no significant impacts to public facilities, as defined in the CIE, with respect to Potable Water, Sanitary Sewer, Stormwater Drainage and Solid Waste facilities. However, during subsequent rezone petition review if this project is approved, the Transportation Planning Department will be requested to ascertain whether the impacted roadways are projected to operate at an unacceptable Level of Service within the five-year planning period.
- The subject property abuts one principal arterial roadway - Immokalee Road, and one local, unpaved dead-end roadway – Platt Road.

- The proposed expansion of Immokalee Road (presently a two-lane road under reconstruction, scheduled to be a six-lane facility by mid-2007, extending west to US-41 and east to 43rd Street, with future plans to extend even further east) has yet to accommodate increasing traffic demands. The adjacent roadway is not expected to experience improvements for more than five years.
- Certain land uses are not authorized in RFMUD, Neutral Lands – particularly commercial development – as they are not appropriate for or compatible with limited, semi-rural residential development.
- Approval of this petition is likely to lead to other requests for increased density, or non-residential uses, on nearby properties.
- The Rural Villages expected and encouraged in RFMUD, Receiving Lands include a commercial component; these could meet some commercial demand, thereby reducing the amount of commercial land speculation in rural areas.
- The existing zoning on the site and/or uses allowed by the RFMUD Neutral Lands designation presently allow uses that appear to be viable.
- The East of 951 Study is presently underway, examining infrastructure and land use issues and needs, including commercial land. Designating the subject property commercial before the East of 951 Study is completed is premature.

Staff concludes the data and analysis for the subject Growth Management Plan amendment may adequately support additional commercial development somewhere in the market study area. Staff also concludes however, that the data and analysis does not support it at this specific location.

The petition is most likely premature and out of scale with regard to anticipated future commercial needs in the RFMUD. The need for commercial land uses in this geographic area cannot be adequately ascertained at this time, and until Rural Villages in RFMUD Receiving Lands have been submitted for review and approved.

LEGAL CONSIDERATIONS:

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

STAFF RECOMMENDATION:

That the CCPC forward Petition CP-2005-09 to the BCC with a recommendation not to transmit to the Florida Department of Community of Affairs for the reasons stated above.

However, if the Planning Commission determines that a recommendation of approval is warranted, staff recommends not adding this subdistrict to the RFMUD, rather removing the site from RFMUD and placing it under the Agricultural/Rural Mixed Use District, and adding this proposed subdistrict there. Further, staff recommends modifications to the proposed language, noted below in double strike-through/double underline format, as follows:

A. Agricultural/Rural Mixed Use District

2. Corkscrew Island Neighborhood Commercial Subdistrict

This Subdistrict, comprising approximately 8 acres, is located on the northwest corner of the Immokalee Road/Platt Road intersection. The purpose of this Subdistrict is to provide a neighborhood level commercial land uses - retail, office, and personal service uses that are generally consistent with those uses found in the C-2, Commercial Convenience zoning district - in an area of Collier County that has a rapidly increasing population and demand for conveniently located to serve the surrounding rural area and passerby traffic. commercial goods and services. The historical land uses in this area have been predominantly rural in nature, and the growing population has largely been required to obtain food items, personal services, and other commercial goods from purveyors located in the urbanized area of Collier County. Collier County recognizes the resulting benefits to the local infrastructure when such uses are appropriately scaled commercial goods and services are conveniently located, near population centers. The Corkscrew Island Neighborhood Commercial Subdistrict comprises approximately 8 acres. The Subdistrict will permit a variety of retail, office, and personal services uses that are generally consistent with the types of uses found in the C-2, Commercial Convenience zoning district.

A maximum of 90,000 square feet of gross leasable building area shall be permitted in the Subdistrict. Rezoning is encouraged to be in the form of a PUD.

Development in this Subdistrict shall comply with the following requirements and limitations:

- a. Rezoning is encouraged to be in the form of a PUD.
- b. The Subdistrict shall be developed as a unified planned development with a common architectural theme.
- c. The Subdistrict shall be limited to a maximum gross leasable floor area of 90,000 square feet.
- d. Uses shall be limited to those permitted and conditional uses allowed in the C-2, Commercial Convenience District, as contained in the Collier County Land Development Code as of the date of adoption of this Subdistrict. At the time of rezoning, careful consideration shall be given to allowable uses so as to insure compatibility
- e. At the time of rezoning, access shall be restricted as deemed appropriate so as to provide safe ingress and egress.
- f. At the time of rezoning, careful consideration shall be given to maximum building heights, maximum building floor area for each use or structure, maximum building floor area for the total site, landscaping and buffering requirements, building setbacks, and other site design considerations, as well as to allowable uses, so as to insure compatibility with surrounding uses and the rural character in which the Subdistrict is located. Further, since a private well and septic system will be utilized, allowable uses may be restricted so as to preclude those that are not septic-friendly – those with high water demand (car washes), residual chemicals, or solvents (dry cleaners).

Prepared By: _____ Date: _____
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Reviewed By: _____ Date: _____
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Reviewed By: _____ Date: _____
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Reviewed By: _____ Date: _____
Marjorie M. Student-Stirling
Assistant County Attorney
Office of the Collier County Attorney

Approved By: _____ Date: _____
Joseph K. Schmitt, Administrator
Community Development and Environmental Services Division

PETITION NO.: CP-2005-09
Staff Report for the March 5, 2007 CCPC Meeting.

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

COLLIER COUNTY PLANNING COMMISSION:

Mark P. Strain, Chairman